

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". – *attached*.

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*.

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**

KK/
Windsor, Ontario June 11, 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
Lynn Baker
Simon Chamely
Jeffrey Mellow
Noreen Slack
Councillor Fulvio Valentinis (arrives at 5:30 p.m.)

Regrets received from:

Andrew Foot

Delegations:

Mario Iatonna, regarding Item 5.1
Peter Spanis, regarding Item 5.2
Abe Taqtaq, regarding Item 5.2
Mario Sonogo, regarding Item 5.3
Wadah Al-Yassiri, regarding Item 5.3
France Isabelle-Tunks, regarding Item 5.3
David Hanna, regarding Item 5.3
Marco Raposo, regarding Item 5.4

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Kevin Alexander, Planner III, Special Projects
Adam Coates, Planner II, Urban Design
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 April 9, 2014
BE ADOPTED as presented.
Carried.

3. **DECLARATIONS OF CONFLICT**

None disclosed.

5. **BUSINESS ITEMS**

5.1 **St. Bernard School, 1847 Meldrum Road**

Mario Iatonna, Executive Superintendent of Business, Windsor-Essex Catholic District School Board and Peter Spanis, engineer and (parent of a child attending St. Bernard School) are present and available to answer questions.

Mr. Iatonna provides the following comments (Excerpt from a letter (*italicized*) dated May 5, 2014 from Mr. Iatonna to the Planning Department, City of Windsor) as it relates to the demolition permit application:

- *"The development would see the construction of a new elementary school building to consolidate the student populations of both the existing St. Bernard Catholic Elementary School at 1847 Meldrum Road and the existing Our Lady of Lourdes Catholic Elementary School on Franklin Street. Concurrently, the City would look to servicing a large area of land in order to create building lots to be made available for residential development.*
- *The Board will be proceeding with the construction of a new Catholic elementary school on the Long Park property.*
- *The Board will be selling the existing St. Bernard School property at 1847 Meldrum Road, whether to the City or to another third party.*
- *The City has an agreement in principle with the Board, as approved by City Council, to acquire the 1847 Meldrum property, contingent on the Board providing the City with a clean site.*
- *The Board has made application to the City to permit the demolition of the 1847 Meldrum property in order to be in a position to deliver a clean site to the City as required. Demolition would proceed once the new school construction is completed and the students move into the new school.*
- *If a demolition permit is not approved by the City, the 1847 Meldrum property, when no longer required by the Board, would remain vacant and sold by the Board in the future to*

a third party purchaser. While the Board does not have any funding committed to maintain or repair the school, the Board would ensure that the vacant school is secure”.

- Wants to salvage key architectural features of the façade including the sandstone elements.
- The name of the new school would be determined by the Board of Trustees.
- As regulated in the Education Act, the City has the right to acquire the property at fair market value.

J. Calhoun indicates the City has no identified use for the school building.

M. Iatonna advises if direction is provided to utilize the central façade, the design for the new facility would require a “redesign”.

In response to a question asked by Councillor Valentinis regarding if the Windsor Heritage Committee has the authority to place a condition that the façade be incorporated into the outside of the new building, the Chair responds affirmatively.

The salient points of discussion as provided by Mr. Spanis are as follows:

- The building is structurally sound.
- A buyer is interested in purchasing the building and funding is available for restorative work.
- Requests the neighbourhood hill funded by the Knights of Columbus be moved to a location adjacent to the basketball court.
- Requests leaving the school intact, to restore the building and to offer tours of the facility.
- Acquired 1,500 signatures to save the school.
- Proposed use for the building includes athletics, day care, small church and a private school.
- Will honour the St. Bernard name.

Moved by L. Baker, seconded by Councillor Valentinis,

That the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Heritage Register, **BE DENIED** and further, that the City Clerk **BE AUTHORIZED** to public a Notice of Intention to Designate the St. Bernard School, located at 1847 Meldrum Road (Plan 1098; Lots 99 to 116; Lots 135 to 152 and part closed alley), in accordance with Part IV of the *Ontario Heritage Act* for the reasons stated; and that said Notice shall include only exterior features of the main façade of the original building.

Carried.

Councillor Valentinis states the optimum choice is to save the building and the façade.

5.2 Robert Barr House and Post Office Fence, 3857 Riverside Drive East

Abe Taqtaq, representative for the owner is present and available to answer questions. He is requesting demolition of the building to construct a residential facility, and shows building form concepts in a slide show. He notes currently no tenant is occupying the building.

In response to a question asked by L. Baker regarding the Post Office Fence, J. Calhoun responds the Parks Department is willing to receive the fence. Mr. Taqtaq indicates the fence will be donated to the City if the demolition is approved.

Moved by Councillor Valentinis, seconded by N. Slack

That the request to demolish the Robert Barr House at 3857 Riverside Drive East, listed on the Windsor Municipal Heritage Register **BE GRANTED** and further, that the request to demolish the Downtown Post Office Fence, listed on the Windsor Municipal Heritage Register **BE GRANTED** provided the owner (at their expense) delivers the fence to the City of Windsor.

Carried.

L. Baker expresses concern the house is “buried” amidst a development and is lost. S. Chamely requests parts of the house be available for future use. A. Taqtaq indicates he will contact the Heritage Planner regarding adaptive re-use of some of the materials of the home.

5.3 City Hall, 350 City Hall Square West

M. Sonogo states three designs for the new City Hall will be provided City Council. He is unsure if the curved stone wall can be salvaged. The new building will be located on the south side of the current City Hall. He notes the status of the current City Hall is poor; heating and cooling systems are deficient, there is encased asbestos and the cost to refurbish the building is not economical.

David Hanna, delegation states he agrees with Option A outlined in the report of the Heritage Planner. He notes a public meeting should be held to engage the public regarding the construction of a new city hall. He suggests the current City Hall be added to the properties available to view at the Doors Open 2014 event.

Moved by Councillor Valentinis, seconded by N. Slack,

That the request to demolish City Hall, at 350 City Hall Square West, listed on the Windsor Municipal Register, **BE GRANTED**. A consideration could be to include a reference to the curved stone wall on the north side of the existing building in the design for the proposed new City Hall or the Civic Square Site.

Aye votes: Councillor Valentinis, N. Slack, J. Mellow.

Nay votes: R. Easterbrook, S. Chamely, L. Baker

The motion is put and is lost.

Moved by L. Baker, seconded by S. Chamely,

That the report of the Heritage Planner dated June 2, 2014 entitled “Request for Demolition of Heritage-Listed Property City Hall, 350 City Hall Square West” **BE RECEIVED** and further, that City Council **BE REQUESTED** to provide direction on this matter.

Carried.

L. Baker leaves the meeting at 7:07 o'clock p.m.

5.4 Shopping Centre, 3211-3225 Sandwich Street

An e-mail from Kevin Alexander, Planner III, Special Projects dated June 11, 2014 regarding the Shopping Centre, 3211-3225 Sandwich Street is distributed and attached as Appendix "A".

Marco Raposo, ROA Studio Inc. is present and available to answer questions.

K. Alexander states this property is a one-storey, L-shaped shopping centre built about 1972 behind the historic Sandwich Post Office. It consists of two buildings: the larger fronts on Sandwich Street and abuts another modern building to the south. The smaller building fronts on Mill Street; a service drive on its east side separates the property from the historic Langlois House. There are no significant heritage elements to conserve of the original features of this commercial plaza. The design is typical of many others, and has no distinctive character such that it should remain unaltered.

In response to a question asked by Councillor Valentinis regarding if Mr. Raposo is in favour of the recommendation, Mr. Raposo responds he is not opposed to the removal and replacement of the signage. However, there are certain lease agreements in place with various tenants and tenants will be asked to pay for the removal of the signage. He notes the replacement value for the signage is approximately \$10,000 to \$20,000. He requests the replacement of the signage component be "phased out slowly".

K. Alexander asks if a demolition permit will be required. Mr. Raposo states the demolition permit will be necessary if the "entire skin" of the building is to be removed.

Moved by Councillor Valentinis, seconded by S. Chamely,

I. That the requested façade alterations to the commercial plaza located at 3211-3215 Sandwich Street **BE GRANTED** provided that the following conditions are addressed:

- i. Remove backlit signage from the façades and replace with signage (upon expiration of each individual lease with all signage to be removed by 2019) that is consistent with the Sandwich HCD Plan and Sandwich Supplemental development and Urban Design Guidelines as it relates to Building Signage;
- ii. Brick replacement or the process for staining the existing brick, if either is done, is subject to the approval of the City Planner.

II. That any further changes to the façades of the building determined to be minor by the Heritage Planner that requires Council Approval as per the Sandwich Heritage Conservation District Plan, **BE DELEGATED** to the City Planner for final approval.
Carried.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors Open 2014

J. Calhoun states the Doors Open 2014 event will be held the last weekend of September 2014.

6.2 Archaeological Site

J. Calhoun reports the location (on City-owned land) has been confirmed as an actual archaeological site. He notes the archaeologist will be requesting further funding from the Windsor Heritage Committee for the dig.

6.3 Ontario Heritage Trust Awards

J. Calhoun requests assistance from members to complete the nomination form for the Ontario Heritage Trust Award for Lynn Baker. The Chair volunteers to assist.

7. DATE OF NEXT MEETING

The next regular scheduled meeting will be held on July 9, 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 7:32 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
Wednesday, June '11, 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 April 9, 2014 (*previously distributed*)

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Mario Iatonna, regarding *Item 5.1*

Peter Spanis, regarding *Item 5.1*

Marwan Taqtaq, regarding *Item 5.2*

Mario Sonogo, regarding *Item 5.3*

Wadah Al-Yassiri, regarding *Item 5.3*

Marco Raposo, regarding *Item 5.4*

5. **BUSINESS ITEMS**

5.1 **St. Bernard School, 1847 Meldrum Road**

(File HER-3-2014) Consider request to demolish the building, listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated May 30, 2014 entitled "Request for Demolition of Heritage-Listed Property – St. Bernard School, 1847 Meldrum Road" – **attached.**

5.2 **Robert Barr House and Post Office Fence, 3857 Riverside Drive East**

(File HER-4-2014) Consider request to demolish the building and fence, both listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated May 5, 2014 entitled "Request for Demolition of Heritage-Listed Property – Robert Barr House (B & B) and Downtown Post Office Fence, 3857 Riverside Drive East" – **attached.**

5.3 **City Hall, 350 City Hall Square West**

(File HER-5-2014) Consider request to demolish the building, listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated June 2, 2014

entitled "Request for Demolition of Heritage-Listed Property City Hall, 350 City Hall Square West" – attached.

5.4 Shopping Centre, 3211-3225 Sandwich Street

(File HER-6-2014) Consider request to remodel the commercial centre, designated as part of the Sandwich Heritage Conservation District. The report of the Heritage Planner dated June 2, 2014 entitled "Commercial Plaza, 3211-3215 Sandwich Street Heritage Alteration Permit" – attached.

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors Open 2014

Next meeting June 18, 2014

6.2 Archaeological Site

Status of request

6.3 Ontario Heritage Trust Awards

Procedure for 2014 recognition. A memo from the Heritage Planner dated June 11, 2014 entitled "Heritage Community Recognition Award" – attached.

7. DATE OF NEXT MEETING

The next regular scheduled meeting will be held on July 9, 2014 at 5:30 o'clock p.m. in 400 City Hall Square East.

8. ADJOURNMENT

Kadour, Karen

From: Alexander, Kevin
Sent: Wednesday, June 11, 2014 5:07 PM
To: Kadour, Karen
Cc: Calhoun, John
Subject: FW: 3211 SANDWICH ST.
Attachments: SandwichSt 3211 ShopCtr.pdf

Karen, here is the response I received from the BIA so far regarding report No. 5.4 on the June 11, 2014 Heritage Committee Agenda. This is just to let you know that they were notified. Kevin

Kevin Alexander, MCIP RPP **Planner III--Special Projects**

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Corporation of the City of Windsor
Suite 404, 400 City Hall Square East
Windsor, Ontario N9A 7K6
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From: David Grimaldi [<mailto:dgrimaldi@mdirect.net>]
Sent: June 5, 2014 4:24 PM
To: 'Bill Davies'; 'Billie Jo Francis'; 'Chris Mickle'; 'David Grimaldi'; 'Dr. Gregg Hanaka'; 'Dr. Gregg Hanaka'; Jason Sekela; Jones, Ron; 'Lorrie Harrington'; 'Maggie Durocher'; Mary Ann Cuderman ; 'Mike DiVincenzo'; 'Nicole Sekela'
Subject: FW: 3211 SANDWICH ST.

Good Afternoon,

For your review and comment.

Our thanks to Kevin Alexander for his work on this project.

Thank you!

Dave

David Grimaldi.
Windsor Parade Corporation , Halo Productions & Big Silver Inc.
1168 Drouillard Road, Windsor, Ontario N8Y 2R1
P: 519-254-2880 F: 519-254-7735 C: 519-792-3521
mrssanta@mnsi.net www.santaparade.org

From: Alexander, Kevin [<mailto:kalexander@city.windsor.on.ca>]
Sent: June 4, 2014 4:15 PM
To: Windsor Parade: Grimaldi,David
Cc: Calhoun, John
Subject: FW: 3211 SANDWICH ST.

Good afternoon Dave, please find attached the report regarding the Heritage Alteration Permit for the Commercial Plaza property located at 3211-3225 Sandwich Street. The Meeting of the Windsor Heritage Committee (WHC) will be held on Wednesday June 11, 2014 at 5:30pm at 400 City Hall Square east (4th Floor), Windsor, Ontario. You have been notified of the meeting because you represent the Sandwich Town BIA; please feel free to circulate this report to all

members. The WHC is a Committee of Council therefore meetings are open to the general public. The agenda can be found on the City's website at the link below. Please contact me if you have any questions.

<http://www.citywindsor.ca/cityhall/committeesofcouncil/Advisory-Committees/Windsor-Heritage-Committee/Documents/WHC%20JUNE%2011%202014%20AGENDA.pdf>

Thank you, Kevin

Kevin Alexander, MCIP RPP
Planner III--Special Projects

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THE CORPORATION OF THE CITY OF WINDSOR
Office of the City Clerk – Planning Department

**MISSION STATEMENT:**

"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together."

LiveLink REPORT #: 17272	Report Date: June 30, 2014
Author's Name: John R. Calhoun	Date to Committee: July 9, 2014
Author's Phone: 519-255-6543 ext. 6179	Classification #:
Author's E-mail: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

**Subject: Request for Demolition of Heritage-Listed Property
Wiser's Reception Centre, 2072 Riverside Drive East (File HER-7-2014)**

1. RECOMMENDATION: City Wide: _____ Ward(s): 4

That the decision on the request to demolish the Wiser's Reception Centre, part of the property at 2072 Riverside Drive East, listed on the Windsor Municipal Heritage Register, be determined with one of the following options:



(a) 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; or

(b) THAT the request to demolish the Wiser's Reception Centre at 2072 Riverside Drive East, listed on the Windsor Municipal Heritage Register, **BE GRANTED**.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

On May 22, 2014, the Planning Department received a letter requesting demolition of this building from Mr. Jim Stanski, V.P. Operations of Hiram Walker & Sons Limited (Pernod Ricard) (Appendix 'B'). Subsequently he submitted a Heritage Alteration Permit application (Appendix 'C').

Council added the Wiser's Reception Centre (built 1964) to the Windsor Municipal Heritage Register in April 2012, upon recommendation of the Windsor Heritage Committee. Adjacent to the west is the Hiram Walker & Sons Office Building (1892, Mason & Rice) and addition (1904, Albert Kahn); it received an individual heritage designation in 1978.

The large parcel along the north side of Riverside Drive East, from east of Lincoln Road to east of Montreuil Avenue, is owned by Hiram Walker & Sons Limited, now a company of Pernod Ricard, and they are in possession of most of the property. However, another corporation has a long-term lease on the heritage-designated 1892, Mason & Rice building (now called the Canadian Club Brand Center) and its landscaped grounds toward the river.

3. DISCUSSION:

Proposal:

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.

Mr. Jim Stanski, V.P. Operations for Hiram Walker & Sons Ltd., stated that Building # 26 has been vacant for eight years; they project no future use for it and would like to demolish it. There is no identified company use for the Wiser's Reception Centre; a Wiser's brand centre might be constructed on the east end of the large river-front property. 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.

Legal provisions:

City Council has two options when an owner requests demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated: Designate, or grant the demolition. Under provisions of the Ontario Heritage Act, the owner files a notice of intent at least 60 days prior to the work. During that time, City Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition through the process and/or through an appeal to Ontario's Conservation Review Board. 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 intention 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 [underlines for emphasis]:

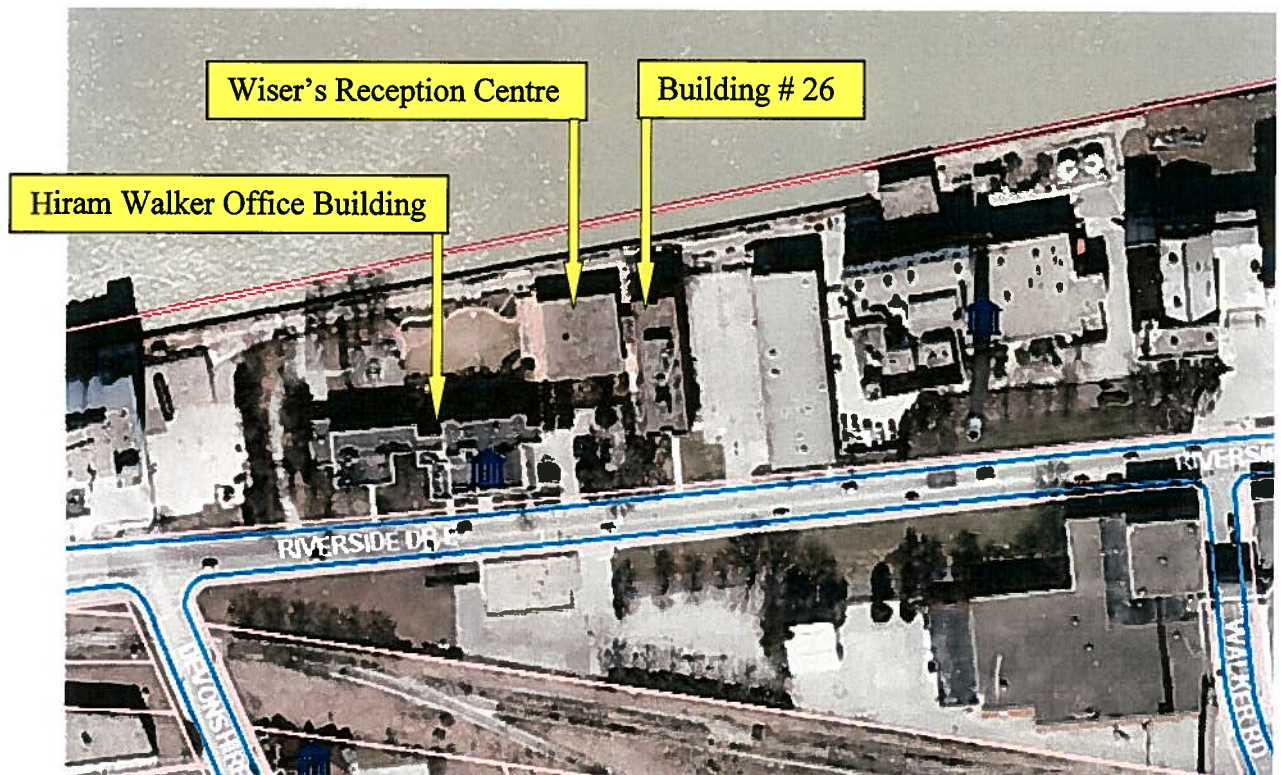
“A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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. A proposed statement is in Appendix ‘A’.

Architectural Considerations:



The Wiser's Reception Centre is east of the 1892 Mason & Rice-designed Hiram Walker Office Building, and is set back from the street and close to the edge of the Detroit River. It was constructed in the Contemporary style in 1964 as the "Reception Centre", primarily used for company functions. It was built at the same time as the attached three-storey office "Building #26" to the east, which uses the same brick and some exterior design details. The architect has not been identified. In recent years it was renamed "Wiser's" for the Canadian whisky brand now produced by Pernod Ricard, thus differentiating it from the Canadian Club brand founded by Hiram Walker.



The Wiser's Reception Centre building has a square footprint. It appears to be two storeys tall but is actually a high single storey. It is topped by a flat roof concrete structure that extends beyond all four exterior walls over a gallery supported by square brick columns. The roof edge has projected square details in groups of three.

Each face of the columns has a full height depressed shaft one end-brick wide. Each column supports the intersection

of concrete ceiling beams laid diagonally; the beams form square pockets (triangular at edges) below the ceiling; this ceiling pattern continues throughout the interior. The walls have the same red-brown brick mixture as the columns, with regularly spaced metal-framed door sets topped with glass extending to the ceiling beams.

The main entry is through a metal-framed glass-walled corridor connecting the attached Building #26 to the east; it has a lower ceiling than the rest of the building.

An L-shaped room comprises more than half the interior. It features the diagonal ceiling beams and brick walls continued from the exterior, and



its interior walls are of blond wood. It features a round bar serving area, and a square tapered fireplace hood, attached to the ceiling, with enamelled paintings depicting 1960s events, including the Avro Arrow airplane.

The building is almost completely hidden from the street by a brick screen wall behind a parking lot.



This building could be considered one of the best 1960s designs in Windsor, but it is likely unknown to anyone who has not visited it for an event.

Official Plan Policy:

Objectives include “9.2.1 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.”

“9.3.3.1 Council will recognize Windsor’s heritage resources by: (a) Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act”.

“9.3.4.1 Council will protect heritage resources by: ... (g) Encouraging the adaptive reuse of architectural and/or historically significant buildings and structures”.

“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:

Owners who want a property demolished are less likely to maintain it and keep it secured. However, the Property Maintenance by-law for heritage-designated properties could be used to require at least a minimum standard. Although this building has some deferred maintenance, its condition appears to be well above the minimum.

Risk associated with allowing the demolition or taking no action includes the loss one of the City’s finest examples of 1960s contemporary design and construction. A unique community space would also be lost if the building were demolished.

5. FINANCIAL MATTERS:

The City would receive tax revenues for only the land value if demolition occurs. The owner is already receiving a vacancy credit for Building # 26, which houses the mechanical equipment to operate the reception centre building. If the property is heritage designated, the Community Heritage Fund could be granted for certain repairs.

6. CONSULTATIONS:

The Heritage Planner met on-site with owner representative Mr. Jim Stanski, who expanded upon concerns of his letter and showed building details.

7. CONCLUSION:

This is one of the best 1960s buildings in Windsor. It has an elegant simplicity of overall Contemporary design, with well defined details inside and out. However, the building is unseen from the street, and thus unknown to the general public. The owner has indicated that their primary concern is with regard to the poor condition of Building # 26 and the need to have that building demolished. The request to include the Wiser’s Reception Centre on the application for

demolition is largely because the servicing equipment (heating and cooling) for the reception centre is located in Building #26.

The owner is encouraged to work with the Heritage Planner to explore alternatives to demolition.

The heritage designation suggested in Appendix 'A' is to keep the building intact. It does not include the brick screen that hides the building from the street; thus allowing removal of that wall. The designation also includes minimal interior features to allow future flexibility.

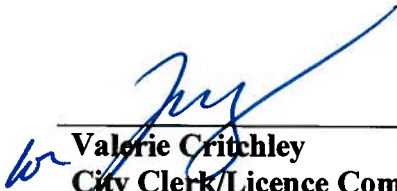
The challenge for the Windsor Heritage Committee, and ultimately the City Council, is to decide how valuable this building is to the architectural character of Windsor, compared to its value to a major corporate citizen that is the successor to a historic entrepreneur.



John R. Calhoun
Heritage Planner



Thom Hunt
City Planner / Executive Director



Valerie Critchley
City Clerk/Licence Commissioner and
Corporate Leader Public Engagement and
Human Services



Helga Reidel
Chief Administrative Officer

JRC/mf

APPENDICES:

- 'A': Heritage designation by-law proposed
- 'B': Letter requesting demolition
- 'C': Heritage Alteration Permit application

DEPARTMENTS/OTHERS CONSULTED:

Name: Michael Cooke, Manager, Planning Policy
Phone #: 519-255-6543 ext. 6102
Name: Wira Vendrasco, Deputy City Solicitor
Phone #: 519-255-6100 ext. 6375

NOTIFICATION :

Name	Address	Email Address	Telephone	FAX
Jim Stanski, VP Operations Hiram Walker & Sons Ltd.	2072 Riverside Dr E Box 2518 Windsor ON N8Y 4S5	jim.stanski@ pernod-ricard.com	519-561-5390 519-254-5171	519-979-3960

Appendix 'A': Heritage Designation By-Law Proposed

Wiser's Reception Centre, part of 2072 Riverside Drive East

REASONS FOR DESIGNATION

Description of Historic Place

The Wiser's Reception Centre, part of the property at 2072 Riverside Drive East, is a Contemporary-style meeting hall next to the Detroit River.

Historic Value

The Wiser's Reception Centre was built in 1964 for the distillery company Hiram Walker & Sons. It was known as the "Reception Centre", primarily used for company functions. In recent years it was renamed "Wiser's" for the Canadian whisky brand now produced by Pernod Ricard, thus differentiating it from the Canadian Club brand founded by Hiram Walker.

Architectural Value

The Wiser's Reception Centre was constructed in the Contemporary style in 1964, with a square footprint. It appears to be two storeys tall but is actually a high single storey. It is topped by a flat roof concrete structure that extends beyond all four exterior walls over a gallery supported by square brick columns. The roof edge has projected square details in groups of three. Each face of the columns has a full height depressed shaft one end-brick wide. Each column supports the intersection of concrete ceiling beams laid diagonally; the beams form square recesses (triangular at edges) below the ceiling; this ceiling pattern continues throughout the interior. The walls have the same red-brown brick mixture as the columns, with regularly spaced metal-framed door sets topped with glass extending to the ceiling beams.

The main entry is through a metal-framed glass-walled corridor on the east side; it has a lower ceiling than the rest of the building.

An L-shaped room comprises more than half the interior. It features the diagonal ceiling beams and brick walls continued from the exterior. It features a square tapered fireplace hood, attached to the ceiling, with enamelled paintings depicting 1960s events, including the Avro Arrow airplane.

This building is one of the best 1960s designs in Windsor.

Contextual Value

The Wiser's Reception Centre is on the north side of Riverside Drive East, set well back from the street and close to the edge of the Detroit River. It is adjacent to and east of the 1892 Mason & Rice-designed Hiram Walker Office Building (designated 1978), and is one of many buildings on the property that extends almost 1 km for several blocks between the street and the river.

Character Defining Elements

Items that contribute to the historical value of the Wiser's Reception Centre include:

- Constructed in 1964 for the distillery company Hiram Walker & Sons, intended mainly for company use.
- Known as the "Reception Centre", primarily used for company functions; recently renamed "Wiser's" for the Canadian whisky brand now produced by Pernod Ricard, thus differentiating it from the Canadian Club brand founded by Hiram Walker.

Exterior features that contribute to the architectural value of the Wiser's Reception Centre include:

- Contemporary style – one of the best 1960s designs in Windsor.
- Tall single storey; appears to be two storeys.
- Square footprint.
- Topped by flat roof concrete structure that extends beyond all four exterior walls, with roof edge of projected square details in groups of three.
- Gallery on all four sides supported by square brick columns; each column face has a full height depressed shaft one end-brick wide.
- Ceiling beams of the gallery laid diagonally; the beams form square recesses (triangular at edges) below the ceiling.
- Walls of the same red-brown brick mixture as the columns, with regularly spaced metal-framed door sets topped with glass extending to the ceiling beams.
- Main entry is through a metal-framed glass-walled corridor on the east side.

Interior features that contribute to the architectural value of the Wiser's Reception Centre include:

- Diagonal ceiling beams and brick walls continued from the exterior.
- Square tapered fireplace hood, attached to the ceiling, with enamelled paintings depicting 1960s events, including the Avro Arrow airplane.

Characteristics that contribute to the contextual value of the Wiser's Reception Centre include:

- Located between the Detroit River and Riverside Drive East, on a large parcel with multiple manufacturing, warehouse and office buildings.
- Deep setback from the street; almost at the river's edge.
- Adjacent to the 1892 Mason & Rice-designed Hiram Walker Office Building (designated 1978).

Appendix 'B': Letter requesting demolition:

May 15, 2014



The Corporation of the City of Windsor
Planning Department
Suite 404-400 City Hall Square East
Windsor, Ontario
N9A 7K6

Subject: Notice of owner's intention to demolish building

As required under section 27(3) of the *Ontario Heritage Act*, Hiram Walker & Sons Limited ("Hiram Walker") hereby provides notice of its intention to demolish the building located at 2072 Riverside Drive East, Windsor, Ontario (roll number 020-010-01200), known as the Wiser's Reception Centre ("WRC Building").

In a letter dated April 3, 2012 (copy enclosed), the property was listed in the City of Windsor's Municipal Heritage Register on April 2, 2012 by the Windsor Heritage Committee.

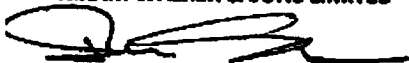
Since the time of the WRC Building's construction in 1964, Hiram Walker's business has changed significantly. With advances in technology and manufacturing, like modern computer systems and automation, the Hiram Walker production facility now has a fraction of the number of people that it once employed at its peak in the 1960's.

The WRC Building is tightly connected to the building situated directly to the east of it, internally referred to as "Building 26". All of the utilities and services for the WRC Building are supplied from Building 26, including electrical, heating, cooling, water and compressed air. Building 26 has been largely vacant since 2006, when it was last used as offices that have since been consolidated to the remainder of the Hiram Walker site. During the last eight years, Building 26 has seen significant physical decline and the current maintenance costs and/or the estimated cost to re-occupy it far outstrip any value that the company places upon on it. It is the primary target of demolition, the cost to isolate the required utilities and services supplied from Building 26 to allow the WRC Building to operate independently far outweigh its internal value and current use level (the WRC Building was only used a total of 13 times in the past 12 month period).

In light of the lack of use, decrepit state and rising maintenance cost, Hiram Walker intends on demolishing the WRC Building and Building 26. We will provide all such plans and shall set out such information as may be required.

Thank you for your consideration. Should you have any questions or wish to discuss the matter, please do not hesitate to contact me (519-561-5390 or jim.stanski@pernod-ricard.com).

Sincerely,
HIRAM WALKER & SONS LIMITED



Jim Stanski
V.P. Operations

Appendix 'C': Heritage Alteration Permit application (part):



CORPORATION OF THE CITY OF WINDSOR
HERITAGE ALTERATION PERMIT APPLICATION 10/2013

Planning Dept., Suite 404-400 City Hall Sq E, Windsor ON N9A 7K6
519-255-6543 / 519-255-6544 fax / planningdept@city.windsor.on.ca

Address of Work - 2072 Riverside Drive East, Windsor, N8Y 4S5

1. Applicant, Agent and Registered Owner Information

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, fax number and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT

Contact Name(s) James Stanski

Company or Organization Hiram Walker and Sons

Mailing Address 2072 Riverside Drive E, Box 2518, Windsor, Ontario

Postal Code N8Y 4S5

Email jim.stanski@pernod-ricard.com Phone(s) 519 561 5390 cell 519 817 7387

REGISTERED OWNER IF NOT APPLICANT

Contact Name(s) _____

Company or Organization Hiram Walker and Sons

Mailing Address _____

_____ Postal Code _____
Email _____ Phone(s) _____

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION

Contact Name(s) James Stanski

Company or Organization _____

Mailing Address _____

_____ Postal Code _____
Email _____ Phone(s) _____

Who is the primary contact?

☒ **Applicant**

☐ Registered Owner

☐ Agent

THE CORPORATION OF THE CITY OF WINDSOR
Office of the City Clerk – Planning Department

**MISSION STATEMENT:**

"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together."

LiveLink REPORT #: 17232	Report Date: June 30, 2014
Author's Name: John R. Calhoun	Date to Committee: July 9, 2014
Author's Phone: 519-255-6543 ext. 6179	Classification #:
Author's E-mail: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee and City Council

**Subject: Request for Demolition of Heritage-Listed Property, and Application by the Owner for an exemption from Demolition Control By-law 20-2007
 Maryvale (McIssac Building), 3650 Wells Street (File HER-8-2014)**

1. RECOMMENDATION: City Wide: _____ Ward(s): 2

This report regards two Council decisions regarding demolition of the same building:

I. Windsor Heritage Committee recommendation and Council decision: THAT the request to demolish the McIssac Building (Plan 1365 Lots 73 & 74) at Maryvale, 3650 Well Street, listed on the Windsor Municipal Heritage Register, **BE GRANTED** according to provisions of the *Ontario Heritage Act*.

II. Council decision only: THAT an exemption from Demolition Control By-law 20-2007 **BE GRANTED** to Maryvale Children's Mental Health Centre, the owner of the property located at 3650 Wells Street, for a request to demolish the McIssac Building, a residential building at Maryvale, without a replacement residential unit, under provisions of the *Planning Act*.

**EXECUTIVE SUMMARY:**

N/A

2. BACKGROUND:

On June 20, 2014, the Planning Department received a Heritage Alteration Permit requesting demolition of this building. (See Appendix 'A'.) Owner representatives had previously discussed demolition of the building with Planning staff regarding both demolition control and heritage.

Council added Maryvale Convent to the Windsor Municipal Heritage Register in August 2007, upon recommendation of the Windsor Heritage Committee, when the first group of Register listings was announced after the 2005 amendments to the *Ontario Heritage Act* that provided for register listings without designation. Since 2007, the Heritage Planner has been involved in decisions about construction on the entirety of this large property, beyond the 1948 convent building, thus the decision was made to request Council approval for demolition of the secondary McIssac Building.

The Maryvale property is also in the Olde Sandwich Towne Community Improvement Plan area, which provides demolition control under the *Planning Act*. (The location is outside the Sandwich Heritage Conservation District.) On January 26, 2009, City Council passed the Community Improvement Plan (By-law 27-2009), which came into effect on October 18, 2012.

3. DISCUSSION:

Proposal:

The proposal is to demolish all of the McIssac Building, so that that portion of the Maryvale property could be cleared to provide space for school bus parking and manoeuvring.

Legal provisions, *Ontario Heritage Act*:

City Council has two options when an owner requests demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated: Designate, or grant the demolition. Under provisions of the *Ontario Heritage Act*, the owner files a notice of intent at least 60 days prior to the work. During that time, City 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. 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 intention 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 [underlines for emphasis]:

"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. Such a designation should include the major buildings of the Maryvale property; the information to do so has not been thoroughly compiled.

Legal provisions, *Planning Act*:

Section 3 of the Demolition Control By-law states that “... no person shall demolish the whole or any part of any residential property in the area of demolition control unless the person is the holder of a demolition permit issued by the council ...” The decision to issue (or not issue) a demolition permit is at City Council’s sole discretion. An intent of the by-law is that the demolished residential units are to be replaced with new units.

In this request, no new units are to be provided. However, the nine-bedroom Rotary Home was constructed on the northeast part of the campus in 2009.

Architectural Considerations:

The Maryvale property once included the home of Colonel John Prince, who led the defence of Sandwich in the 1838 Patriot War. In 1870 the property became the Essex Golf and Country Club. When the country club moved to Essex in 1929 the Sisters of the Good Shepherd moved their mission serving youth to the property. A new convent facing Prince Road was constructed 1948-49, designed by local architect J.C. Pennington. The Prince home was torn down after 1952. In 1962, six residential cottages were added to the property, and a school and octagonal chapel constructed by 1969. The last six Sisters moved away in 2007. In 2009 the Rotary Home was added to the northeast corner of the property. Maryvale continues as a residential facility for at-risk youth, with some services for non-residents, and is an agency school of the Windsor-Essex County District School Board.

The McIssac Building is a one-storey rectangular frame building with a hipped roof. Formerly addressed as 3633 College Avenue, its estimated construction date is between 1910 and 1930. Its walls are now sheathed in metal siding, laid vertically; the south end (internal to the campus) has a centred entrance and two sets of sash windows flanked by shutters. The foundation / basement is of concrete block with edges moulded to simulate stone; this material was common about one hundred years ago. A concrete-block block garage addition was in place by 1952. On the 1937 and 1952 Fire Insurance maps, it is labelled “Sacred Heart House” with classrooms and



The foundation / basement is of concrete block with edges moulded to simulate stone; this material was common about one hundred years ago. A concrete-block block garage addition was in place by 1952. On the 1937 and 1952 Fire Insurance maps, it is labelled “Sacred Heart House” with classrooms and

dormitories. If its construction predates the arrival of the Sisters, it may have been a secondary building of the country club.

The “design or physical value” of the McIssac Building, if any, has been covered over, and the “historical or associative value” has not been determined.



Official Plan Policy:

Objectives include “9.2.1 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.”

“9.3.3.1 Council will recognize Windsor’s heritage resources by: (a) Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act”.

“9.3.4.1 Council will protect heritage resources by: ... (g) Encouraging the adaptive reuse of architectural and/or historically significant buildings and structures”.

“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:

There is no risk identified with the demolition of this building. No risk is foreseen for the remainder of the property during demolition.

5. FINANCIAL MATTERS:

This property is tax-exempt. The owner is responsible for all costs of demolition.

6. CONSULTATIONS:

The Heritage Planner met on-site with contractor Chris Weller and property maintenance staff person Ken. They showed the building inside and out. They spoke of plans to pave the building site to allow school buses to park and manoeuvre there instead of amongst cars in the existing parking lot.

7. CONCLUSION:

From the heritage perspective, the McIssac Building at Maryvale is not known to have significant historic value; thus there is no objection to its demolition. The entire property will remain listed on the Windsor Municipal Heritage Register after demolition of this building.

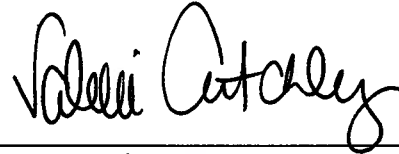
From the demolition control perspective, the failure to provide any new residential units replacing it is not of significant concern, given the construction of the Rotary Home on the campus five years ago.



John R. Calhoun
Heritage Planner



Thom Hunt
City Planner / Executive Director



Valerie Critchley
City Clerk/Licence Commissioner and
Corporate Leader Public Engagement and
Human Services



Helga Reidel
Chief Administrative Officer

JRC/mf

APPENDICES:

'A': Heritage Alteration Permit application

DEPARTMENTS/OTHERS CONSULTED:

Name: Michael Cooke, Manager, Planning Policy

Phone #: 519-255-6543 ext. 6102

Name: Wira Vendrasco, Deputy City Solicitor

Phone #: 519-255-6100 ext. 6375

NOTIFICATION :

Name	Address	Email Address	Telephone	Fax
Chris Weller Alliance Construction	1-2785 Kew Dr Windsor ON N8T 3B7	alliance5@ bellnet.ca	519-251-1111	
Connie Martin Maryvale Children's Mental Health Centre	3640 Wells St Windsor ON N9C 1T9	cmartin@ maryvale.ca	519-258-0549 x 2137	

Appendix 'A': Heritage Alteration Permit application (part):

HERITAGE ALTERATION PERMIT APPLICATION – page 2 of 4

Address of Work 3640 Wells Street Windsor

Designation By-Law No. or District _____

2. TYPE OF APPLICATION Check all that apply:

- ☐ Alteration ☐ Addition ☒ Demolition ☐ Construction
☐ Erection ☐ Maintenance ☐ Removal ☐ Repair

3. HERITAGE DESCRIPTION OF BUILDING (☐ attachments, if necessary) *Describe the current design or appearance of locations on the building where work is requested. Include site plan, photographs, history, architectural description, number of storeys, style, features, etc.*

Demolition of houseslike building on Maryvale campus. One story with partial unfinished rough basement

McIssac Building as noted on drawing.

4. DESCRIPTION OF WORK (☐ attachments, if necessary) *The description should be more detailed and extensive depending on the project. Include a written summary of work to be done along with any elevations, drawings, measurements, paint samples, information on building materials, window sizes and configurations, decorative details proposed.*

Building is being demolished as it is no longer safe for children to be in and costs for renovating and repair outweigh value on all levels

5. NOTES FOR DECLARATION *The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.*

The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

APPLICANT Signature(s) _____

Date June 20/14
Date _____



THE CORPORATION OF THE CITY OF WINDSOR

Memo

To: Windsor Heritage Committee
From: John R. Calhoun, Heritage Planner
Date: July 9, 2014
Subject: Archaeological Site - Request for Windsor Heritage Committee Funds

Background:

In September 2012, the Committee approved \$3,500 from Committee funds (memo attached) as part of the \$7,684 cost for a Stage 1 and 2 study of a potential archaeological site on City land. Those initial funds were expended in December 2012.

Archaeologists Rosemarie Denunzio and Claire Freisenhausen have recently completed all the work for the Stage 1 and 2 assessment and are 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.

Discussion:

Council approved a total of \$7,800 for the Windsor Heritage Committee operating funds for 2014, as requested by the Committee (attached). Line items included \$1,300 for special studies (including archaeology) and \$1,200 for Doors Open.

After Council approved the 2014 operating funds budget, and just before the end of 2013, the balance remaining in the 2013 operating fund was given to Doors Open. The total provided to Doors Open in 2013 was \$5,300, instead of their budgeted amount of \$700. The 2013 budget line of \$2,500 for special studies had not been used.

A revised 2014 budget is proposed (last attachment). The total remains the same. Funds to pay for the archaeology study are shifted mostly by reductions in the budget lines for Doors Open, neighbourhood brochures and plaques.

The archaeologists' report concludes that this is a significant site, and urges further study ("..." inserted to keep location confidential):

"The current Stage 2 test pit excavations yielded artifacts representing the Late Woodland Period ... Given the history of known pothunter activities in the area, the Site's public location ... and the general history of pot hunting activities in the Windsor, the ongoing integrity and security of the Site is considered to be at risk. Furthermore, given that no

other sites of this nature have been identified in the immediately surrounding area, and that the area itself is considered to be of low archaeological potential, the ... Site is considered to be of high cultural heritage value and interest as a potentially rare site type.

“These factors combined indicate that there are indeed numerous and urgent further archaeological concerns for this property.

“A Stage 3 Site Specific Assessment is being recommended for the ... Site *as soon as possible* to confirm the spatial extent of the Site, to evaluate the Site’s cultural heritage value and interest, to locate and identify related cultural features, and to formulate the appropriate Stage 4 mitigation strategy. This should involve the excavation of 1x1m test units at 5m intervals across the entire area, with the addition of 20% of the grid unit total focusing on areas of interest within the Site extent.

“The Stage 3 Assessment should be shortly thereafter followed by a Stage 4 Archaeological Site Mitigation in order to fully remove, document and analyze the ... Site, in order to preserve the archaeological data represented therein.”

The estimated cost for the Stage 3 assessment is \$23,128, with additional costs for Stage 4. Funding for these studies will need to come from sources other than the Windsor Heritage Committee operating funds. Stage 3 and Stage 4 work would be subject to future Council reports detailing the recommendations for these studies, and to identify future budget allocations to carry out the work if approved by City Council.

Recommendation:

Approve the proposed budget revision. Approve the expenditure of \$4,184 of Committee funds for archaeological study.



John R. Calhoun, AICP
Heritage Planner

Attachments:

- Memo from September 2012
- Windsor Heritage Committee operating fund, approved 2014 Budget
- Windsor Heritage Committee operating fund, proposed Revision to 2014 Budget



THE CORPORATION OF THE CITY OF WINDSOR

Memo

To: Windsor Heritage Committee
From: John R. Calhoun, Heritage Planner
Date: September 12, 2012
Subject: Archaeological Site - Request for Windsor Heritage Committee Funds

Background:

In September 2011, the Committee agenda included consideration of a grant of \$1500 for archaeological services (memo attached). Committee discussion determined that several steps were needed before initiating the funding. Instead of approving funding then, \$2000 was included in the 2012 budget request.

Discussion:

University of Windsor professor Rosemarie Denunzio, who is also a former member of the Windsor Heritage Committee, has proposed to do a Stage 1 and 2 study of the site. The cost for these phases would be \$7684, for study of the archaeological patterns in the vicinity and initial on-site work, and a report to the provincial Ministry of Tourism, Culture and Sport. The report would include recommendations for further study as appropriate.

The current request is for \$3500. The \$1500 above the approved budget item is available from other items that will not be needed this year.

Recommendation:

Approve the expenditure of \$3500 of Committee funds, to be included with other sources to fund the project.

John R. Calhoun, AICP
Heritage Planner

B. Budget Detail & Request

	2013 Budget	2013 Actuals YTD*	2014 Budget	\$ Budget Change Over PY	% Budget Change Over PY
Expenditures					
Operating & Maintenance Supplies		17		0	#DIV/0!
Other Miscellaneous Expenditures	7,800	665	7,800	0	0.0%
Purchased Services		3,236		0	#DIV/0!
Total Expenses	7,800	3,918	7,800	0	0.0%
Total Net	7,800	3,918	7,800	0	0.0%

Request From City of Windsor

	2013 Budget	2013 Actuals YTD*	2014 Budget	\$ Budget Change Over PY	% Budget Change Over PY
Request From City of Windsor Request	7,800		7,800	0	0.0%
Plaques for designated properties	750		750	0	0.0%
Special studies, including archaeology	2,500		1,300	(1,200)	(48.0%)
Ontario Heritage Conference – one staff and one Committee member attending	2,200		2,200	0	0.0%
Legal – filing designation by-laws on title	250		250	0	0.0%
Memberships, publications (Community Heritage Ontario)	100		100	0	0.0%
Update neighbourhood brochures	800		1,500	700	87.5%
Copies – building archives, special publications	150		150	0	0.0%
Clerk's expenses (parking passes, etc.)	50		50	0	0.0%
Doors Open	700		1,200	500	71.4%
Contingency	300		300	0	0.0%

* YTD Actuals as at [8/22/2013]

Windsor Heritage Committee Proposed Budget Revision, July 2014	2014 Budget Approved	2014 Actuals YTD (6/30)	2014 Budget Revised	\$ Budget Change	% Budget Change
Request From City of Windsor Request	7,800	2,714	7,800	0	0.0%
Plaques for designated properties	750	331	331	(419)	(55.9%)
Special studies, including archaeology	1,300	0	4,184	2,884	221.8%
Ontario Heritage Conference – one staff and one Committee member attending	2,200	2,175	2,200	0	0.0%
Legal – filing designation by-laws on title	250	109	250	0	0.0%
Memberships, publications (Community Heritage Ontario)	100	83	100	0	0.0%
Update neighbourhood brochures	1,500	0	485	(1,015)	(67.7%)
Copies – building archives, special publications	150	0	150	0	0.0%
Clerk's expenses (parking passes, etc.)	50	17	50	0	0.0%
Doors Open	1,200	0	0	(1,200)	(100.0%)
Contingency	300	0	50	(250)	(83.3%)

Heritage Conference May 23-25 Cornwall Ontario

Opening Address 26th Edition of Ontario Heritage Conference.

Richard Longley President ACO

- Buildings are symbols & containers of History
- Buildings are built to last
- What they were built for has evaporated
- New ideas need old buildings through adaptive reuse
- Not just protecting past but protecting future.

Keynote Address by Dr. Avi Friedman

General commentary about weather becoming worse, whole communities being wiped out. Two thirds of the world still without fresh water, cities and communities facing challenges with urban sprawl and the need for roads and infrastructure, increasing deforestation. We have to build them and service them. The mass public retiring and young are jobless. We need to create new wealth and maintain our lifestyle.

Rethinking our Operating system.

- We can no longer deprive future generations of their planet
- No one should be left behind
- Create self sustaining communities
- Work with each other and buy local.
- Cities of yesterday with large nucleolus
- Cities of today with broken hubs and sprawl.
- For many years developers have designed our cities. Time to stop and let planners start.
- Good cities should have paths for pedestrians/ cyclist, farms...etc.

Session (1) Accessibility in Historic buildings

Wayne Morgan

It is time to adjust your attitude about accessibility. Start making heritage buildings accessible for everyone. We are not getting any younger, it may seem a long way away but accidents do happen to many of us. Some targeted issues are mobility, sight, hearing (smoke alarms) and others like claustrophobia etc. Technology has changed and wheel chairs are larger. Buildings should be equip with voice activated devices and electronic door openers. All building codes will be amended by 2015 to reflect new laws for accessibility. Heritage properties should have large section under Part 11 of OBC for compliance alternatives.

Jill Taylor

Our heritage buildings face huge challenges with accessibility. We have an ethical and social responsibility to make them accessible. Understanding the heritage Value of buildings should be the basis of our decision making. Trying to preserve the site and its surroundings is the biggest challenge.

Session (2) Heritage Properties, Real Estate and Insurance.

Jim Leonard Ontario Heritage trust

Part of designating heritage buildings across Ontario is protection of our "Cultural Heritage Value". Part of it is describing why it has value, identifying all attributes. There must be a review and alternative to demolition. Council should be giving grants and incentives to stop demolition. Designation is here to protect from signage, neglect, change of façade, encroachment etc. Three types of designation are individual properties, districts and communities.

Heritage Myths

- Someone else will tell me what I can do with my building. Not committee but council
- Only 100 year old buildings are designated. Wrong. Not all old buildings are heritage and not all heritage buildings are old.
- Cannot alter interior of building if designated. Only if it was asked to be included on Register, and only if it is affixed to building.
- Designated buildings are more expensive to maintain. Neglect is neglect new or old. Good maintenance means never having to restore.
- Designation only focuses on front façade. What is of cultural value and needs to be designated, even if the property is hidden from the road.
- Designated properties cannot be changed. New additions do not have to look old.
- Designation erodes property values. Only if the property is neglected.

Wayne Morgan

Insurance Bureau of Canada on the web. You should always shop around for heritage properties. Not all insurance companies insure heritage buildings. Reduce your risk by keeping your buildings up to date. Keep record and photos of your building. Buy enough insurance to cover your building. Buildings that have not been reassessed for a long time will have a shock when trying to sell to new person. Insurance will go up over time, and the new owner may not be willing to cover new cost. See attached.

Session (3) Cotton mill tour.

Robert Pelda

In past the mill employed 1500 people approximately 190 per shift men and women. The property occupied six city blocks. It was built with heavy timber frame construction and was heated with gas and gas lighting. They did all uniforms for WW1 US army. The first building was built in 1808. the floors were constructed with 4" thick Douglas fir to take the weight of the cotton bales and for fire. In 1882 Thomas Edison introduced and put incandescent lighting into the Weave Shed Building. It was the first building to run on electric lighting. The mill capacity was 700 looms. The entire basement was used for the dying of cotton and storage of bales. In 1918 they expanded and a huge warehouse was built. It has now been converted to condos. In 1990 the city of Cornwall took out some buildings to build "Cottonmill" Street complete with utilities and service. In 2010 a four storey wooden structure burnt to the ground. The entire site had to be remediated and all soil removed and replaced. They have spent 1.8 million on brownfield remediation in 2001 and 2 million in 2010, more still remain. The total grant from the town to date is 1.2 million. Some of the issues they have had to deal with in remediation was: coal storage,

underground storage tanks, asbestos, pigeon dung, soil, railway lines deposited as scenic. All soil from property line to property line removed and new material replaced. The original roof was made with tar and sand and the structure suffered huge damage. In ten years they would have spent 68 million to Restore and change through adaptive reuse.

Session (4) Initiatives to address Vacant Heritage Bldg.

Sally Coats

In 2013 the city of Ottawa created a bylaw to deal with vacant buildings including heritage buildings. Vacant building strategy was put in place to prevent buildings from becoming beyond repair and property standards to address "Demolition by Neglect". Their strategy was to enforce property standards By-law, create a new board-up by-law to paint wood to match building, enforce property maintenance by-law (grass cutting etc.), enforce Graffiti management by-law and sign by-law. The city required all vacant buildings to adhere to these bylaws and delinquent owners notified that if work was not done the city would do it and charge them. . The big question was how do you get the Federal government to maintain designated buildings.

Insurance and Heritage Properties

Will heritage designation make my property insurance premiums go up?

Your premiums should not go up as a result of a heritage designation. A variety of other reasons cause insurance companies to increase premiums for older buildings if there is a higher level of risk, such as services (out-dated wiring, old heating systems, etc.). In fact, some companies do not insure buildings over a certain age. Designation itself, however, does not place additional requirements on the insurer and therefore should not affect your premiums.

What happens if a building is destroyed by fire, or some other accident? Would it have to be rebuilt as it was?

The intent of designation is to preserve the historic, physical, contextual or other community heritage value of a property. If a building on a heritage property is completely or partially destroyed, the designation by-law does not oblige the owner to replicate any lost heritage attributes. A replacement building, for example, can be of a different design.

What if I want the original features of my property to be replicated in case of damage?

If this is what you want, make sure you're properly covered. Insurance coverage for this depends on the degree of risk you and your insurance company are prepared to share. The age, quality and condition of your building will affect what coverage is available and the premium charged.

"Replacement cost" coverage requires prior insurance appraisal of the building. It generally provides for the property to be repaired or replaced with like kind and quality up to the amount stated in the policy. If available, guaranteed replacement cost coverage can provide for replication of original historical detailing and other important features that have been lost or damaged – whether or not a property is designated. Some insurance companies even offer a special type of "by-law endorsement" coverage. If you have a designated property, it is advisable to share your designation by-law with your insurer in order to be certain that heritage attributes are properly covered by your policy.

You can also obtain coverage for "actual cash value" (ACV). The ACV is the calculated cost of replacing the property with something of like kind after taking depreciation into account. When you arrange the insurance, be sure to speak with your insurance representative about the basis of your claims settlement. It is important to understand what you can expect if the building were to be completely or partially destroyed by an insured peril.

As with any insurance plan, it's best to research the various insurance providers in order to find the most competitive rate and best service from your insurer.

If you have further questions, you can contact the Insurance Bureau of Canada Consumer Information Centre at 416-362-9528 or 1-800-387-2880 (Direct Lines) Consumer Officer(s) available Mon. to Fri. 8:00 am to 6:00 pm. Voice mail is available 24hr.

What is heritage designation?

Designation is a way for owners to express pride in the heritage value of their property, and for the community to protect and promote awareness of its local history. The Ontario Heritage Act enables municipalities to designate properties of cultural heritage value or interest through a by-law.

Designation can apply to individual properties or to a whole neighbourhood or district. If a property or district is designated, it gains public recognition as well as protection from demolition or unsympathetic alteration so that the heritage attributes of the property can be conserved.

If my property is designated, do I have to restore the property to its original design or appearance?

Heritage designation does not require you to restore your building to its original appearance. The designation by-law identifies the heritage attributes that are considered important, and council approval is required for changes that will affect those attributes.

If you want to restore any lost or missing features, you should discuss your project first with the Municipal Heritage Committee or appointed municipal staff person. They can best advise on the proposed work and its likely impact on your property – especially if this involves the removal of any important feature from a later period.

Do I need permission for general maintenance?

General maintenance work, such as repainting of exterior trim, replacement or repairs to an existing asphalt roof, or alterations and repairs to property features that are not covered by the designation by-law do not usually require *heritage* approvals. However, you may still need a *building* permit. Check with your local building department.

Who decides whether the work is acceptable or not?

Council is responsible for deciding on applications for a heritage permit, unless this power has been delegated to municipal staff. Normally the Municipal Heritage Committee will review applications for changes to the property and provides advice to staff and council. Staff and committee members can advise you on how to ensure that the changes you want to make won't detract from the property's heritage attributes.