

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
August 17, 2011
at 5:30 o'clock p.m.
in Room 402, 400 City Hall Square East

1. **CALL TO ORDER**

2. **PRESENTATION**

- 2.1 **Workplace Violence and Harassment Presentation** -
re: **Respectful Workplace** - PowerPoint Presentation by Health and Safety Advisor
from Human Resources (as per Ministry of Labour requirement June 15, 2010).
- 2.2 **ABC Governance Structure - Implementation by Council Services** -
PowerPoint Presentation by the Committee Coordinator and Council Secretariat.

3. **ELECTION OF CHAIRPERSON**

4. **DECLARATIONS OF CONFLICT**

5. **ADOPTION OF MINUTES**

Adoption of the minutes of the meeting held May 26, 2011 and June 8, 2011
(both previously distributed).

6. **DELEGATIONS**

Mr. Stephen Berrill, regarding *Item 7.3*
Ms. Elsie Heath, regarding *Item 7.4*

7. **BUSINESS ITEMS**

- 7.1 **Windsor Heritage Committee Mandate** - *(attached).*
- 7.2 **Schedule Dates and Times of Remaining 2011 Quarterly meetings** -
(attached).
- consider request for monthly meeting
- 7.3 **Buckland-Montreuil House, 4187 Riverside Drive East** - *(attached).*
Consider recommendation on request to demolish and reconstruct the garage at
this listed (not designated) property

- 7.4 **Poisson House, 4147 Riverside Drive East - *(attached)*.**
Consider recommendation on request to remove this property from the Windsor Municipal Heritage Register.

8. **COMMUNICATIONS AND ANNOUNCEMENTS**

- 8.1 **Our Lady of the Rosary Church, 2589 Riverside Drive East - *(attached)*.**
Council report dated August 8, 2011, entitled "*Building Condition Report/Offer to Purchase Our lady of the Rosary Church, 2879 Riverside Drive East*", considered at City Council meeting on August 8, 2011 (Item #12), ***attached***.
- Next steps

- 8.2 **R.E. Holmes House, 2072 Willistead Crescent**
Council action in lieu of Committee recommendation on partial demolition

- 8.3 **Ontario Heritage Trust Award**
Committee recommendation for Raymond Masters

- 8.4 **Policy changes redefining Committee role**
Initial discussion considering staff approvals with and without Committee recommendations, fewer Council approvals

- 8.5 **Property at 3110 Sandwich Street, next to McGregor-Cowan House - *(attached)*.**
Council report dated August 8, 2011, entitled "*Status of Property at 3110 Sandwich Street*", considered at City Council meeting on August 8, 2011 (Item #16), ***attached***.
Clerk's Note: report regarding park; action postponed to September 6, 2011
Olde Sandwich Towne Business Association - *attached*.

9. **FINANCIAL SUMMARY**

- 9.1 **Financial Summary Variance Report for the period ending July 31, 2011 - *(attached)*.**

10. **DATE OF NEXT MEETING**

The next regular scheduled meeting is to be determined.

11. **ADJOURNMENT**

WINDSOR HERITAGE COMMITTEE

MANDATE

The Committee's mandate is to advise City Council on "the identification, recognition, protection, enhancement and - proper management of heritage resources" in the City of Windsor :

- **Identification** - is accomplished through the development and maintenance of the Windsor Heritage Properties Inventory and the Archaeological Master Plan. Research is ongoing, and photographic and other records are kept by the City's Heritage Planner.
- • **Recognition** - is accomplished through Council's designation of properties under the terms of the Ontario Heritage Act, Parts IV and V, Windsor Heritage Committee's ongoing program of commemorating heritage resources With plaques and signs, the presentation at City Council of annual "Built Heritage Awards", and participation in the Ontario Heritage Foundation's "Community Heritage Recognition" program. Windsor Heritage Committee also has an on-going public awareness and education program consisting of brochures, displays, videos, tours, presentations, and workshops.
- **Protection** - is accomplished by Council's utilization of the demolition/ modification approval procedures outlined in the Ontario Heritage Act, the requirement of heritage easements when making restoration grants, and encouragement Of adaptive reuse of heritage resources.
- **Enhancement** - is accomplished through the provision of financial assistance .for the restoration of heritage resources from the "Community Heritage Fund" and the "Built Heritage Fund", the restoration of City-owned heritage resources, and the insistence that any municipal undertakings and programs promote our built heritage.
- **Proper Management** - is accomplished by the maintenance and protection -of municipally owned heritage resources, by the utilization of the development approval process to facilitate heritage preservation, and by the encouragement of public participation in the conservation of heritage resources.

WINDSOR HERITAGE COMMITTEE HISTORY

It was originally formed in 1975. To help fund the restoration of City-owned Willistead Manor (an Albert Kahn designed mansion built in 1906 for Hiram Walker's second son, Edward C. Walker), the City wanted to tap into a provincial funding program available at that time, and a "local architectural conservation advisory committee" was required as a condition of the grant. In 1988 City Council hired a resource person to serve the committee, the Heritage Planner on staff in the City's Planning Services Unit. Today Windsor Heritage Committee . . consists of eleven members, appointed by City Council at the end of the calendar year. In addition to the Heritage Planner, Windsor Heritage Committee is . assisted by a committee secretary from the City Clerk's Office. .

THE CORPORATION OF THE CITY OF WINDSOR
Library & Heritage Services

M:ISSI(JN STATEMENT, -
"The City of Windsor with the involvement of its citizens, will deliver effective, responsive municipal services, and will mobilize innovative community partnerships..."

To: Mayor and Members of City Council

Subject: Changes to the Ontario Heritage Act, the Windsor Architectural Conservation Advisory Committee (WACAC) becomes the Windsor Heritage Committee

1. RECOMMENDATION:

City Wide: Watd(s):

That By-law 5251 BE AMENDED to reflect the (Government Efficiency Act) changes to the Ontario Heritage Act namely, the Windsor Architectural Conservation Advisory Committee BE RENAMED the Windsor Heritage Committee, and further

That By-law 5251 BE FURTHER AMENDED to reflect the broader mandate of the Windsor Heritage Committee namely, to advise and assist Council on matters relating to Part IV and Part V of the Ontario Heritage Act (as may be amended from time to time) and other heritage matters referred to in this Heritage Conservation section of the Windsor Official Plan, and further

That the City Planner BE REQUESTED to amend the Windsor Official Plan to reflect WACAC's new name, the Windsor Heritage Committee.

EXECUTIVE SUMMARY:-

N/A

2. BACKGROUND:

In September of 1975 City Council enacted By-law 5251 - a By-law to Establish a Local Architectural Conservation Advisory Committee as allowed for under the Ontario Heritage Act, It stated:

That a LACAC be and the same is hereby established to advise and assist the Council of the Corporation of the City of Windsor on all matters relating to Parts IV and V of the Ontario Heritage Act, 1974, as may be amended from time-to time.

Over the years the role of the Co-Ordination Committee has gradually expanded to include a variety of heritage activities and concerns. The expanded role of WACAC was recognized in the new Official Plan for the City, approved in 2000. Section 9.3.6.1(a) states that:

Council will manage heritage resources by utilizing to seek the advice of the Windsor Architectural Conservation Advisory Committee (WACAC) on matters associated with heritage conservation.

Matters associated with heritage conservation are outlined in the Plan and include such things as:

- Identification of Heritage Resources - through research; study; keeping an inventory
- Recognition of Heritage Resources - through designation, a plaque/sign program, heritage conservation awards
- Protection of Heritage Resources through controlling development/demolitions, holding heritage conservation easements, acquisition & joint ventures
- Enhancement of Heritage Resources through management of heritage funds, careful infrastructure developments
- Management of Heritage Resources - through protection of municipally owned sites; promoting public appreciation/enjoyment of Windsor's built heritage

DISCUSSION:

Over the years amendments have been made to the *Ontario Heritage Act* to streamline and strengthen it. In 2002 the Ministry of Culture put forward a number of changes to the Act as part of the *Government Efficiency Act*. One of the changes to the *Ontario Heritage Act* allowed municipalities to broaden the mandate of their municipal heritage committees (formerly known as LACACs - local architectural conservation advisory committees). The revised section (28) states that:

The council of a municipality may by by-law establish a municipal heritage committee to advise and assist the council on matters relating to this Part [JV], matters relating to Part V and such other heritage matters as the council may specify by by-law. The committee shall be composed of not fewer than five members appointed by council. Every local architectural conservation advisory committee established by the council of a municipality before the day subsection 2 (1) of Schedule F to the Government Efficiency Act, 2002 comes into force is continued as the municipal heritage committee of the municipality, and the persons who were the members of the local architectural conservation advisory committee immediately before that day become the members of the municipal heritage committee.

4. FINANCIAL MATTERS:

N/A

5. CONSULTATIONS:

The members of the Windsor Architectural Conservation Advisory Committee are aware of the recent changes to the *Ontario Heritage Act*, and confirmed their approval of the proposed amendments to By-law 5251 at their meeting of April 9, 2003.

Staff of the Corporate Services Department (Legal Division) was consulted as to how best to approach this "housekeeping" by-law amendment.

.. 6. CONCLUSION:

The proposed amendments to By-law 5251 (change of name for WACAC, broader mandate for the committee) reflect both the recent changes to the *Ontario Heritage Act* and the current operation of WACAC/Windsor's Heritage Committee. The by-law amendment is considered a "housekeeping" issue.

Steve Salmoiraghi

Manager of Community Services

Dennis Perlin

City Manager

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THE CORPORATION OF THE CITY OF WINDSOR
Planning Department

MISSION STATEMENT:
"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT#:	Report Date: August 10, 2011
Author's Name: John R. Calhoun	Date to WHC: August 17, 2011
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

Subject: Proposed Garage Demolition
Buckland-Montreuil Home, 4187 Riverside Drive East

PD#
City Wide: Ward(s): 5

1. **RECOMMENDATION:**

That the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8) **BE CONDITIONALLY APPROVED**, provided that:

- a. a lot severance is approved by the Committee of Adjustments;
- b. a heritage designation for the house (under Part IV of the Ontario Heritage Act) is initiated, not including the existing garage;
- c. until the designation is finalized, the structure, facade and all other related elements of the exterior of the existing house would remain; how□ ever, a metal roof similar in pattern to that removed in the 1990s may be installed;
- d. the north wall of the proposed garage would not extend north of the south edge of the northmost window on the west side of the house;
- e. the height of the ridge of the proposed garage would not exceed the height of the ridge of the existing garage;
- f. no new doorway would be added to the house except near the southwest corner;
- g. no driveway would be located north of the front door of the house;
- h.. an inventory is made of all trees on the entire site, prior to any removals or screening; and
- l. preservation of the saucer magnolia tree near the northwest corner of the house, in a manner approved by the Landscape Architect in the Planning Department.

2. BACKGROUND:

In June, 2011, the new owners of the property expressed an interest to demolish the existing two-door detached garage to allow for the severance of a back portion of the lot, and construct a new garage along the west side of the single family home. Discussions have taken place with Architectural Design Associates Inc. regarding this property. No formal request for demolition of the garage has been filed.

Several years ago the property was added to the "Windsor Heritage Properties Inventory". In June 2008, Council added this Inventory property to the "Municipal Heritage Register", under provisions of the Ontario Heritage Act.

3. DISCUSSION:

Property Description:

The location of this property is on the southwest corner of the intersection of Riverside Drive East and Rossini Boulevard. The surrounding buildings are all one- or two-storey single family homes, some of which are also found on the Windsor Municipal Heritage Register. Alexander Park is located just west of this property across Riverside Drive East.

The home and matching detached garage were both built in 1924, according to tax

data. All walls are of cobblestone. The home is two-storey, with a red asphalt-shingle roof, white trim, with arched windows on the main floor, decorative gingerbread details in the roof gables, large open front porch wrapping the northeast corner, fascia trim detailed with scalloped rafter tails ("outriggers"), and large vegetation shielding the property from Riverside Drive East. The detached garage includes similar features and matching materials; double car doors, as well as a side entrance, an upper dormer window with hipped roof, identical fascia trim with scalloped rafter tails, and a paved path connecting to the home's rear entrance.

Proposal:

The request is to demolish the existing two-door detached garage, located on the rear of the lot, and construct a new garage, of a similar style, along the west side of the single family home. The demolition is requested to allow for a severance of a back portion of the current lot. The construction of the new garage will utilize cobblestone material along the bottom portion of the walls, salvaged from the demolition. For construction to occur much of the vegetation along the west side of the home must be removed. See Appendix A for architectural drawings.

There is also a proposal to change the red asphalt-shingle roof of the house to green metal, with a mostly flat pattern with vertical ribs. Early 1990s photos of the house show a metal tile roof; similar material is available today at a cost similar to the flat metal roofing.

Legal provisions:

Demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated, requires the owner to file a notice of intent at least 60 days prior to the work. During that time, the Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition through the process and/or through appeals including the Ontario Conservation Review Board. The Council could decide that there is no objection to demolition, or take no action (which would allow demolition 60 days after application).

A notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06, prescribed for the purposes of clause 29 (1) (a) of the Ontario Heritage Act, Part IV:

"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark."

The "heritage attributes of the property" are those features that are considered important to retain if any alterations to the property are proposed after designation. If the Committee would like to pursue designation, the cultural heritage value and the heritage attributes need to be included in the statement about the designation in the recommendation for Council's decision.

Architectural Considerations:

This property represents an excellent example of a picturesque cobblestone Queen-Anne cottage style home. There are many properties within the City of Windsor that utilize cobblestone as a building material but few are completely cobblestone as this home is. The home itself has been kept in good condition with repairs to the roof (metal to tile and proposed repairs returning the roof to metal) and repainting of trim.

The garage is in a lesser state of repair in comparison to the home. Examination of the craftsmanship of both the home and the garage demonstrates that the home was built with more attention to detail: The cobblestone on the house is fit much closer together allowing for reduced grout lines as well, the cobblestone forms a linear pattern. Such details are not found in the garage which also sports a hipped roof rather than the gabled roof found on the home; thus the two buildings may have been constructed at different times by different crafts people. These observations demonstrate that the home is a much better representation of this form of architecture and should be preserved.

Other Considerations:

The property is located in an area of high archaeological potential as outlined on the Archaeological Master Plan for the City of Windsor. As such, before development can begin an archaeological assessment of the property must occur. This will insure any archaeological resources found on site when the soil is disturbed are dealt with appropriately.

The vegetation on site shields the view of the property from Riverside Drive East and creates a very secluded atmosphere on site. The proposed new construction requires the removal of vegetation on the west side of the property which will open up the view of the property from the road; The magnolia tree located along the north face of the home was a species typically planted as original landscaping in the 1920s; it should be protected.

In 1983 the property was a Heritage Property Citation, noting its potential to qualify for designation under the Ontario Heritage Act. The property was also honoured in 2003 as a part of CBC Windsor's "Heritage Highlights" series, as one of several "Cobblestone Homes" due to its significant architectural and historical features.

Options

Instead of the preferred staff recommendation, the Committee could choose one of the following options for recommendation to the City Council:

I - That there is **NO OBJECTION** to the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal

Heritage Register under provisions of Part IV of the Ontario Heritage Act, therefore a demolition permit may be issued upon Council decision.

II - That **NO ACTION** should be taken in response to the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act.

III - That the property at 4187 Riverside Drive East (Plan 813 Lots 7 & E pt 8), which is listed in the Windsor Municipal Heritage Register under provisions of Part IV of the Ontario Heritage Act, should **BE DESIGNATED**, including the garage, and that the designation should be initiated within 60 days after the application for demolition is received.

Options I and II are essentially the same, except that option II would require the owners to wait for demolition until sixty days after application. Option III would keep all exterior building features intact, including the garage. Both would allow unlimited changes to the house.

The staff-preferred option, stated at the beginning of this report, is for conditional approval of demolition. Designation would be initiated to protect the significant visual character of the main house. The roofing may be changed to look like the metal tile removed in the 1990s, but not the proposed "skislope" metal sheets. The garage size would be limited in order to maintain significant views of the house; its location would be behind the west side window closest to the front of the house. The proposed breezeway connecting to the house would either be omitted or limited to the area of the southwest corner, not readily seen from either street.

None of the options, as stated, requires the proposed garage to use the materials or design elements of the existing garage; however the proposed use of these is commendable. New construction should be compatible with the design of the heritage house, yet identifiable as new.

Official Plan Policy:

The Windsor Official Plan includes "Council will manage heritage resources by: ... providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means" (9.3.6.1.e)

"Council will integrate heritage conservation into the development and infrastructure approval process by: ... requiring the preparation of an archaeological assessment when development proposals or infrastructure undertakings affect known archaeological resources or areas of archaeological potential as designated on Schedule C-1: Development Constraints - Archaeological Potential and in accordance with the Windsor Archaeological Master Plan and its implementation." (9.3.7.1.a)

"Council will integrate heritage conservation into the development and infrastructure approval process by: ... utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures" (9.3.7.1.e)

4. FINANCIAL MATTERS:

If the property is designated, the owners may apply for grants or loans under provisions of the Community Heritage Fund for assistance with costs of maintaining the features mentioned in the designation by-law.

5. CONSULTATIONS:

Mr. Stephen Berrill, Architect for Architectural Design Associates, was consulted throughout this process and met with the Heritage Planner on site regarding the proposed demolition and construction, and also with Erica Ogden, Policy Planning Assistant. Consultation with City of Windsor staff included the Zoning Co-ordinator and Landscape Architect.

6. CONCLUSION:

For the property at 4187 Riverside Drive East, determine the Committee's recommendation (including conditions) for demolition or designation, as provided for listed heritage properties under Part IV of the Ontario Heritage Act.

This single-family home is an excellent representation of cobblestone craftsmanship and should be preserved. Allowing for the demolition of the existing two-door garage will meet the needs of the current owner while preserving the integrity of the single family home.

John R. Calhoun, AICP
Heritage Planner

Thom Hunt, MCIP, RPP
City Planner

APPENDICES: A- Site Plan and Elevation

NOTIFICATION:				
Name	Address	Email	Telephone	FAX
Mr. Stephen Berrill Architectural Design Associates Inc.	100-1880 Assumption St Windsor ONN8Y 1C4	sberrill@ada-architect.ca	(519) 254-3430 x225	(519) 254-3642
Home Owners	4187 Riverside Dr E Windsor ON N8Y IB4			

FRONT ELEVATION

GENERAL NOTATION REING
PROPOSED GARAGE

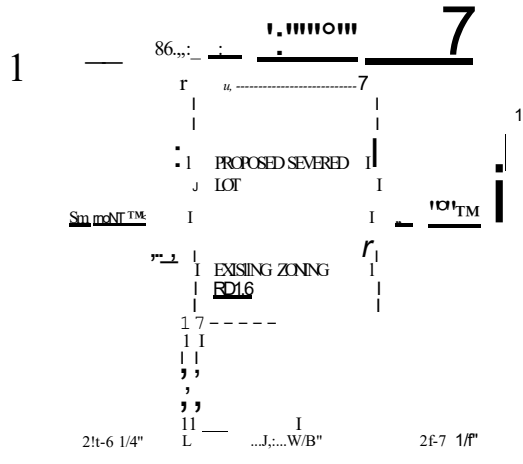
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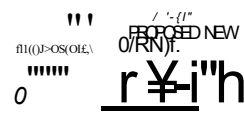
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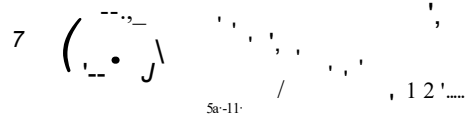
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EXISTING CURB TREE
10' IE. 20' DIA.



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3
PROPOSED GARAGE ADDITION TO
EXISTING SINGLE FAMILY RESIDENCE
" " AR CHITECTURAL DESIGN ASSOC.

" " STEPLAN

DATE: JULY 28, 2011

**THE CORPORATION OF THE CITY OF WINDSOR
Planning Department**

MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive "municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #:	Report Date: August 11, 2011
Author's Name: John R. Calhoun	Date to WHC: August 17, 2011
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Request to Remove Property from Windsor Municipal Heritage Register
Poisson House, 4147 Riverside Drive East**

PD#
City Wide: Ward(s): 5

1. RECOMMENDATION:

That the Committee recommend to the City Council that the property at 4147 Riverside Drive East (plan 813, lots 9 & E pt 8), identified as the Poisson House, **REMAIN** on the Windsor Municipal Heritage Register, under provisions of the Ontario Heritage Act, Part IV, Section 27.

2. BACKGROUND:

On December 18, 2010, Ms. Elsie Heath, the property owner, sent a letter to the Heritage Planner requesting that the property be removed from the Register (appendix A). This letter was in response to the April 6, 2010, letter that the Heritage Planner sent to all owners of Register properties that were not designated. Her letter was a follow-up to a phone conversation the previous April with the Heritage Planner.

The property had been on the Windsor Heritage Properties Inventory for several years by 2006, when a comprehensive review of the Inventory was undertaken, with former heritage planner Evelyn McLean acting as a consultant. This property was scored 60 of a possible 100 points. The score sheet preceded Ontario Regulation 9/06 (see Legal Provisions). The name of "Poisson" was added according to Ms. Heath; that name has been confirmed since. Also, the listing stated "cobblestone" as the material; that has been corrected to "fieldstone".

In June 2008, Council added this Inventory property to the "Municipal Heritage Register", under provisions of the Ontario Heritage Act.

3. DISCUSSION:

Property Description:

The location of this property is on the south side of Riverside Drive East, between George Avenue and Rossini Boulevard. The surrounding buildings are all one- or two-storey single family homes, some of which are also on the Windsor Municipal Heritage Register. Alexander Park is located just west of this property across Riverside Drive East.

The home and matching garage were both built c1919, with walls of fieldstone in irregular courses. The home is two-and-one-half-storey, with a black asphalt-shingle side-gabled roof, white vinyl gables and trim, two gabled dormers on the front, stone side chimney, concrete sills, and a small open front porch extends from the northeast corner and leads to a centred vestibule (probably an enclosed porch). The rear garage also has fieldstone corners; a vinyl-sided addition connects it to the rear of the house. A large front yard faces Riverside Drive.

Proposal:

There is no request to make any changes to the property.

Legal provisions:

Section 27 of Part *N* of the *Ontario Heritage Act* states that "the register may include property ... that the council of the municipality believes to be of cultural heritage value or interest", without being designated. Also, "Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property ... or removing the reference to such a property from the register, consult with its municipal heritage committee."

The Ontario Heritage Act provides that the owner of a property listed on the register must give the City a 60-day notice of proposed demolition. During the 60 days, the City Council (with Committee consultation) may initiate designation, or decide to take no action.

If a property is proposed for designation, a notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, which are those features that are considered important to retain if any alterations to the property are proposed after designation. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06, prescribed for the purposes of section 29 (1) (a) of the Ontario Heritage Act, Part *N*:

"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark."

The "heritage attributes of the property" are those features that are considered important to retain if any alterations to the property are proposed after designation. If the Committee would like to pursue designation, the cultural heritage value and the heritage attributes need to be included in the statement about the designation in the recommendation for Council's decision.

There is no requirement in the Ontario Heritage Act or subsequent regulation that the "cultural heritage value or interest" be defined for any property listed on a municipal register. However, the potential for designation is recognized as one rationale for keeping a property on the register.

Architectural Considerations:

This property represents a good example of a large foursquare home with Bungalow/Craftsman elements. While there are other properties in Windsor that utilize stone as a building material, this is in a prominent location. The home appears to be in good condition. The main alteration is the vinyl siding on the gables, which also encloses triangular braces. The one-storey front centre entry room could have been a porch.

Other Considerations:

The owner correctly states in the attached letter that the current heritage listing would limit demolition of the current home for new construction. The sale of the property, with the current features, has no restriction whatsoever.

The owner asserts that private homes should not be on the Windsor Municipal Heritage Register; however, most of the 800+ properties listed on the Register are houses. The City benefits from the hundreds of homeowners who maintain their heritage homes well, as has this owner.

The property is located in an area of high archaeological potential as outlined on the Archaeological Master Plan for the City of Windsor. As such, before redevelopment could begin, an archaeological assessment of the property must occur. This will insure any archaeological resources found on site when the soil is disturbed are dealt with appropriately.

Official Plan Policy:

The Windsor Official Plan includes Objectives "To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor's urban environment." (9.2.1) "To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation." (9.2.4)

"Council will identify Windsor's heritage resources by: ... (c) researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis; (d) maintaining and updating the inventory of built heritage resources known as the Windsor Heritage Properties Inventory" (9.3.2.1) [now called Register]

The Windsor Official Plan includes "Council will manage heritage resources by: ... providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means" (9.3.6.1.e)

"Council will integrate heritage conservation into the development and infrastructure approval process by: ... requiring the preparation of an archaeological assessment when development proposals or infrastructure undertakings affect known archaeological resources or areas of archaeological potential as designated on Schedule C-1: Development Constraints - Archaeological Potential and in accordance with the Windsor Archaeological Master Plan and its implementation."(9.3.7.1.a)

4. FINANCIAL MATTERS:

N/A

5. CONSULTATIONS:

The owner, Ms. Elsie Heath, has been in phone and written contact with the Heritage Planner and Councillor Sleiman.

6. CONCLUSION:

The property at 4147 Riverside Drive East should remain on the Windsor Municipal Heritage Register. There is no compelling reason now to be removed from the Register. This single family home is a good representation of craftsmanship which should be preserved, and demolition for the speculative possibility of redevelopment should be discouraged. A bona-fide proposal for modification or redevelopment could be reviewed in the future.