

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
Wednesday, September 10, 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 July 9, 2014 (*previously distributed*)

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Richard Lachance, regarding *lte_m 5.1*

5. **BUSINESS ITEMS**

5.1 **Terrace, 811 Monmouth Road**

(File HER-10-2014) Consider request to demolish the detached garage; the property is listed on the Windsor Municipal Heritage Register. The report of the Heritage Planner dated August 21, 2014 entitled "811 Monmouth Road - Partial Demolition - Detached Garage" is *attached*.

5.2 **Windsor Heritage Committee Operating Fund Budget, 2015**

Consider request being forwarded for Council consideration, for a total of \$7,800. A memo from the Heritage Planner dated September 10, 2014 entitled "Windsor Heritage Committee Operating Fund -2015 Budget" is *attached*.

6. **COMMUNICATIONS AND ANNOUNCEMENTS**

6.1 **Doors Open 2014**

Event September 27-28, 2014

6.2 **WHC Appointments for the 2015-2018 Term**

Verbal update.

6.3 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

7. DATE OF NEXT MEETING

The next regular scheduled meeting will be held on November 12, 2014 at 5:30 o'clock p.m. in 400 City Hall Square East.

8. ADJOURNMENT

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 regional/ interconnected, mutually supportive, and focused on the brightest future we can create together."

LiveLink REPORT #: 17362	Report Date: August 21, 2014
Author's Name: John R. Calhoun	Date to Committee: September 10, 2014
Author's Phone: 519-255-6543 ext. 6179	Classification #:
Author's E-mail: jcalhoun@city.windsor.on.ca	

To: Windsor Heritage Committee

Subject: 811 Monmouth Road - Partial Demolition - Detached Garage
(File HER-10-2014)

City Wide: ___ Ward(s):

1. RECOMMENDATION:

THAT the proposed demolition of the detached garage on the property of 811 Monmouth Road (Plan 890 Part Lots 3 & 5) **BE GRANTED** under provisions for Register-listed properties according to Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

On August 21, 2014 the City of Windsor's Planning Department received a Heritage Alteration Permit application to demolish the detached garage located at 811 Monmouth Road. The property is listed (not designated) on the Heritage Register.

3. DISCUSSION:

Property Description:

The property is the south end unit of the four-unit Terrace building that extends to the southwest corner of Monmouth Road and Cataraqui Street, in the former town of Walkerville. The detached garage in question is accessed from the alley west of the residence.

The garage was constructed in 1967, and is approximately by 4.6 x 6.1 m (15 x 20 ft), accommodating one car and featuring a low slope roof with end gables. The garage is covered in pressed-wood siding.



The main residence was built in 1904 of red brick, and is two storeys tall. Its massing hides the garage from the street.

Proposal:

The request is to demolish the detached garage, to prepare the site for a larger garage.

Legal Provisions:

Exterior demolition on properties that are listed on the Register, but not designated, requires an owner to file a notice of intent at least 60 days prior to the work. During that time, the Council, after consulting with the Windsor Heritage Committee, may designate the property, or permit the demolition to occur.

The Register consists of a list of addresses, some with building or property names. Most that are listed but not designated include the entire property, in which heritage features are not differentiated between other features; such is the case with this property. The Register includes a provision that secondary buildings and structures less than forty years old at properties on the Register are not included in the Register unless otherwise stated, but this provision does not apply to this 47-year-old garage.

In contrast, designated properties on the list include a description of heritage features that are to be retained if there is a change on the property.

After consulting with the Windsor Heritage Committee, City Council may designate this listed property in order to prevent demolition, and to recognize specific heritage features. Another option would be to remove the property from the Register.

A statement of no objection to demolition does not imply approval or concurrence with the proposed uses or site plan. For this property, no heritage consideration would be required for the owner to construct a new garage. Staff will review the new garage design for conformance with the Walkerville Heritage Area.

Architectural/Heritage Considerations:

The facade of the main Monmouth Road will not be affected by this proposal. The garage to be demolished does not appear to have any significant heritage/architectural value or influence on the heritage features of the rest of the property.

Official Plan Policy:

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

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

4. RISK ANALYSIS:

There are no apparent risks attributed by demolishing the detached garage.

5. FINANCIAL MATTERS:

There is no cost to the City and no agreements are required.

6. CONSULTATIONS:

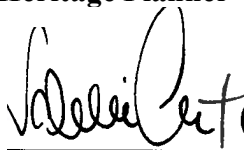
Contractor Richard Lachance met with the Heritage Planner on-site to discuss the proposal.

7. CONCLUSION:

For the property at 811 Monmouth Road, no heritage objections have been identified with the proposed demolition of the detached garage under Part IV of the Ontario Heritage Act. For this reason, there is no objection to the granting of the demolition permit.

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John R. Calhoun
Heritage Planner



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

Chief Administrative Officer

JRC/

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

NOTIFICATION:				
Name	Address	Email	Telephone	Fax
Richard Lachance nd Construction	3845 Longfellow Ave Windsor ON N9G 2B4	rgl0 l@hotmail.com	519-818-5136	
Sarah Barnard (Shapiro)	807 Argyle Rd Windsor ON N8Y 3K1		519-980-5543	