

**AGENDA**  
and Schedule "A"  
to the minutes of the  
**Windsor Heritage Committee**  
meeting held  
July 30, 2013  
at 5:30 o'clock p.m.  
Room 407, 400 City Hall Square East

1. **CALL TO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held April 17, 2013 (*previously distributed*).

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Ms. Jocelyn Amaral, regarding *Item 5.1*

Mr. Paul Renaud, regarding *Item 5.1*

Mr. Michael Clavette, regarding *Item 5.2*

Mr. Rhys Trenhaile, regarding *Item 5.3*

Ms. Amanda Gellman, regarding *Item 13*

5. **BUSINESS ITEMS**

5.1 **Medical Arts Building, 1011 Ouellette Avenue**

A. (File HER-6-2013) Consider recommendation on exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law.

B. Consider recommendation on request for a \$15,000 grant from the Community Heritage Fund. The report of the Heritage Planner dated July 1, 2013 entitled "Medical Arts Building, 1011 Ouellette Avenue Community Heritage Fund Grant, Change pain in lobby" is *attached*.

5.2 **Semi-detached House, 749 Walker Road**

(File HER-7-2013) Consider recommendation on request to modify a designated feature, to replace the wood windows with aluminum. The report of the Heritage Planner dated July 2, 2013 entitled "Semi-Detached Residence, 749 Walker Road Replace wood windows" is *attached*

5.3 **Knights of Columbus/ Auditorium Building, 716 Pelissier Street & 703-17 Ouellette Avenue**

Consider recommendation on a notice of intent to designate the property. The report of the Heritage Planner dated July 3, 2013 entitled "Knights of Columbus/Auditorium Building, 716 Pelissier Street & 703-17 Ouellette Avenue - Heritage Designation" is *attached*

5.4 **Federal Building (Paul Martin)/ Dominion Public Building, 185 Ouellette Avenue**

Consider recommendation on a notice of intent to designate the property. The report of the Heritage Planner dated July 1, 2013 entitled "Federal Building/Dominion Public Building/Paul Martin Building, 185 Ouellette Avenue - Heritage Designation" is *attached*.

**5.5 Sandwich Walking Tour Brochure**

Consider the expenditure of \$450 from the Windsor Heritage Committee operating fund for a professional writer and historian to revise the brochure text. Memo of the Heritage Planner dated July 10, 2012 entitled "Sandwich Walking Tour Brochure - Request for Windsor Heritage Committee Funds" is *attached*.

**6. COMMUNICATIONS AND ANNOUNCEMENTS**

**6.1 S.W. & A. Car Barns, 1200-1220 University Avenue West**

Following the owner's request to withhold to designation, the standing committee sent designation back to WHC at staff's request. Issues with remodelling heritage listed property.

**6.2 Sandwich Development Process**

Implementation of Sandwich Heritage Conservation District (HCD) and Olde Sandwich Towne Community Improvement Plan (CIP) - report sent to Council

**6.3 Walkerville Heritage**

Report on survey and evaluation

**6.4 Heritage Week, February 18-24, 2013**

Follow-up

**6.5 Heritage Trees Workshop & Walking Tour, April 12-13, 2013**

Follow-up

**6.6 ACO/CHO Conference, June 7-9, 2013**

Reports of Committee member and Heritage Planner

**6.7 Committee Member Observation of Properties**

Suggestion that each non-Council member of the Windsor Heritage Committee become familiar with about 1/6 of the individually designated properties

**6.8 Doors Open 2014**

Next organizing meeting July 17, 2013

**6.9 Ontario Heritage Trust Awards**

A letter from the Ontario Heritage Trust dated May 30, 2013 regarding nominations for the 2013 Recognition Programs is *attached*.

**7. DATE OF NEXT MEETING**

Council has approved six meetings per year (M224-2013). The date suggested for the next meeting is Wednesday, September 11, 2013 at 5:30.

**8. ADJOURNMENT**

**THE CORPORATION OF THE CITY OF WINDSOR  
Planning & Economic Development Standing Committee -  
Windsor Heritage Committee**

110030



**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"*

<b>LiveLink REPORT #:</b>	<b>Report Date: July 1, 2013</b>
Author's Name: John R. Calhoun	Date to WHC: July 17, 2013
Author's Phone: 519 255-6543 x 6179	Classification #:
Author's Email: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

Subject: Medical Arts Building, 1011 Ouellette Avenue  
Community Heritage Fund Grant, Change paint in lobby (HER-6-2013)  
PD#

City Wide: \_ Ward(s): .1\_

**1. RECOMMENDATION:**

- I. THAT Council **APPROVE** a request for clarification regarding the exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law for 1011 Ouellette Avenue.
- II. THAT the request by 1339539 Ontario Limited for a grant of \$15,000 from the Community Heritage Fund **BE APPROVED** for repair of the entry canopy and interior lobby at the Medical Arts Building located at 1011 Ouellette Avenue, provided that funds up to the approved amount will be disbursed when work is complete, and work receipts produced. The Chief Building Official and City Planner will determine if work is according to applicable codes and historic standards.

**EXECUTIVE SUMMARY:**

N/A

## **2. BACKGROUND:**

1011 Ouellette Avenue was designated under Part IV of the *Ontario Heritage Act* by Council via By-law No. 9634 passed on January 3, 1989. (See Appendix B.)

About 2007, current owner Mr. Ray Redekopp contacted the former Heritage Planner about options for renovating and repurposing the largely vacant property. Planning staff and owner representatives, including architect Mr. Saad Khalaf have been discussing site plan and other design issues since mid-2010. In January 2011, Council gave approval (MB-2011) for a change to the exterior front door. Planning staff also reviewed the proposal to add small balconies to the south side of the building, and determined that there would be no impact to heritage items listed in the designation by-law. It was also determined that removal of the exterior front basement stair and railing would have no heritage impact.

In early 2013 the owner and administrator Ms. Jocelyn Amaral enquired about the opportunity to obtain Community Heritage Funding for extensive renovations taking place.

## **3. DISCUSSION:**

### **Proposal:**

The recommendations would provide for a City grant for part of the cost of a needed repair, and permit the removal of an item included in the designation features that is determined not to have heritage value.

### **Legal provisions:**

The *Ontario Heritage Act* (27.(1.1)(c)) includes the requirement for "a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property". Changes to the property that affect the included features are subject to approval by Council (33.1) after review by the Windsor Heritage Committee.

The City's Community Heritage Fund exists to encourage the conservation of the built heritage through the provision of financial assistance to owners wishing to acquire and/or conserve designated heritage properties. The policies for Community Heritage Fund grants are outlined on the City website (<http://www.citywindsor.ca/residents/historyofwindsor/Heritage/HeritageFund/Pages/Heritage-Fund.aspx>). This fund (reserve fund 357) is limited to designated properties, and generally for heritage attributes listed in the designation by-law.

### **Architectural Considerations:**

The Medical Arts Building is on the west side of Ouellette Avenue, one lot south of Erie Street, and across from Hotel Dieu-Grace Hospital. It was built in 1930, designed by architect J.R. Sculland, with seven storeys, with a stone main facade (brick sides) a metal entry canopy and detailed main-floor elevator

lobby. In 1983 a new three-storey building abutted the north wall; it extends to the property to the west. In 2009 the residential building to the south was demolished for parking for the Medical Arts Building redevelopment.

The redevelopment now under construction is for six floors of well-appointed apartments, intended for medical residents. The ground floor and basement will have common areas.

The designation by-law of 1989 includes "the first floor lobby and foyer" in the list of heritage features. The owner determined in recent renovations that the paint scheme for the ceiling and upper walls (below left) was a faux stone design probably from the 1980s, and that a simpler colour scheme was underneath. The owner has repaired the water-damaged plaster using patterns from areas not damaged (below right), and is painting the ceiling with two grey shades, similar to the original colours discovered. The genuine stone lower walls, the faceted light fixture and the wood doors are remaining.

The request regarding the designation is to determine that the paint colour of the plaster is not subject to heritage review.

In addition to the lobby walls and ceiling, other heritage features being repaired are the interior doors, exterior stonework and the entry canopy. The work done already by the time of site visits appeared to be of good quality and not modifying the heritage features.

The entry canopy is of copper; the bottom edge has rounded-edge glass pieces separated by metal tabs. Some of the tabs had become bent and the panes broken out; these are being repaired.

**Official Plan Policy:**

The Windsor Official Plan includes protection (9.3.4.1.). "Council will protect heritage resources by: (c) requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrates that the proposal will not adversely impact the heritage significance of the property ... " Also (9.3.6.1.), "Council will

manage heritage resources by: (e) providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means".

#### **4. RISK ANALYSIS:**

For the Community Heritage Fund, no City funds will be expended until the project is completed according to good practices.

#### **5. FINANCIAL MATTERS:**

Expenditures in addition to the Community Heritage Fund grant are entirely those of the property owner. The owner is aware that work undertaken before grant approval might not be funded. The guidelines provide for \$50,000 per year in combined loan and grant, with 15% (\$7500 per year) available as a grant. They also include a grant maximum of 15% of the cost of the work.

The owner is requesting a total grant of \$15,000 for two years' work, with no loan request.

Because the recent work had begun prior to this grant request, the work is most easily verified by comparing photos from two or more years ago with the current state. The items most visibly affected by repairs are the entry canopy (\$22,000) and the interior lobby plaster (\$23,052). Other items listed are the wood entry door (\$25,000), which is ineligible as the approved modification in 2010; stone cleaning and repointing (\$22,000 + \$75,850); and interior doors (\$88,400), which price is undifferentiated between historic and new.

The requested \$15,000 grant is 27.5% of \$54,472, the total of the first two items (\$45,052) plus the contractor's 7% construction management fee plus 13% HST. Funding at this level, higher than the standard 15%, is recommended considering the additional work on other heritage features.

#### **6. CONSULTATIONS:**

The Heritage Planner met with the owner and his representatives on-site and in many conversations and emails to discuss the designs, and to apply for the grant funding.

#### **7. CONCLUSION:**

Approval is recommended for the request by 1339539 Ontario Limited for a grant for \$15,000 from the Community Heritage Fund, for repairs to the entry canopy and the interior lobby plaster of the Medical Arts Building located at 1011 Ouellette Avenue. It is also recommended that the change of the foyer paint scheme be determined not to be a modification of a designated heritage feature.

The owner should be commended for an outstanding redevelopment of an important heritage building on Windsor's main thoroughfare.

**John R. Calhoun**  
**Heritage Planner**

**Thom Hunt**  
**City Planner**    **Executive Director**  
**Helga Reidel**

**City Solicitor and Corporate Leader**  
**Economic Development and Public Safety**

**Chief Administrative Officer**

JC/mf

<b>NOTIFICATION:</b>				
Name	Address	Email Address	Telephone	Fax
Ms. Jocelyn Amaral Administrator Keg & Redekooo Group	Urban Enterprises Corp. IO11 Ouellette Ave Windsor ON N9A 4JA	jocelyn@redekopp.ca	519-564-100 I	