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Windsor, Ontario July 9, 2014

A meeting of the **Windsor Heritage Committee** is held this day commencing at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East, there being present the following members:

Robin Easterbrook, Chair
Councillor Fulvio Valentinis
Lynn Baker
Simon Chamely
Andrew Foot
Jeffrey Mellow
Noreen Slack

Delegations:

Jim Stanski, Vice President Operations, Hiram Walker & Sons Ltd. regarding Item 5.1
Connie Martin, Executive Director and John Regnier, Maryvale Convent, regarding Item 5.2

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Justin Teakle, Policy Planning Assistant
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chair calls the meeting to order at 5:32 o'clock p.m. and the Committee considers the Agenda being Schedule "A" attached hereto, matters which are dealt with as follows:

2. ADOPTION OF THE MINUTES

Moved by L. Baker, seconded by S. Chamely,
That the minutes of the Windsor Heritage Committee of its meeting held June 11, 2014
BE ADOPTED as presented.
Carried.

3. DECLARATIONS OF CONFLICT

None disclosed.

5. BUSINESS ITEMS

5.1 Wiser's Reception Centre, 2072 Riverside Drive East

Jim Stanski, Vice President of Productions, Hiram Walker & Sons Ltd. is present to request demolition of the Wiser's Reception Centre.

J. Calhoun states the proposal is to demolish all of the Wiser's Reception Centre (on the Register) and the attached three-storey building to the east (known as Building #26, not on the Register). If demolition is approved, the site would remain clear. He notes Mr. Stanski stated that Building #26 has been vacant for 8 years; they project no future use for it and would like to demolish it. The owner currently provides the use of the building about once a month for different community and charity uses. The cost to locate utility service equipment atop the building, instead of its current location in the basement of Building #26 is estimated to be about \$500,000; a similar cost would be incurred by capping part of the basement of #26 when the rest of that building is demolished.

J. Stanski advises as they are not a brand owner, he prefers to invest where there is a potential for business, i.e. distillation which employs the highest number of people.

In response to a question asked by Councillor Valentinis regarding if the option to lease the building has been explored, J. Stanski responds at one time St. Clair College was interested in leasing the building. He notes the building was historically leased out approximately twelve times a year to charitable organizations, i.e. Carrousel on the River. Their costs were simply the clean-up fee and heating and cooling.

L. Baker noted that the building had been a desired location for receptions and events, and could be advertised now for more use. Councillor Valentinis noted that utility changes could be depreciated at \$50,000 a year.

Moved by L. Baker, seconded by A. Foot,

That the request to demolish the Wiser's Reception Centre, listed on the Windsor Municipal Heritage Register, **BE DENIED**; and that the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the Wiser's Reception Centre, part of the property at 2072 Riverside Drive East (Part Con 1 Lot 95), in accordance with Part IV of the *Ontario Heritage Act* for the reasons stated; and that said Notice shall not include the brick screen and iron gates south of the building.

Carried.

S. Chamely states Building #26 could be demolished without providing utilities to an unused Reception Centre. J. Calhoun indicates Building #26 is not on the Heritage Register.

The Chair advises he is interested in working with Mr. Stanski to preserve the building.

5.2 Maryvale Convent, 3650 Wells Street/940 Prince Road

Connie Martin, Executive Director and John Regnier, Maryvale Convent are present to request the demolition of the McIssac Building at Maryvale. C. Martin states the building is approximately 80 to 100 years old and has only been used for storage over the past four years.

The intention is to demolish the structure and construct a parking lot in order to bring in buses. She notes due to the recent harsh winter and the fact that the building was unoccupied; the hot water system was destroyed due to freezing temperatures.

J. Calhoun reports the Maryvale property is in the Olde Sandwich Towne Community Improvement Plan area, which provides demolition control under the *Planning Act*. He states the building was only a secondary building.

Moved by A. Foot, seconded by S. Chamely,

That the request to demolish the McIssac Building (Plan 1365 Lots 73 and 74) at Maryvale, 3650 Wells Street, listed on the Windsor Municipal Heritage Register, **BE GRANTED** according to provisions of the *Ontario Heritage Act*.

Carried.

5.3 Archaeological Site

J. Calhoun states Archaeologists Rosemarie Denunzio and Claire Freisenhausen recently completed all of the work for the Stage 1 and 2 assessments and have requested the remaining \$4,184 of the \$7,684 total. Upon payment, they will submit their report to the provincial Ministry of Tourism, Culture and Sport.

Moved by S. Chamely, seconded by A. Foot,

That **APPROVAL BE GIVEN** to an expenditure in the amount of \$4,184 from the Windsor Heritage Committee Operating Fund for the Archaeological Study - Stage 1 and 2 Site Specific Assessment (on City owned lands) undertaken by Rosemarie Denunzio and Claire Freisenhausen.

Carried.

It is generally agreed that the changes in the line item amounts of the Windsor Heritage Committee Operating Fund, with no change in the annual total, are accepted in order to pay for the study.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors OQen 2014

L. Baker reports brochures are being printed to promote the Doors Open 2014 initiative. The event will be held September 27 and 28, 2014.

6.2 National (US) Main Streets Conference, Detroit - May 17-20, 2014

J. Calhoun states a report regarding the National (US) Main Streets Conference held in Detroit, Michigan from May 17-20, 2014 will be provided at a future meeting.

6.3 Ontario Heritage Conference, Cornwall - May 22-24, 2014

The memo from J. Calhoun dated July 9, 2014 regarding the Ontario Heritage Conference, Cornwall May 2014 is distributed and *attached* as Appendix "A".

It is generally agreed the report from S. Chamely and J. Calhoun regarding attendance at the Ontario Heritage conference held in Cornwall, Ontario from May 22-24, 2014 be received for information.

7. DATE OF NEXT MEETING

The next meeting will be held on September 10, 2014 at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East.

8. ADJOURNMENT

There being no further business, the meeting is adjourned at 6:40 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
Wednesday, July 9, 2014
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 June 11, 2014 *(attached)*

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Jim Stanski, regarding *Item 5.1*
Chris Weller, regarding *Item 5.2*

5. **BUSINESS ITEMS**

5.1 **Wiser's Reception Centre, 2072 Riverside Drive East**

(File HER-8-2014) Consider request to demolish the building, listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated June 30, 2014 entitled "Request for Demolition of Heritage-Listed Property Wiser's Reception Centre, 2072 Riverside Drive East" - *attached*.

5.2 **Maryvale Convent, 3650 Wells Street / 940 Prince Road**

(File HER-9-2014) Consider request to demolish a secondary building; the property is listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated June 30, 2014 entitled "Request for Demolition of Heritage-Listed Property, and Application by the Owner for an exemption from Demolition Control By-law 20-2007 Maryvale (Mcisaac Building), 3650 Wells Street". - *attache*

5.3 **Archaeological Site**

Consider request to expend \$4,184 from the Windsor Heritage Committee Operating Fund for complete the Stage 1 and 2 archaeological assessment. A memo from the Heritage Planner dated July 9, 2014 entitled "Archaeological Site - Request for Windsor Heritage Committee Funds" - *attached*.

Meeting Agenda

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors Open 2014

Next meeting July 16, 2014

6.2 National (US) Main Streets Conference, Detroit, May 17-20, 2014

Report of Heritage Planner on the downtown Windsor walking tour (May 18) and other conference activities

6.3 Ontario Heritage Conference, Cornwall, May 22-24, 2014

Reports of Committee member and Heritage Planner - *attached*.

7. DATE OF NEXT MEETING

The next regular scheduled meeting will be held on September 10, 2014 at 5:30 o'clock p.m. in 400 City Hall Square East.

8. ADJOURNMENT



THE CORPORATION OF THE CITY OF WINDSOR

M e m o

To: Windsor Heritage Committee
From: John R. Calhoun, Heritage Planner
Date: July 9, 2014
Subject: Ontario Heritage Conference, Cornwall, May 2014

Background:

The Architectural Conservancy of Ontario (ACO), Community Heritage Ontario (CHO), and the City of Cornwall organized the conference held May 23-25, 2014. The annual convention attracts professionals, volunteers and businesses interested in preservation to learn about Ontario heritage, and to see the host location.

The Windsor Heritage Committee operating fund usually provides the funds for both the heritage planner and one Committee member to attend the conference. In 2014, Committee member Simon Chamely attended also.

Discussion:

Cornwall is the first urban municipality on the 401 from the Quebec boundary, and has a significant Francophone population. It also has an international crossing to New York state (the Akwesasne Mohawk lands are in both), and is the location of a large power plant dam across the St. Lawrence River.

Most sessions (and lodging) were held in the NAV Centre, on the St. Lawrence River east of downtown. This facility was constructed 1975-79 with design by architect Bing Thom (Associates) for Transport Canada, as a training centre for air traffic control.

Opening comments included:

"It's about the future of our past" - Ginette Guy, Cornwall committee

"This is a friendly, bilingual community- don't repeat tearing down [places]"-Acting Mayor

"Communities learn that they can't demolish their way to success" - Richard Longley, chair, ACO

"We are social beings -places hold us together" -Roscoe Petkovic, chair, CHO

"Protect diversity, including story with it" - Beth Hanna, Ontario Heritage Trust

Keynote speaker Avi Friedman (McGill University) - Retooling Communities for the 21st Century (paraphrased ideas): Sprawl causes infrastructure maintenance. Aging social services are used by "young and jobless" without wealth. "We can no longer deprive future generations of their planet." Buy local; Home Depot supports the Chinese economy. Create resilience while maintaining core

values. "If you don't build heritage today you won't have heritage in the future." Next - cheap labour still overseas, green, commute, urbanity, voice.

Several subject areas I participated in with seminars or tours:

Archaeologist Dena Doroszenko (Ontario Heritage Trust) spoke on non-invasive sub-surface measurements, using a recent example from Assumption Park in Windsor, and discoveries at the cemetery at Uncle Tom's Cabin near Dresden.

Computer programs are being created that combine images of the same location over time. These help engage the public about their past. A "touch table" is installed in Peel.

Jim Leonard, Ontario Heritage Trust, and designations registrar, spoke on insurance and heritage properties. Fewer than 2% of designations include interior features. Nothing in the Ontario Heritage Act requires rebuilding a completely destroyed heritage building. "Good maintenance means never having to restore." Maintenance should be done by any prudent owner. If insurance is denied because of heritage designation, contact the Ministry of Tourism, Culture and Sport. The Insurance Bureau of Canada has a brochure regarding heritage on-line.

Andrew Jeanes (with the Ministry) spoke on municipal programs for financial assistance to heritage owners, primarily tax reductions (such as Windsor's programs for the core commercial area of Sandwich). These are to advance the public interest as quality of life investments, not as any kind of compensation for designation. Cited were the Ontario Heritage Act (sec 39 & 45), Municipal Act (sec 107 & 365.2), and the Planning Act (sec 28). Now 26 municipalities use property tax relief from 10% to 40%; the province rebates the school district portions; the most successful results are Seaforth (in Huron East) and Peterborough. Perth, which was a 1980s Main Street program, is now doing well. Some municipalities require the tax reductions to be spent on building work.

Several towns southwest of Cornwall were displaced in 1954-58 by a large lake constructed for the St. Lawrence Seaway and power dam. A couple of planned communities were created, and some buildings moved. In recent years, people displaced have come forward with their memories of what was; when the work was done they felt constrained to keep silent rather than disrupt progress. Stories included "silencing the rapids" and memories of losing neighbours and community. A tour went to a museum-like collection of relocated buildings.

Keynoter Mark Thompson Brandt spoke on "Sustainable Rehabilitation, Adaptive Reuse, Building Lives". Examples of re-purposed buildings included 1964's Ghirardelli Square (San Francisco), and the Chaudiere district on Albert Island in Ottawa. We've changed from the 1950s-70s idea of conquering, with "old = bad". Sustainable preservation can recognize the "triple bottom line" = people, planet, profit. Greening of old buildings is possible.

Next year's conference will be in Niagara-on-the-Lake.

Recommendation: Receive the report.

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John R. Calhoun, AICP, Heritage Planner