



WALKERVILLE

Heritage Conservation District Study

Prepared in accordance with the requirements of the
Ontario Heritage Act Section 40 Part V

Final Draft Report

January 2025



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City of Windsor

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Front Cover Images:

Cataraqui St.; Willistead Manor; Kildare Rd. Residence; 2024

Back Cover Image:

Devonshire Rd Semis; 2017

We acknowledge that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

Frequently Asked Questions

What is a Heritage Conservation District?

A heritage conservation district is an area of special character, combining older buildings and their settings that, together, make up a district that has an identifiably distinct “sense of place.” The heritage resources within a district can include a variety of things, including buildings, structures, cultural landscapes, and areas of archaeological potential. The *Ontario Heritage Act (OHA)*, specifically Part V, is legislation allowing heritage conservation district designation by identifying an area’s “heritage character” to better protect its heritage resources.



Figure 1: “A Walkerville Residence.” Source: Beam Suntory Archives

Why was Walkerville selected for study as a Heritage Conservation District?

Walkerville has long been an area of heritage interest for the City of Windsor. Previous studies and histories of Windsor have also identified Walkerville as a special place of historic significance. There was even a previous effort to designate the area as a heritage conservation district in the 1990s. With changes in planning and heritage legislation in Ontario, and with the adoption of the Walkerville Districting Plan, a heritage conservation district was identified as a logical next step to protect key heritage elements of the area as well as better manage change. This project focuses on the historic core of Walkerville,

with a particular emphasis on development completed by the time of amalgamation in the 1930s. The study area contains properties representing each phase of almost 175 years of development, many of which are worthy of *OHA* Section 29 Part IV (individual) designation.

What are the next steps, and how do I get involved?

This report will be submitted to the Heritage Committee and Council, and Council decides whether to proceed with the District Plan and Guidelines. If Council decides to proceed, then the Plan and Guidelines project will be developed. It is during the Plan and Guidelines phase that specific rules are put in place to conserve the identified heritage attributes of the area. Further public meetings will be held to discuss the draft Plan and Guidelines, and it will be posted on the City's website. You can also contact the City's Heritage Planner by phone at (519) 255-6543 x 6179.

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1. Executive Summary

Study Purpose

The City of Windsor recognizes the economic and social benefits of heritage conservation in enhancing local quality of life and attracting investment. An important initiative in this approach is to identify which parts of the municipality have a high concentration of heritage resources and to seek ways of conserving and enhancing these areas, for the benefit of all residents. City Council has already approved the designation of two Heritage Conservation Districts (Prado Place in 2005 and Sandwich in 2012) and has identified Walkerville as the next area to be examined for potential.

Across Ontario, one of the ways to conserve and enhance these areas is to designate them as a Heritage Conservation District. Using the legislation provided in Part V of the *Ontario Heritage Act*, a municipality can control change in ways that conserves the area's heritage values and attributes while encouraging compatible development.

Study Method

Dr. Marcus R. Letourneau and Dr. Carl Bray were retained in September 2023 to assist City Staff with the process of developing a heritage conservation district study. To address the required provincial scope, the following work plan was developed jointly between City Staff and the supporting consultants. The detailed workplan has been attached as Appendix A.

Building on the requirements of both the *OHA* and the City of Windsor, this Study consists of the following components:

- an analysis of the current planning policy framework (with recommendations for amendments where necessary) and of the municipality's capacity to manage Heritage Conservation Districts
- a historical overview of the area's development;
- an inventory and evaluation of heritage resources (i.e. all properties within the study area, including buildings, streetscapes, landmarks and open spaces), to be found in the appendices;
- an evaluation of the cultural heritage value and significance based upon of these inventories as potential contributors to the area's character.
- involvement of the public including public meetings and consultations with elected officials and property owners; and
- a rationale for designation, recommended tools, recommended objectives for a potential HCD, and a proposed district boundary.

Conclusions and Recommendations

Based on the analysis within this report, it is the professional opinion of the authors that the study area, upon review and examination, does meet both the Province's and City of Windsor's criteria to become a heritage conservation district. However, as discussed above in Section 9, it is also the authors' professional opinion that a scoped study area be recommended, as shown in the recommended boundary.

1 Recommendation 1:

That it be recommended that City of Windsor Council proceed with the Plan and Guidelines Phase for the Walkerville Heritage Conservation District.

2 Recommendation 2:

That the boundary identified in Figure 43 be recommended to Council as the boundary for the Walkerville Heritage Conservation District.

3 Recommendation 3:

That the recommended policy and process changes identified within Appendix C of this report be adopted and implemented.

4 Recommendation 4:

That the properties identified in Appendix E be subject to further analysis to confirm their eligibility for individual property designation under Section 29 Part IV of the OHA.

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Recommendation 5:

That the objectives of the Walkerville Heritage Conservation District Study be adopted and inform the creation of the Walkerville Heritage Conservation District Plan and Guidelines.

Objectives of the Heritage Conservation District Plan

The Walkerville Heritage Conservation District Plan and Guidelines will provide a framework that will:

- 1) Ensure the conservation and protection of identified built heritage resources and cultural heritage landscapes within the Walkerville Heritage Conservation District.
- 2) Address the ongoing maintenance, sensitive enhancement, and/or adaptive re-use of existing heritage resources.
- 3) Provide policies and guidelines that ensure that site alteration and development, including infill and public works, support the existing character, as defined within this Study, of the district and sub-areas within the district.
- 4) Provide a transparent and effective process for heritage approvals and enforcement within the district to the benefit of both community members and City Staff.
- 5) To interpret and celebrate Walkerville's unique story within the City of Windsor.

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Recommendation 6:

That the SCHVIs for the Walkerville Heritage Conservation District [as found in Chapter 10 of this report] be adopted and inform the creation of the Walkerville heritage Conservation District Plan and Guidelines.

2. Introduction to the HCD Process

The City of Windsor recognizes the economic and social benefits of heritage conservation in enhancing local quality of life and attracting investment. An important initiative in this approach is to identify which areas within the municipality have a high concentration of heritage resources and to seek ways of conserving and enhancing these areas for the benefit of all residents. City Council has already approved the designation of two Heritage Conservation Districts (Prado Place in 2005 and Sandwich in 2012) and has identified Walkerville as the next area to be examined for potential.

What is a HCD?

A heritage conservation district (HCD) is a distinctive setting that has significant historical and cultural value. Its special character is often a function of the age, concentration and architecture of its structures, as well as its pattern and type of development, and its history of its occupation. The boundaries may be sharply defined, as along a waterfront, or blurry, as in mixed use areas. The Provincial Ministry of Citizenship and Multiculturalism (MCM), one of the primary provincial ministries responsible for heritage planning, defines districts broadly, from a group of buildings to entire settlements. The key is that the defined area has “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings” (Ontario Heritage Tool Kit, Heritage Conservation Districts, p. 5).

The Tool Kit (op. cit., p. 10) goes on to describe the common characteristics of heritage districts. They are:

- “A concentration of heritage resources” (buildings, sites, structures, landscapes, archaeological sites) that have some common link for reasons of use, aesthetics, socio-cultural or historical association;
- “A framework of structured elements” that provide edges, such as major routes, shorelines, landforms, or land uses;
- “A sense of visual coherence” that is expressed in built form or streetscapes; and
- “A distinctiveness,” whether tangible or not, that makes the district recognizably different from its surroundings.

Heritage districts are not new: they have been widely used in Britain and Europe since the end of the Second World War, in the United States since the 1930s, and in Canada since the 1970s. They have proven to be effective ways of conserving and enhancing special places while supporting the everyday lives of residents and visitors.

Purpose of District Designation

The “sense of place” generated within Walkerville is determined by the experience of being in and around its physical setting, that is, the buildings and streetscapes that make up the study area. These “heritage resources,” to use the term found in provincial planning and heritage legislation, are irreplaceable and deserve good stewardship. Designation is a means by which local owners, tenants and residents can express pride in their property and in the area as a whole: it is also a way of promoting public appreciation of local history and ensuring that change is managed in a way that the heritage values of the neighbourhood are conserved.

Changes brought about by urban intensification, as well as neglect or natural disaster, can threaten these settings and erode local identity. In response to these issues, heritage conservation district designation is a highly effective heritage planning tool available to Ontario municipalities. While the *Planning Act* addresses most of the land development issues, it makes little reference to matters of community identity and heritage. This is especially the case with some of the recent changes to the planning framework in Ontario. Designation of a district under Part V of the *OHA* is an effective means by which a municipality puts in place tools, policies, guidelines, and fills the policy gap left by the *Planning Act*.

Heritage Conservation District designation is not meant, as the term may imply, to prevent change. The focus of district designation is ‘change management.’ Change is inevitable. A Heritage Conservation District planning process helps decision makers plan in a way that protects local values. Change in any neighbourhood can be the result of conscious decision-making, in the case of renovation or new development, or inaction, in the case of demolition by neglect. Neighbourhoods can change for the worse, sometimes before people

realize it is too late. For example, a “tipping point” has been reached, and the area’s “carrying capacity” has been exceeded. A heritage district designation can help identify these critical thresholds. At the very least, designation can identify the types of changes that are desirable for conserving and enhancing local character, and those that are not. Property owners get the information they need to make informed choices for improvements, and the municipality gets the guidelines and



Figure 2: Streetscape in Walkerville, 2024

legislative mandate to regulate changes. In practice, change management in a heritage conservation district is seldom imposed from above but, rather, involves an ongoing discussion between property owners and municipal staff/heritage advisory committee members, based on policies and guidelines found in the heritage conservation district plan, as to what the best course of action will be. Through public engagement processes, the City of Windsor has received public support for designation of a heritage district in Walkerville, but some people expressed concerns. Common concerns are the degree of regulation imposed by designation (e.g., “Will the City of Windsor control what colour I can

paint my house?”). In addition, there is a resourcing concern that the city may not be able to manage a heritage conservation district once it is designated. The study phase of this process does not deal with the actual regulations on property alterations – these come in the next phase, the heritage conservation district plan – but it does comment on the municipality’s current regulatory process and makes recommendations for improvement. The degree and type of regulation is something a heritage conservation district plan can address and would be open to further discussion.

Reasons Walkerville is being considered for District Designation

Walkerville is an area rich in heritage resources, best known for its distinct character and its association with the community’s founder, Hiram Walker. In its earlier history, Indigenous peoples had inhabited at least areas of Walkerville located closer to the Detroit River. Later, Europeans also settled in the area until the mid-1850s, when Walker – an American businessman – bought farm parcels that would form Walkerville.



Figure 3: Old Post Office in Walkerville, 2024

By 1858, Hiram Walker relocated his distillery from Detroit to Canada. The settlement grew as he introduced ferry services, rail lines, and street railways, which spurred the growth of the distillery village further into a town with diversified businesses well-connected with multiple transportation systems. At the same time, Walker (and later his sons) directed the orderly development of residential uses (segregated from

the industrial uses), ranging from early employee cottages to executive mansions. The Walker family, both directly and through their business interests, provided civic and public amenities such as streetlamps, sidewalks, fire protection, schools and churches. This unique history and identity continued to lead the character of development past the Walker family era, and remains evident in the architecture, streets and spaces of Walkerville to this day.

The Study Area for this project can be understood as the area of Windsor bounded by the Detroit River, Walker Road, Ottawa Street, and the laneway between Lincoln Road and Gladstone Avenue (except for those properties on Wyandotte Street where the limit extends to Gladstone proper). The initial study area is larger than the existing Heritage Area as it is identified within the Official Plan (shown in Figure 4). Figure 5 shows the precise boundary of the Study Area, along with the boundary of the heritage area. Figure 6 shows the location of the Study Area in relation to the city in its entirety. The area can be divided into several distinct nodes, including an industrial area along the Detroit River and abutting Walker Road north of Wyandotte Street, a commercial core centred on Wyandotte with additional commercial areas along Walker Road and Ottawa Street, a predominantly residential area with some key institutions (including churches, schools and Willistead Manor with the surrounding park) south of Wyandotte Street stretching almost to Ottawa Street, bounded by Ottawa and Lincoln. A small residential area exists north of Wyandotte east of Kildare Road.

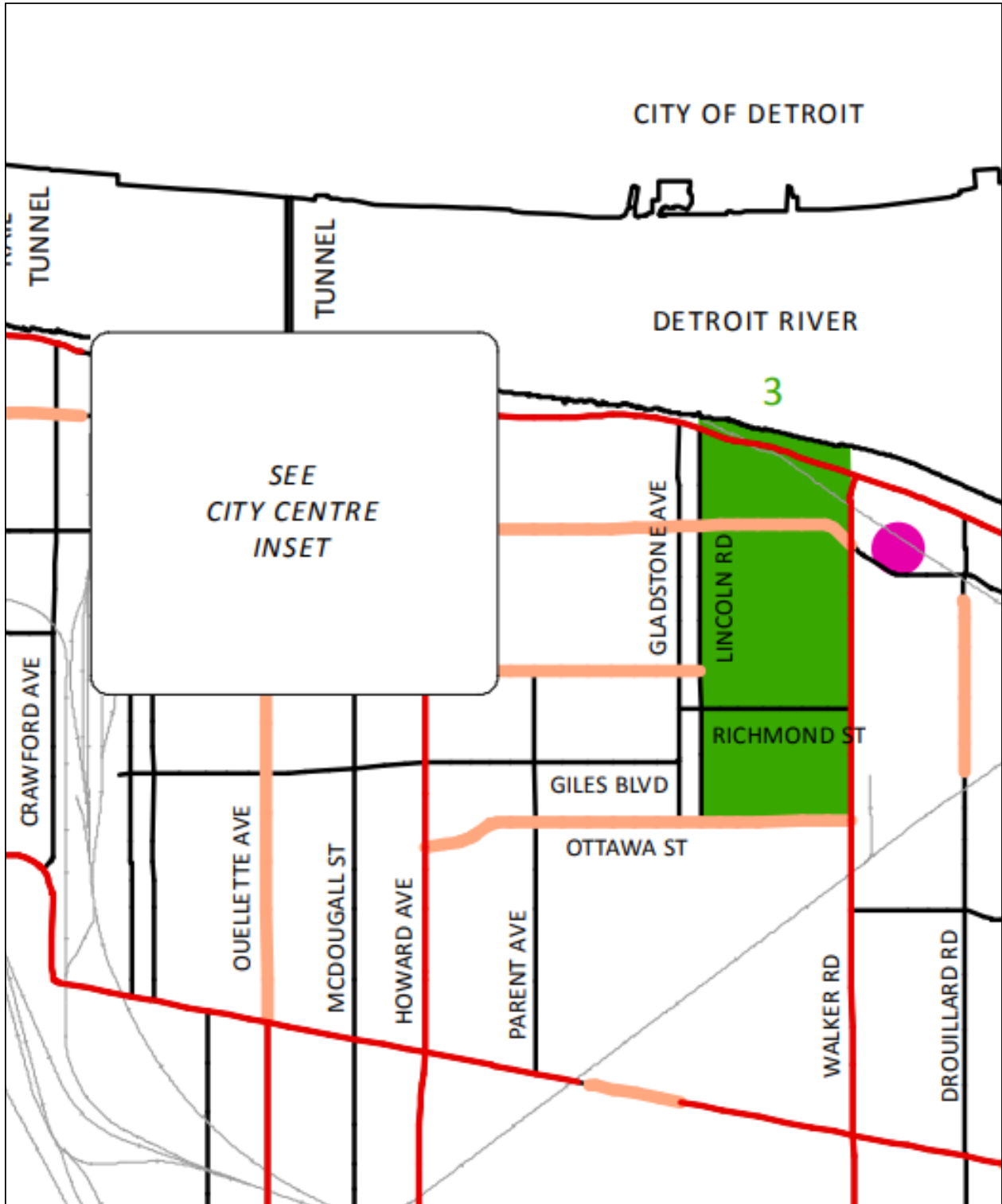


Figure 4: Existing Walkerville Heritage Area as identified within the City of Windsor Official Plan

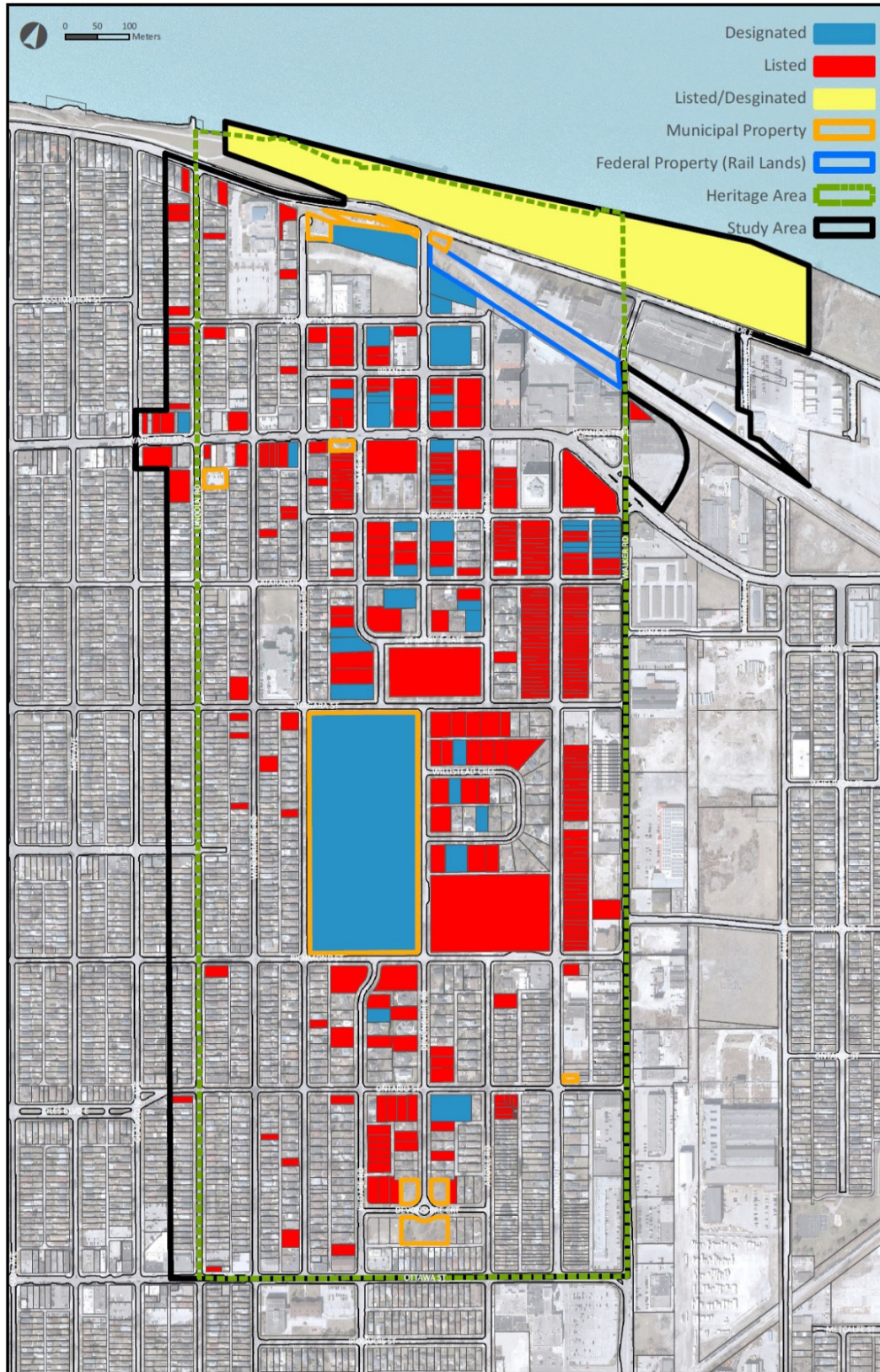


Figure 5: Map showing the Study Boundary, the Heritage Area Boundary, and existing Section 27 Part IV 'Listed' OHA Properties (red) and Section 29 Part IV Designated OHA Properties (Blue). City of Windsor

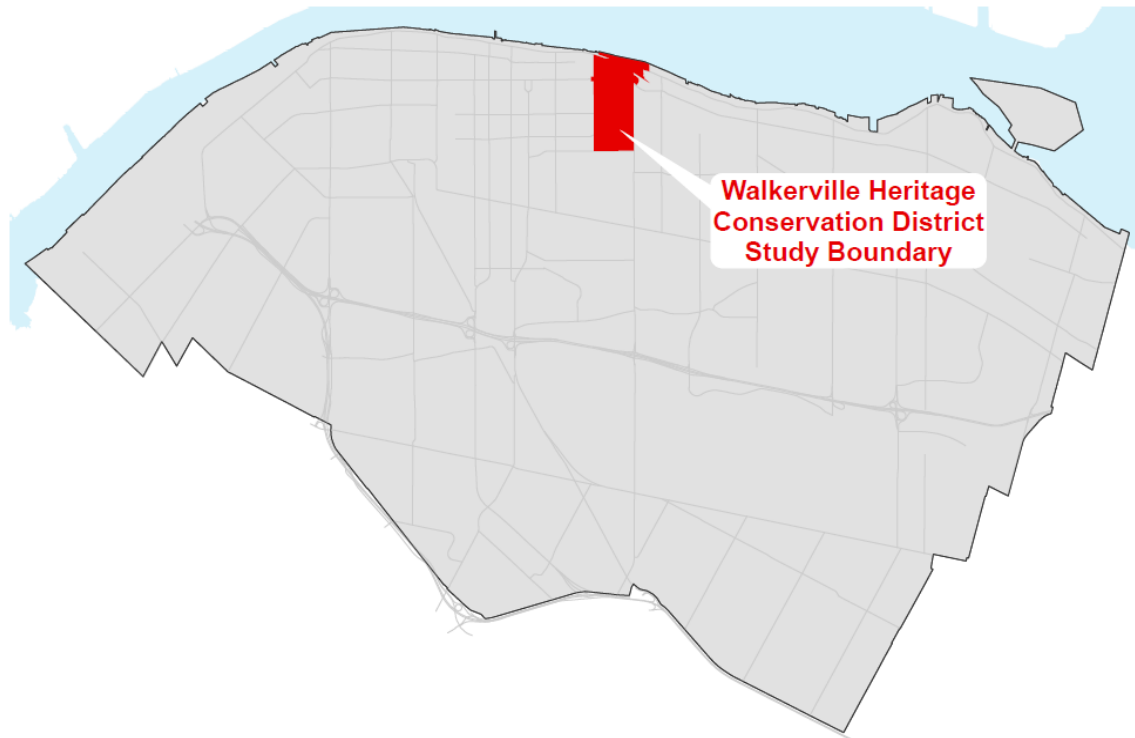


Figure 6: Map showing the Study Area within the City of Windsor. City of Windsor

The City of Windsor has undertaken many projects to recognize the unique history and character of Walkerville. These include (but are not limited to):

1984/1985	Walkerville Community Improvement Plan
1997	Walkerville HCD Study
2010	ZBL Amendment to prevent front yard parking
2013	Walkerville Survey Monkey
2014	Wyandotte Street East Streetscape Improvements
2016	Devonshire Streetscape Improvements
2019-2022	Walkerville Districting Plan
2022	Multi-Residential Interim Control By-law and Intensification Guidelines
2022	Main Streets CIP Guidelines (applicable in Walkerville BIAs)
Ongoing	Active Transportation Master Plan

While a previous HCD study was completed in 1997, the Council of the time chose not to pursue district designation as there was a lack of public consultation. However, as noted, Walkerville is identified as a Heritage Area in the City’s Official Plan, and there currently are specific requirements that govern *Planning Act*-related changes in the area. The City of Windsor also has continued to actively designate (Section 29) and List (Section 27) properties under the *OHA*, and the project study area contains many properties on the City of Windsor’s current Heritage Register. (It should be noted these will not all necessarily be included in the final boundary.) These include:

Number of Properties (parcels) in Study Area	1362
Part IV Designations	52
Heritage Register Listed Properties	292
Total Count of Heritage Register Properties (Part IV + Listed)	344
Percentage Heritage Register Properties in Study Area	25.26%
Number of similar type Monmouth Row-house Properties	111

Figure 5 illustrates the current properties protected under Section 27 and 29 of Part IV of the *OHA*.

Since 1997, there have been many changes to the *OHA* and other provincial legislation for protecting heritage resources. These changes mean that the requirements for both heritage conservation district studies and plans have become more rigorous and standardized. It has also meant that previous work must be re-examined to ensure that it meets current requirements. One of the most significant of the recent changes was Bill 23, the *More Homes Built Faster Act 2022*, which received Royal Assent on 28 November 2022. Starting on 1 January 2023, properties “listed” (added via Section 27) on Municipal Heritage Registers must either be designated under Part IV or V of the *OHA* or they will automatically be delisted as of 1 January 2025. This timeline was amended by Bill 200 to 1 January 2027. A delisted property cannot be relisted for five years. Since the passing of Bill 23, the Ministry of Citizenship and Multiculturalism provided to municipal heritage planners guidance indicating:

- A delisted property can still be designated under Part IV or Part V of the *OHA* if it is consistent the requirements of the *OHA*, and
- There is no standardized/prescribed way of identifying how a potential HCD meets the 25% threshold beyond the criteria identified within O.Reg 9/06.

Nevertheless, these changes were not the only reason for consideration of a HCD; prior to Bill 108, the *More Homes, More Choice Act 2019*, Windsor City Council directed staff to initiate a new Walkerville Heritage Conservation District Study in July 2019 (through Council Resolution CR-334/2019 from Reports SCM 205/2019 & S 102/2019 made in response to Council Question CQ-1-2019). Media coverage from 2019 also identifies a community interest in the concept.¹ Further, changes to the *Planning Act* now permit three as-of-right residential units (3 dwelling units) per property, necessitating the need for careful planning on how best to integrate these units into existing properties.

1 Cross, B. (2019, June 11). Lots of support for designating Walkerville a heritage conservation district, Holt says. *Windsor Star*. <https://windsorstar.com/news/local-news/lots-of-support-for-designating-walkerville-a-heritage-conservation-district-holt-says>



WALKERVILLE

A HERITAGE CONSERVATION DISTRICT
BACKGROUND STUDY AND PROPOSAL

FINAL DRAFT

PREPARED BY
CITY OF WINDSOR PLANNING DEPARTMENT
WITH ASSISTANCE FROM
THE WINDSOR ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE,
THE WALKERVILLE CITIZENS ADVISORY COMMITTEE
AND THE ARCHITECTURAL CONSERVANCY OF
ONTARIO - WINDSOR REGION BRANCH

May 27, 1997

Figure 7: The 1997 Walkerville Heritage Conservation Background Study and Proposal (City of Windsor)

As part of City of Windsor Staff report C 88/2022 recommending approval of the Walkerville Districting Study, there is a clear intent to undertake a HCD study. As the report states:

As part of the larger picture for the continued development and protection of the Walkerville area, City Council received report (S 102/2019) on the benefits and process to designating Walkerville a Heritage Conservation District (HCD) under the *OHA*. A HCD designation enables more protection for heritage resources; improves the quality of life; protects the sense of place; enhances cultural and economic vitality; and contributes to cultural tourism. Council directed Administration to proceed with the implementation of the Walkerville HCD Study (CR 334/2019). Subsequently, to reduce confusion and doubling of efforts for overlapping components,

Administration informed Council that the HCD Study would commence after completion of the Walkerville Districting Plan. Council also approved available funding for the HCD Study (CR 32/2021). The Walkerville Theming and Districting Plan outlines a vision for the surrounding area. It is a guide to help direct the future vision of Walkerville and will be taken into consideration during the development of the HCD. The HCD will further the objectives of the theming plan by developing design guidelines for new construction, infill development, and design requirements for public realm infrastructure elements.²

As per this report, the intent of the HCD Study is to build on the work already completed by the city as part of the previous HCD initiative and the Districting Study while ensuring it meets current legislative requirements.

Lastly, Windsor is in a period of economic revitalization, with major projects such as the Gordie Howe Bridge, a potential new hospital, and new industrial development. As the *Globe and Mail* has noted, Windsor currently has one of the greatest concentrations of mega-spending in Canada).³ The City Council is currently exploring diverse ways to revitalize its downtown. Walkerville itself is seeing redevelopment with potential infill projects within the Distillery area as well as on several parcels on Wyandotte Street and along Walker Road. The Walkerville Districting Study specifically identified several areas for infill and opportunities for public realm enhancement (Figure 8). What the Walkerville Districting Study did not address was a November 2023 announcement that the city's Via Station, which sits on the border of the district, will become a hub for a new Toronto to Chicago rail service, which could also drive development (and redevelopment) to the area.⁴

An equally important purpose of this project is capacity building. Unlike many HCD Studies that are either solely staff or consultant-driven, this project has been specifically designed

2 City of Windsor. (2022, July 25). *Walkerville Districting final Council package*. https://www.city-windsor.ca/Documents/residents/planning/plans-and-community-information/major-projects/theme-districting/Walkerville%20Districting%20Final%20Council%20Package-%20July%2025_2022.pdf

3 Kirby, J. (2024, January 19). Still bearing scars of recessions past, Windsor is on the verge of a billion-dollar revitalization. *The Globe and Mail*. <https://www.theglobeandmail.com/business/article-windsor-economy-recession-ev-manufacturing/>

4 Campbell, T. (2023, November 10). Windsor stop part of proposed Toronto-Chicago passenger train route. *Windsor Star*. <https://windsorstar.com/news/local-news/windsor-stop-part-of-proposed-toronto-chicago-passenger-train-route>

as a joint effort between the City of Windsor and Drs. Letourneau and Bray. The intent is to provide external support and valuable training for City of Windsor staff and volunteers to enhance their ability to undertake further inventories of other parts of the City of Windsor.

Study Content and Scope

The scope of heritage conservation district studies is prescribed by the Government of Ontario. To meet the minimum requirements of the *OHA*, under *OHA* Section 40 Part V, a Heritage Conservation District Study must include the following information:

Scope of study

40(2) A study under subsection (1) shall,

(a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;

(b) examine and make recommendations as to the geographic boundaries of the area to be designated;

(c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;

(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.



Figure 8: Identified Infill Areas within Walkerville by the Districting Plan City of Windsor. (n.d.). *Walkerville Districting: Walkerville Theming and Districting Plan*. <https://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Major-Projects/theme-districting/Pages/Walkerville-Districting.aspx>

In December 2022, the province also revised the requirements of *Ontario Regulation 9/06* to include specific criteria for the inclusion of properties within a heritage conservation district. 25% of all properties within a HCD must meet TWO of the following criteria:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

The City of Windsor also has its own policies in relation to HCDs. As outlined within the City's Official Plan:

Heritage Conservation District Criteria

9.3.3.3 Council will require each designated Heritage Conservation District to meet one or more of the following criteria:

(a) The area will be comprised of buildings, structures, or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2⁵; and

(b) The area may also include other buildings, structures, sites, or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.

⁵ This policy states: *Heritage Property Designation Criteria* 9.3.3.2 In order to be considered for designation under the OHA, the property needs to meet the requirements set out in Ontario Regulation 9/06.

Dr. Marcus R. Letourneau and Dr. Carl Bray were retained in September 2023 to assist with the process of developing a heritage conservation district study. To address the required provincial scope, the following work plan was developed jointly between City Staff and the supporting consultants. The detailed workplan has been attached as Appendix A.

Building on the requirements of both the *OHA* and the City of Windsor, this Study consists of the following components:

- an analysis of the current planning policy framework (with recommendations for amendments where necessary) and of the municipality's capacity to manage Heritage Conservation Districts
- a historical overview of the area's development;
- an inventory and evaluation of heritage resources (i.e. all properties within the study area, including buildings, streetscapes, landmarks and open spaces), to be found in the appendices;
- an evaluation of the cultural heritage value and significance based upon of these inventories as potential contributors to the area's character.
- involvement of the public including public meetings and consultations with elected officials and property owners; and
- a rationale for designation, recommended tools, recommended objectives for a potential HCD, and a proposed district boundary.

Range of heritage resources studied

It is important to note that the intent of a heritage conservation district designation is to recognize an area as having greater cultural heritage value than the sum of its parts. Rather than assembling a collection of individually significant properties and drawing a boundary around them, a district can – and should – recognize the contribution of both the vernacular and the grand. While the current requirements under the *OHA* and Ontario Regulation 9/06 place an emphasis on individual structures by requiring a prescribed number of properties meet the provincial criteria, the scope of a HCD Study can also include: cultural heritage landscapes, archaeological sites, and associative values that may not have material manifestations (such as sites of important past events, or types of traditional activities). At a more fundamental level, international, federal, and provincial best practices in conservation now address both material and intangible values. In other words, the physical setting is seen not only as a valuable artifact but also as a container for culture and a repository of the meanings and values that people have for the places in which they live.

3. Planning Legislation and Policy Context

Introduction

Cultural heritage is a matter of federal, provincial, and Indigenous interest. The Province of Ontario has a long history of legislatively protecting heritage resources dating to *The Archaeological and Historic Sites Protection Act* (1953). The 1970 *City of Kingston Act*, a Private Members Bill, gave the City of Kingston, the first as a municipality, the ability to protect built heritage resources. In 1980, the first two HCDs in Ontario were passed in the City of Mississauga and Pittsburgh Township (now amalgamated with the City of Kingston). Today there are more than 140 HCDs in Ontario.⁶ The City of Windsor has a long history of protecting its heritage resources, exemplified by the work of Windsor staff such as Evelyn Grey McLean, who served from 1989 to 1997 as the City’s heritage planner (one of the first at a municipality in Ontario); the City’s long standing municipal heritage committee; and, the ongoing work of ACO’s (Architectural Conservancy of Ontario) Windsor branch. The City of Windsor has formally designed many of its heritage resources, such as Mackenzie Hall National Historic Site of Canada, which was designated under the *OHA* in 1978 and the Francis Baby House, which was designated in 1979.⁷ The City of Windsor has also established two heritage conservation districts to date: the Sandwich Heritage Conservation District (2012) and Prado Place Heritage Conservation District (2005).

Despite the robust framework that the City of Windsor has created for managing heritage resources, there have been many rapid changes to Ontario’s planning regime since 2019. In the words of the Toronto law firm, Aird and Berlis, on the most recent changes:

Since 2021, there have been no less than 10 bills brought forward by the Province of Ontario (the “**Province**”) addressing matters of land use planning, development and municipal regulatory powers. Review the names of these bills and you will pick up on the Province’s theme: *More Homes for Everyone Act, 2022* (Bill 109), *More Homes Built Faster Act, 2022* (Bill 23), *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97), *Affordable Homes and Good Jobs Act, 2023* (Bill 134) and, most recently, the *Get It Done Act, 2024* (Bill 162).

To the foregoing we can now add the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), which was presented to the Legislative Assembly of Ontario for first reading on April 10, 2024. That same day, the Province also released for further public comment an updated draft of a new Provincial Planning Statement (PPS) 2024 – one that is proposed to replace both the existing PPS 2020 and the

⁶ Schneider, D. (2023, November 8). *Heritage Conservation Districts and Bill 23 - Part Two*. Heritage Resources Centre, University of Waterloo. <https://uwaterloo.ca/heritage-resources-centre/blog/heritage-conservation-districts-and-bill-23-part-two>

⁷ CBC. (2020, December 24). *Windsor’s first heritage planner dies of COVID-19 at 89*. <https://www.cbc.ca/news/canada/windsor/evelyn-grey-mclean-windsor-covid19-1.5854397>; Kotsis, J. (2020, December 25). Evelyn McLean remembered as “first lady of heritage” in Windsor. *Windsor Star*. <https://windsorstar.com/news/local-news/evelyn-mclean-remembered-as-heritage-advocate>



Figure 9: Willistead Park, 2024

Growth Plan for the Greater Golden Horseshoe, the latter of which has stood as a separate provincial plan applicable to a significant portion of southern Ontario since 2006.

What we have learned over the last three years of fast-paced legislative changes is to expect change. Clear examples of this lesson were provided in two other bills not included in the above-noted list, those being the Greenbelt Statute Law Amendment Act, 2023 (Bill 136) and the Planning Statute Law Amendment Act, 2023 (Bill 150), both of which retroactively reversed decisions of the Ontario Ministry of Municipal Affairs and Housing within a year of those decisions being rendered. In a context where land use law and policy can move both forwards and backwards, it is difficult to “plan” for anything.⁸

Since this HCD study report was written in April 2024, at the time of writing, the province passed Bill 200 (Homeowner Protection Act, 2024), which has extended the timeline for addressing Section 27 Part IV “Listed” OHA Properties to 1 January 2027.

Overall, this has placed a greater onus on municipalities to ensure that they are consistent with, conform or comply with the applicable frameworks. This has been challenging for many municipalities, and the Auditor General for Ontario in 2021 noted that these rapid changes impacting on planning processes.⁹ Nevertheless, municipalities must still ensure they are meeting the current requirements. In many cases, this is requiring a greater level

⁸ Dean, L., Mares, N., Fraser, J.C.M., Everton, A., Helfand, M., Halinksi, T., & Harrington, P. (2024, April 12). *First reading of Bill 185 and the draft 2024 Provincial Planning Statement: A summary of municipal and land use planning implications*. Aird Berlis. <https://www.airdberlis.com/insights/publications/publication/first-reading-of-bill-185-and-the-draft-2024-provincial-planning-statement>

⁹ Office of the Auditor General of Ontario. (2021). *Value-for-money audit: Land-use planning in the Greater Golden Horseshoe*. https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21.pdf

of rigour and analysis be undertaken, including to support the establishment of a new heritage conservation district. In support of this analysis, other tools available under the Planning Act for the conservation of heritage resources have been included in this report. Existing City of Windsor processes and policies have also been examined in this study and general recommendations have been provided. Appendix B contains the detailed list of applicable municipal policies. Appendix C contains recommendations for any changes.

Provincial Framework and Processes

The following provides a brief overview of the key applicable provincial legislation and policies as they apply to heritage conservation districts. It should be noted that the below does not cover all legislation associated with cultural heritage. Since 2002, there have also been many changes in provincial legislation to reinforce the values-based approach to heritage conservation, including 2002 changes to the *Government Efficiency Act*, and many changes to the *OHA*. The purpose of this change was to shift away from the traditional architecture-based models of many heritage programs and embrace a more holistic definition of cultural heritage.

The Municipal Act

The *Municipal Act* authorizes municipalities to pass by-laws, including by-laws relating to cultural heritage (Section 11 (3) 5.). This is with the understanding that any by-law passed by the municipality cannot be used to frustrate the purpose of any other Act or approval process. As Section 14 (2) states:

14. (1) A by-law is without effect to the extent of any conflict with,
 - (a) a provincial or federal Act or a regulation made under such an Act; or
 - (b) an instrument of a legislative nature, including an order, licence, or approval, made or issued under a provincial or federal Act or regulation.
2001, c. 25, s. 14.

This is a key policy for the development of Heritage Conservation District Studies and Plans. It reinforces the importance of ensuring that the focus of a heritage conservation district process is the conservation of cultural heritage values and heritage attributes rather than other matters addressed by other legislation and processes. Put another way, a heritage conservation district process cannot be used to address matters best left to other legislation, such as *Planning Act* or *Environmental Assessment Act* processes. It cannot legislate land use and should not be used to oppose land use planning decisions.

The *Municipal Act* also enables a municipality to establish a program to provide tax incentives for an eligible heritage property (Section 365.2 (1)). This is an important enabling tool for municipalities to develop incentives as part of an overall heritage conservation program.

The Ontario Heritage Act (OHA)

The purpose of the *OHA* is the *conservation, protection, and preservation of Ontario's Heritage*. As noted in a 1982 Supreme Court decision:

The *OHA* was enacted to provide for the conservation, protection and preservation of the heritage of Ontario. There is no doubt that the Act provides the Legislature intended that municipalities, acting under the provisions of the Act, should have wide powers to interfere with individual property rights. It is equally evident, however, that the Legislature recognized that the preservation of Ontario's heritage

should be accomplished at the cost of the community at large, not at the cost of the individual property owner, and certainly not in total disregard of the property owner's rights.

St. Peter's Evangelical Lutheran Church v. Ottawa, [1982] 2 S.C.R. 616, File No.: 16445

This was echoed in a 2007 Ontario Court decision:

"[23] Requiring the consent of the owner is not consistent with an overall reading of the Act or its purpose. Indeed, the Act contemplates notice to the owner, objections, and a hearing process.

[24] The object of the Act is the conservation and protection of the heritage of Ontario. This may interfere with individual property rights. Accordingly, in requiring the consent of the owner as a pre-condition to designation, the Town placed an unreasonable obstacle on its own discretionary powers thereby fettering its discretion and aborting the process intended by the Act."

Tremblay v. Lakeshore (Town), 2003 (Division Court)

The *OHA* focuses on individual properties, heritage conservation districts, and archaeological resources. It also identifies appeal processes and provisions for enforcement. It provides a variety of tools for the protection of heritage resources, including:

- Ontario Heritage Trust Heritage easements (Section 10 Part II);
- Listing a property on a municipal heritage (Section 27 Part IV);
- Municipal Designation of an individual property (Section 29 Part IV);
- Provincial Designation of an individual property (Section 34.5 Part IV);
- Municipal or third-party easement (Section 37 Part IV);
- Designation of a HCD (Part V); and
- Designation of a property for archaeological significance (Section 52 Part VI)

Part IV of the *OHA* identifies what steps must be taken, and outlines the basic information required for both a HCD Study and Plan. To meet the minimum requirements of the *OHA*, under *OHA* Section 40, a Heritage Conservation District Study must include the following information:

Scope of study

40(2) A study under subsection (1) shall,

(a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;

(b) examine and make recommendations as to the geographic boundaries of the area to be designated;

(c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;

(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.

In December 2022, the province also revised the requirements of Ontario Regulation 9/06 to include specific criteria for the inclusion of properties within a heritage conservation district. 25% of all properties within a heritage conservation district must meet TWO of the following criteria:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

The requirement of one statutory public meeting must also be satisfied before a HCD may be designated (*OHA*, Section 41.1(6)). However, this requirement represents the legislative minimum, and many HCD projects include meetings at both the Study and Plan Phases. For example, for this phase of this project, two public meetings have been held, the results of which are discussed in Section 5 of this report.

Like Heritage Conservation District Studies, the *OHA* also mandates what is required for the content of a Heritage Conservation District Plan under Section 41(1). This includes the following:

- (5) A heritage conservation district plan shall include,
 - (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;

(b) a statement explaining the cultural heritage value or interest of the heritage conservation district;

(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;

(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and

(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

In general, a property that is individually designated (pursuant to Part IV, Section 29 of the *OHA*) may be included within a HCD. The policies of the HCD Plan would prevail with respect to alterations or interventions on the exterior of the property; interior alterations or interventions, if applicable, would remain under the authority of the individual designation.

The *OHA* also includes clear requirements for consistency and addresses conflict between a HCD Plan and other municipal documents:

Consistency with heritage conservation district plan

41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.

Conflict

(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the HCD plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.

No property owner located within a HCD may alter or permit alterations of any part of the property (excluding interior alterations or any identified works as stated within a HCD plan), without obtaining the necessary permissions from the municipality. As stated in the *OHA*:

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

2. Erect any building, structure on the property, or permit the erection of such a building or structure.

3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property. 2005, c. 6, s. 32 (1); 2019, c. 9, Sched. 11, s. 19 (1); 2022, c. 21, Sched. 6, s. 7 (1).

Exception

(2) Despite subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations or classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1). 2005, c. 6, s. 32 (1).

For those works which require municipal review and approval, Regulation 385/21 specifies what would be required for an application for alteration or demolition. The City of Windsor has an existing Heritage Permit process, which is outlined at:

<https://www.citywindsor.ca/residents/planning/plans-and-community-information/know-your-community/heritage-planning/heritage-regulation/Application-for-Heritage-Alteration-Permit>

As a result of the changes from Bill 200, there are new rules governing heritage applications for religious institutions designated under the *OHA*.

Alteration of building used for religious practices

33 (18) The council shall consent to an application to alter or permit the alteration of a building, or part thereof, on property under subsection (1), without terms or conditions, where the following conditions are met:

1. The building, or part thereof, to be altered is primarily used for religious practices.
2. The heritage attributes are connected to religious practices.
3. The alteration of the heritage attributes is required for religious practices.
4. Any prescribed conditions.
5. The applicant provides the council with an affidavit or sworn declaration that the application meets the conditions set out in paragraphs 1 to 4.
6. The applicant provides the council with any information and material prescribed under subsection (2). 2023, c. 20, Sched. 14, s. 1.

Indigenous religious or spiritual practices

(19) For the purposes of subsection (18), religious practices include Indigenous

religious or spiritual practices. 2023, c. 20, Sched. 14, s. 1.

The decision of the Council or its delegate regarding a Heritage Permit be rendered and provided to the applicant within 90 days, unless otherwise agreed by both parties. Council/Council's delegate has three options:

- consent to the application;
- consent with conditions; or,
- refuse the application (*OHA* Section 42(4)).

Property owners can object to or appeal the refusal, or the terms and conditions of a Heritage Alteration Permit the Ontario Land Tribunal (Section 42(6)).

If a municipality has established a municipal heritage committee, there are specific requirements concerning such a committee's role in the study and management of a potential heritage conservation district. Under the *OHA*, a municipality may establish a Municipal Heritage Committee to advise and assist the Council on matters relating to the *OHA* and other such heritage matters as the Council may specify in a by-law or Terms of Reference for the Municipal Heritage Committee (*OHA* Section 28). A Municipal Heritage Committee may be consulted as part of the application review process for proposed works in a heritage conservation district if it is identified as a duty within their terms of reference, as the *OHA* only requires committee consultation on demolitions and removals.

It should be noted that properties owned by the province cannot be designated under Part V of the *OHA*. However, properties that are "occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property" can be included. The *OHA* notes that in the event of a conflict between any provincial heritage standards and the provisions of a HCD plan, the provisions of the HCD prevail to the extent of the conflict.

The Planning Act

The *Planning Act* is the enabling document for municipal and provincial land use planning and is the authority (Section 3.1) for the PPS. The *Planning Act*, combined with the PPS, also provides policy direction on matters of provincial interest. The *Planning Act* identifies matters of provincial interest as including "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" (*Planning Act* Part I [2, d]). Decision-making bodies must base their decisions on the PPS, and as noted within Section 3.5 of the *Planning Act*:

Policy statements and provincial plans

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date or shall not conflict with them. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

The *Planning Act* also addresses archaeological resources in Section 34 (1) 3.3. Within this section, municipalities are authorized to pass by-laws that prohibit the use of land and the erecting, locating, or using of any class or classes of buildings or structures on land that is the site of a significant archaeological resource. In addition to archaeology, this provision has been used as part of a planning justification in some municipalities to protect a broader range of heritage resources.

While *Planning Act* policies do not relate to the process of creating a heritage conservation district, nor do the requirements for *OHA* permit applications, once a heritage conservation district is passed, planning applications must consider the heritage resources within a heritage conservation district. Following the passing of a heritage conservation district, properties within a district become *Protected Heritage Property* and *Significant Built Heritage Resources* under the PPS (2020), and the district would be a *significant cultural heritage landscape*. Further, as discussed below, specific policies can be introduced into an Official Plan that better links it to an HCD Plan and Guidelines for more integrated decision-making.

Provincial Planning Statement (2024)

The 2024 PPS came into force and effect on 20 October 2024. The version of the PPS combined with the Growth Plan for the Greater Golden Horseshoe to create a new document with a greater emphasis on housing and intensification. The policies include:

4.6 Cultural Heritage and Archaeology

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the archaeological resources have been conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement: a) archaeological management plans for conserving archaeological resources; and b) proactive strategies for identifying properties for evaluation under the *OHA*.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

A heritage conservation district, which is identified as a type of cultural heritage landscape within the PPS, can help the City of Windsor meet its objectives. Windsor is already undertaking many of the identified requirements in points 4 and 5. Key differences of note include a change to the definition of adjacent, cultural heritage landscapes, and the removal of the definition of significant from point 1 (which is changed from significant built heritage resources and significant cultural heritage landscape to Protected Heritage Property). These definitions are as follows:

Adjacent lands: means

d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Protected heritage property means property designated under Part IV or VI of the *OHA*; property included in an area designated as a heritage conservation district under Part V of the *OHA*; property subject to a heritage conservation easement or covenant under Part II or IV of the *OHA*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property with known archaeological resources in accordance with Part VI of the *OHA*; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Environmental Assessment Act

The *Environmental Assessment Act* aims to provide for the protection, conservation, and wise management of Ontario's environment. It applies to public activities including projects undertaken by municipalities, public utilities, and conservation authorities. An analysis of the environment through an Environmental Assessment includes evaluation of "cultural conditions that include the life of humans or a community" and "any building, structure, machine or other device or thing made by humans" which includes artifacts, places, buildings, and structures considered to be potential heritage resources. Where municipal projects such as transportation, water, or sewer infrastructure projects under Municipal Class Environmental Assessment may impact heritage structures, cultural landscapes or archaeological sites, these heritage resources are to be identified, assessed and protected from impact. The province is currently proposing changes to the Municipal Environmental Assessment process, which may have an impact on the requirements for the management of heritage resources as part of the EA process. Regardless, as noted above, public works must still be consistent with a HCD Plan and Guidelines document.

Ontario Building Code

Under the Ontario Building Code (OBC) (O. Reg. 332/12: BUILDING CODE under Building Code Act, 1992, S.O. 1992, c. 23), the *OHA* is applicable law. The Chief Building Official

(CBO) cannot issue a permit if it is contrary to applicable law (Section 8 (2) and Section 10(2)). However, the CBO can issue a conditional permit that does not meet the *OHA* requirements if it meets applicable law and additional OBC requirements (Section 8 (3)). Regulation 332/12 includes the following:

1.4.1.3. Definition of Applicable Law

- (1) For the purposes of clause 8 (2) (a) of the Act, applicable law means,
- (a) the statutory requirements in the following provisions with respect to the following matters:
 - (xiii) subsection 30 (2) of the *OHA* with respect to a consent of the council of a municipality to the alteration or demolition of a building where the council of the municipality has given a notice of intent to designate the building under subsection 29 (3) of that Act,
 - (xiv) section 33 of the *OHA* with respect to the consent of the council of a municipality for the alteration of property,
 - (xv) section 34 of the *OHA* with respect to the consent of the council of a municipality for the demolition of a building,
 - (xvi) section 34.5 of the *OHA* with respect to the consent of the Minister to the alteration or demolition of a designated building,
 - (xvii) subsection 34.7 (2) of the *OHA* with respect to a consent of the Minister to the alteration or demolition of a building where the Minister has given a notice of intent to designate the building under section 34.6 of that Act,
 - (xviii) section 42 of the *OHA* with respect to the permit given by the council of a municipality for the erection, alteration or demolition of a building,
 - (b) the following provisions of Acts and regulations:
 - (vii) subsection 27 (3) of the *OHA*,
 - (c) regulations made by a conservation authority under clause 28 (1) (c) of the Conservation Authorities Act with respect to permission of the authority for the construction of a building or structure if, in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development,
 - (e) by-laws made under section 40.1 of the *OHA*,
 - (k) by-laws made under any private Act that prohibit the proposed construction or demolition of the building unless the by-law is complied with.

The Ontario Building Code recognizes that the provisions of the *OHA* are applicable law and enforceable by the Chief Building Official.

Funeral, Burial and Cremation Services Act

The *Funeral, Burial and Cremation Services Act* addresses heritage by stating that it prevails over Part VI of the *OHA* (Part XI S. 105). This act also addresses other aspects of heritage including heritage cemeteries through Regulation 30/11.

Regulation 30/11 under the *Funeral, Burial and Cremation Services Act* addresses cultural heritage by requiring consent from the Registrar for applications to establish, alter or increase new or existing cemeteries; by requiring notice be given for applications to close cemeteries that are designated under the *OHA*; and by requiring a professionally licenced archaeologist under the *OHA* to investigate the origin of a burial site.

As there is an existing cemetery within the proposed district, any HCD would need to acknowledge any applicable requirements of *The Funeral, Burial and Cremation Services Act*.

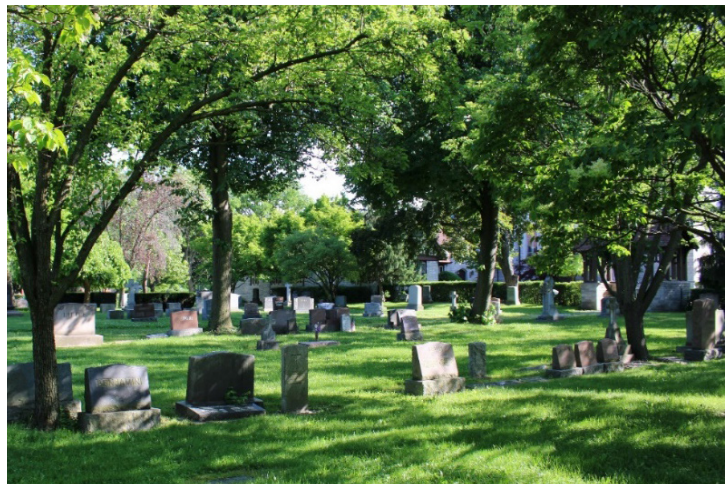


Figure 10: St. Mary's Cemetery, 2024

City of Windsor Framework and Processes

Appendix B provides a detailed overview of the City of Windsor's initiatives and existing policies that specifically relate to the Walkerville

Area. As illustrated by this review, the City of Windsor has recognized the unique history of Walkerville through detailed policy and process. Strategies for managing appropriate change are identified through Official Plan policies that govern the existing Heritage Areas, Community Improvement Plans, parking requirement amendments, the 2022 Walkerville Districting Plan, and the City's updated Archaeological Management Plan (2024). The City of Windsor also has specific requirements that outline the detailed expectations for a Heritage Impact Assessment.

However, as discussed above, many of the tools to regulate and protect heritage resources in place within the City of Windsor are specific to *OHA* and *Planning Act* approvals. Significant change can also occur from some as-of-right development, such as Additional Dwelling Units (ADUs); via Building Permit permissions; and, due to works that currently fall outside of any permitting requirements.

Policy and policy recommendations must be developed in conjunction with legal requirements, best practice, operational requirements, implementation strategies, and community's aspirations. All of this must be specifically positioned to ensure its suitability and appropriateness. These are detailed within Appendix C.

Under the *OHA*, for a heritage conservation district to proceed beyond the Study Phase,

there must be clear policies within a municipality's Official Plan to permit HCDs. As stated in Section 41(1)

The council of the municipality may, by by-law, designate the municipality or any defined area or areas of it as a heritage conservation district if,

- (a) there is in effect in the municipality an official plan that contains provisions relating to the establishment of heritage conservation districts

A review of the City of Windsor's Official Plan confirms that such policies are in place. As stated within 9.3.3 *Recognition of Heritage Resources*

9.3.3.1 Council will recognize Windsor's heritage resources by:

- (b) Designating groups of buildings and areas as Heritage Conservation Districts under the *OHA*;

The Official Plan also includes specific criteria for the consideration of heritage conservation districts:

9.3.3.3 Council will require each designated Heritage Conservation District to meet one or more of the following criteria:

- (a) The area will be comprised of buildings, structures, or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2; and
- (b) The area may also include other buildings, structures, sites, or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.

This policy specifically aligns with the current provincial requirements to employ Ontario Regulation 9/06 to evaluate individual properties within a proposed heritage conservation district and that 25% of those properties must meet 2 of the prescribed criteria.

Lastly, this policy is buttressed by 9.3.3.4

Council will identify heritage resources by:

- (b) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image.

These policies meet the provincial requirements for a clear statement of intent by the municipality to study and, where appropriate, designate heritage conservation districts. This intent has been supported, as outlined earlier within the report, and as outlined in Appendix B, within many existing policy documents and reports by the City of Windsor.

A heritage conservation district study also provides a useful opportunity to critically review the existing policy framework to ensure that it is robust enough to meet the current legislation requirements and best practices. As stated within the *OHA*, one of the requirements of a HCD Study under 40(2) is to provide recommendations for:

- (d) policy statements, guidelines and procedures for achieving the stated objectives

and managing change in the heritage conservation district...

Appendix C provide a series of recommended amendments to the existing policy framework to help ensure heritage resources are better identified and conserved.



Figure 11: Considerations for policy development

It is important to recognize that under both the *OHA* and the *Planning Act*, heritage conservation districts are not the only possible tool than can be applied to manage change. Indeed, as the following illustrates, there are other tools that can be considered by the municipality. The following two tables outline possible tools, while the commentary considers whether these tools are currently in place within the City of Windsor. Appendix C provides specific recommendations drawing from the below list of possible tools.

Under the Ontario Heritage Act (OHA)	
Easements/ Maintenance Agreements	<p>A Heritage Easement Agreement or/ Heritage Maintenance Agreements is an easement placed upon a property to ensure that identified heritage resources are conserved. These agreements typically identify heritage values and specific heritage attributes that are to be retained in perpetuity. Very detailed documents are registered on the title that outline permitted alterations, maintenance, and insurance requirements. A Maintenance Agreement is similar but is not always registered on title. These agreements are required to receive the Provincial Tax Refunds for heritage properties identified under the Municipal Act. Many municipalities use easements as part of development agreements and/or tie to the awarding of grants/funding. An easement may be held by the Ontario Heritage Trust, the Municipality, or, in rare circumstances, a third-party body/agency.</p> <p>The City of Windsor currently has policies related to easements in its Official Plan (9.3.4.1 (e)). However, these provisions only relate to grants and tax programs.</p>
Listing individual properties under Section 27, Part IV	<p>Windsor maintains a heritage register and has been adding properties under Section 27. The 2020 PPS provides additional protections for 'listed' properties by referring to properties on official registers under its definition of 'significant' and stating that "some properties may not be formally evaluated." However, as discussed above, changes to the <i>OHA</i>, specifically the provisions around Listed Properties and their status, have called into question the efficacy of this tool.</p>
Designation of individual properties under Section 29, Part IV	<p>Under the <i>OHA</i>, municipalities are empowered to designate individual properties. The Act outlines the specific process that must be followed. However, Section 29, Part IV designation cannot be used to regulate use, and its heritage attributes must be directly related to the associated real property.</p>
Designation of an archaeological site under Section 52, Part VI	<p>In cooperation with the province, archaeological sites can be protected under Part VI of the <i>OHA</i> by the Minister of Multiculturalism and Citizenship (after consultation with the Ontario Heritage Trust). This process must be initiated by the province. Very few sites have been designated to date, and they tend to be very significant. However, this does not preclude the city from working with the province to ensure that if a significant archaeological site is discovered it can be protected in this manner.</p>

Under the Planning Act

Official Plan policies

A municipal Official Plan can be understood as a blueprint for managing change within a community. It includes specific goals, objectives and policies to plan for growth and development within a municipality over a 20-year period.

Official Plans include specific policies for the protection and conservation of heritage resources, particularly as they have been identified as a matter of provincial interest under the Planning Act and in the PPS. Updates to Official Plan Amendments can strengthen the heritage conservation planning framework. Further, as an Official Plan is issued under the Planning Act, a wider range of issues can be addressed, such as views and use. In the case of the City of Windsor, there are many policies in place, as discussed previously in this section, and specific recommendations have been included as part of the attached Appendices.

There are several tools that could be considered. Those that will be recommended will be addressed in Appendix C.

1. Views: While views can be addressed partially under the OHA, their applicability is limited by property or district boundaries. Creating specific OP policies and schedules regulating and identifying specific views (which may or may not be heritage specific) will allow for the wider protection of views important to a community. The City of Windsor has a specific section dedicated to views in its Official Plan (8.9 Views and Vistas). This is augmented by the City's Waterfront policies, in Section 6.10.1.3, where the City has identified the importance of enhancing views and vistas of the waterfront. Similar policies can be found in the policies concerning the City Centre Planning District (6.11.1.6), Theme Street Policies (6.11.11), and as part of the City's Urban Design Goals (8.1.8). Landscaping is identified as a tool to "frame desired views or focal objects" (8.5.2.5 (d)), and the design of public spaces is identified as a means of maintaining and enhancing important views (8.8.2.3). The importance of views as part of streetscape design is highlighted in Sections 8.11.2.2, 8.11.2.11 (Mainstreets), and 8.11.2.13 (Civic Way). Wyandotte and Ottawa Streets are both identified as Mainstreets, and Lakeshore Boulevard is identified as a Civic Way in Schedule G of the Official Plan. Under Section 9.3.7 Heritage Resources and Planning Initiatives, a consideration for application review is "Maintaining, enhancing or creating views and vistas of heritage Resources. ((e)(iv))."
2. Use: Changes to the identified land-uses (and the necessary subsequent changes within the zoning by-law) can facilitate the protection of heritage resources in specific circumstances. Site specific policies could be considered by the City at the time of an OPA.

3. Within the Planning Act, there are additional tools that can be applied to ensure the con-servation of heritage resources. The following outlines specific sections of the Planning Act and if the City of Windsor has policies in place.

- ***Planning Act Section 29 - Agreement re studies and development***

The City of Windsor currently has this ability. There is no requirement in the Planning Act to have OP policies before making use of Section 29.

- ***Planning Act Section 30 - Agreements for grants in aid of community improvement***

The City of Windsor currently has this ability. There is no requirement in the Planning Act to have OP policies before making use of Section 30.

- ***Planning Act Section 32 - Grants or loans for repairs***

The City of Windsor currently has policies related to this section of the Planning Act in Section 11.8.4.12.

- ***Planning Act Section 33 - Demolition control area***

The City of Windsor has adopted specific policies for demolition control. Specifically, the City of Windsor has specifically identified demolition as a tool to protect heritage resources (Section 9.3.7.1)

- ***Section 36 - Holding Provision By-law***

Windsor, in Section 11.6.5 of its Official Plan, has provisions for Holding By-laws. Specifically, this Section states these by-laws will be used to:

(d) To satisfy policies of the Official Plan related to heritage conservation, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other matters which are deemed by Council or the Province to be relevant to development or redevelopment of the

lands;

(e) To achieve the exchange of facilities, services or other matters set out in the bonus policies of this Plan; and

(f) To ensure the execution of legal agreement(s), approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy the criteria set out in (a), (b), (c), (d) and (e) above.

- ***Planning Act Section 37 - Community benefits charges.***

The Province of Ontario has changed the ability of municipalities to use Section 37 of the Planning Act. While the City of Windsor Official Plan includes specific policies on Bonus-ing, these should be reviewed due to the changes to Section 37.

	<ul style="list-style-type: none"> • Planning Act Section 38 - Interim control by-law The City of Windsor has had interim control policies, as outlined in Section 11.6.9 Interim Control By-law Policies. • Planning Act Section 40 - Agreement exempting owner from requirement to provide parking There are parking exemptions under By-law 8600, 24.10.15 for existing building deficient in parking spaces. It should be noted Bill 185 changed minimum parking requirements in some circumstances. • Planning Act Section 42 - Conveyance of land for park purposes The City of Windsor does have specific policies for parkland conveyance. However, there does not appear to be a tie to cultural heritage conservation, nor does it appear the existing Official Plan exempt parkland conveyance or cash-in-lieu in exchange for cultural heritage conservation activities.
Secondary Plan	<p>Secondary plans provide specific policies for areas identified within an Official Plan as requiring more detailed direction on topics such as land use, infrastructure, the natural environment, transportation, and urban design. Again, like an Official Plan, a secondary plan can address issues of use. It can also include broader policies around urban form and design than a HCD Plan. No secondary plan applies to the Walkerville Area. However, Schedule A does show three specific policy areas:</p> <ul style="list-style-type: none"> • (3) Hiram Walker Facilities • (8) Assumption to Riverside, between Lincoln and Chilver (OPA#7) Approved June 4, 2001 • (17) East side of Argyle Road, South of Richmond St. (OPA#41) Approved August 24, 2004
Zoning and Form Based Zoning	<p>The purpose of a zoning by-law is to specify specific controls on land use. Specifically, a zoning by-law outlines how land may be used; where buildings and other structures can be located; the types of buildings that are permitted and how they may be used; and, the lot sizes and dimensions, parking requirements, building heights and setbacks from the street. One of the key purposes of zoning is to put an Official Plan into effect.</p> <p>More recently, form-based zoning has emerged as an alternative to more traditional types of zoning. It is a type of zoning that emphasizes the physical character of development. While new in Ontario, it has nonetheless been explored as a planning tool by some communities. For example, form-based zoning has been recently integrated into the new City of Ottawa Zoning By-law. In general, form-based zoning seeks to use physical form rather than use as the organizing principle for zoning (Form-Based Codes Institute, 2024). It provides greater consistency in urban form as it is applied as part of a zoning by-law rather than being applied as a design guideline.</p>

	<p>Further, by integrating form-based zoning requirements into the zoning by-law, it will also become a requirement for building permits.</p>
<p>Create policies for Neighbourhood /Heritage Character Areas</p>	<p>A Neighbourhood Character Area policy is typically integrated into an Official Plan or Secondary Plan. Focused less on the heritage aspects of a community, this type of policy seeks to consider a neighbourhood’s sense of place, considering its public and private realms as a collective whole. This type of policy considers how the features of an area result in a particular character by considering what are its key attributes, uses, and characteristics, the relationship between them, and how they play out in the physical realm.</p> <p>A Heritage Character Area is similar but instead focuses more specifically on the heritage attributes. It has been used in some communities as an alternative to a full heritage conservation district plan. There is an existing Heritage Area for Walkerville, policies for which may need to be reviewed.</p>
<p>Design Guidelines</p>	<p>Design guidelines can apply across an entire city or within a specific area. District or Area-Specific Urban Design Guidelines may focus on a particular property, block, neighbourhood or broader area, such as the development of an entire civic centre or new community and public spaces. Some of the guidelines focus on urban design matters, while others include design and other planning-related issues. They can be used to discuss issues such as infill, intensifications, new construction, streetscapes, accessibility, and how to integrate the natural/ built environments. General design guidelines tend to focus on broader design issues (although they can include sections on heritage conservation). However, as guidelines, there tend to be issues with implementation, which is why some communities are turning to form-based zoning as an alternative.</p>
<p>Community Improvement Plan</p>	<p>A Community Improvement Plan (CIP) is tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined area within its boundaries. Authorized under Section 28 of the Planning Act, when existing OP policies are in place, a municipality can use CIPs to encourage rehabilitation initiatives and/or stimulate development, promote place-making, and promote brownfield redevelopment. Financial tools available include tax assistance, grants, or loans. CIPs are often used to promote private sector development. The City of Windsor does have policies for CIPs (11.8) and does identify CIPs as a crucial tool for heritage conservation (9.3.7.1). Both a CIP and Districting Plan have been created for the Walkerville Area.</p>

Other Tools	
National Historic Site of Canada designation	If a property meets the criteria for a National Historic Site of Canada designation, a municipality can request that the Historic Sites and Monuments Board consider the property. The Board makes a recommendation to the federal Minister of the Environment who makes the final decision. However, the federal government will not designate the property as a National Historic Site of Canada without owner's consent. Still, if the submission meets the criteria because it illustrates a nationally significant event or person, the owner's consent is not required. Several national heritage districts have been created across Canada, including in Niagara-on-the-Lake (ON), Port Union (NL), St Andrews (NB), Annapolis Royal (NS), and Battle Harbour (NL).
Property Standards By-laws	Under the 2005 revisions to the <i>OHA</i> , municipalities can create specific policies within the by-law for the conservation of heritage resources. The City of Windsor has already implemented this through By-law NUMBER 9-2019.
Modification to site alternation or foundation permit by-laws	The addition of policies into these by-laws can ensure that heritage resources are addressed in advance of any work that may occur on a property.
The development of commemorative/interpretative plans or heritage master plans.	The current legislative environment in Ontario does not yet address intangible cultural heritage or 'lost heritage' effectively nor does it give express instruction or direction on interpretation/commemoration. Commemoration and/or interpretative plans can often augment other possible tools.
Demolition Control	The City of Windsor has demolition control by-laws, and it is recommended they be extended to cover the Walkerville Area. Specific recommended policies for demolition control for the City of Windsor are recommended as part of Appendix C

Thus, the City of Windsor has a variety of different tools available to it to assist with the conservation of heritage resources. Depending on the outcome of the analysis in the subsequent sections of this report, it may be determined that a HCD for the whole of the study area is not appropriate, and another tool(s) (or a combination of approaches) may be more appropriate.

4. A Summarized History of Walkerville

This summarized history should not be seen as an exhaustive history of the Walkerville area. There have been many detailed histories written on Walkerville, and the below represents a consolidation of these works for the purpose of the heritage conservation district study. The authors are fully aware that there may be additional historical information that has not been included. The purpose of this summarized history is to help contextualize potential cultural heritage values and heritage attributes of the Walkerville area as a step in understanding and rationalizing what should be included within a potential district as well as its potential boundaries. The information gathered helps to identify key themes related to Walkerville and is used to assist in the inventory and evaluation process as required under Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest).

Much of the below stems from an initial summary history completed as part of the Walkerville Districting Study. However, it has been augmented and revised with new findings and information, including information found during the recent archaeological management plan process and directed historical research undertaken as part of the HCD Study process. One of the most significant discoveries was the lack of an overall plan for Walkerville. While the narrative of Walkerville's development has been shaped by a perception of it being a "garden suburb" the evidence shows that its development was more incremental, and highly structured based on a variety of tools and approaches. This does not make it any less significant or important; in fact, what was discovered reveals a more complex and interesting story.

History of Development

Indigenous Occupation

As the City's archaeological management plan has shown, there is a long history of Indigenous people living within what is now the City of Windsor. "Documented Indigenous sites within the Windsor area include camps and villages spanning more than 10,000 years of habitation" (Windsor Archaeological Master Plan, 2024, 13). According to early mapping of this part of Windsor, at least the riverfront portion near the current site of Walkerville was, at the time of early European contact, an Indigenous village and cemetery occupied by members of the Odawa community as well as other Indigenous groups. However, as the Archaeological Management Plan notes, only minimal traces of this village have been identified archaeologically, and the precise limits are currently not defined.

French Period (1600s-1800s)

The earliest French settlement in the area was concentrated on the western side of the Detroit River. It was not until 1749 that French settlers began to settle on the east side of river. These properties were long strips of land running inland from the shoreline,



Figure 12: [Jacques Nicholas Bellin], *LA RIVIERE DU DETROIT Depuis le Lac Sainte Claire jusqu'an Lac Erie*, [Paris, 1764]. The red circle shows the approximate location of the Odawa Village.

bounded on the south by a Huron village and on the north by an Odawa village and burial ground. By the end of the Seven Years War in 1763, European settlement on the east side of the river was well underway. Eventually, lots were granted to both French and British settlers in what is now the Walkerville area. Further south, the community of Sandwich (now Windsor) was established in 1797.¹⁰

By the time that Hiram Walker began assembling land for his development, the lands he intended to purchase were owned by several families. The largest parcel was originally settled by Antoine Descomptes Labadie. On his death in 1806, his lands were apportioned to his descendants. One of his daughters married John Gaspé Hall and it was a portion of their son's land that Walker acquired in 1856. Adjacent lands were owned by John and Luc Montreuil and Alexander Chapoton. Walker would acquire their lands in 1857.¹¹

The Hiram Walker Era (1850s-1880s)¹²

Hiram Walker began to transfer his distillery operation across the Detroit River in the early 1850s. There are motivations for his transfer. First, the United States and the then-Dominion of Canada signed a reciprocity treaty in 1854, removing tariffs on grain and distillery products. The extension of the Great Western Railway to Windsor in 1854 linked the region to the eastern hinterland as well as to the United States, removing reliance on marine or road transport and expanding access to markets for industrial products. Land on the Canadian side of the river was less expensive than on the American side and there was plenty of it available; materials were also cheaper. There was an opportunity to develop a steam-powered mill that would increase the efficiency of the milling operation and make use of the abundant grain supply in the area. Walker also would have noted that there was little competition for his distillery business in Canada. Add to this a more stable legislative framework in Canada (as opposed to the inconsistent and temperance-influenced conditions in Michigan and elsewhere in the US), and the risks associated with establishing a new industry on the Canadian side were more than balanced.

In this context that Walker began assembling land on the opposite shore from Detroit. The land he bought from Messrs. Labadie, Hall, Montreuil and Chapoton consisted of Farm Lots 94, 95 and 96 in Concession 1 of the Town of Sandwich, County of Essex. He acquired 468 acres and, in 1859, moved his family into the former Labadie farmhouse. He adapted this two-storey frame building, constructed around 1839, by enlarging it and adding a third storey. On the surrounding lands, he built his distillery operation. Other than the distillery, however, the remainder of the lands he acquired initially remained farmland or forest.¹³

From the outset, Walker was determined to have control over all aspects of the distillery business. To that end, he established what was a vertically integrated corporation that extended beyond industrial production into all aspects of the supply chain, including the formation of a supporting community. Thus, the community of Walkerville has its origins as a factory town, built to serve the many businesses in which Walker had an interest. Walker also saw an advantage in supporting the establishment of other industrial enterprises in the area, such as the development of the Ford production factory, as

10 This information is summarized from Weeks and Edwards (2015) pp. 23-27.

11 This information is summarized from Weeks and Edwards (2015) pp. 39-42.

12 This information is summarized from Hoskins (1964), pp. 16-19.

13 Weeks and Edwards (2015), p. 42.

helping to diversify the economy of his newly established community.

Walker concentrated his distillery operation along the waterfront, between Sandwich Street (later Riverside Drive) and the shoreline. Lands south of Sandwich were bounded by the railway tracks. In the beginning, Walker concentrated development within a rectangular area bounded by the river to the north, Walker Road to the east, Wyandotte Street to the south, and Kildare Road to the west. Within this area he built the distillery, grain fields, a flour mill, a farm (for hogs initially, later cattle), and employee housing. The river supplied water

for the whiskey, the farms provided grain while the hogs and cattle ate the mash resulting from the distillery operation and were, in turn, sold. Walker owned all land and buildings. Housing was rented to employees which allowed Walker to control who worked for him.

To foster his expanding industrial operation, Walker established a ferry to Detroit (1881) and a railway. The Lake Erie and Detroit Railway (1888) linked his distillery to the agricultural hinterland of Essex County, ensuring a steady supply of grain and other raw materials and augmenting the service provided by the Great Western Railway. These additions to the existing marine and rail network enabled him to have a self-contained community, separate from nearby Windsor. It was this sense of uniqueness that Walker strove hard to maintain.

The community of Walkerville coalesced quickly in the years between 1870 and 1890. Walker's first houses were frame structures located in the blocks just west of Walker Road (some of which appear to have survived). He created a compact settlement immediately adjacent to his industrial operations. Acting as his own land developer and builder, he concentrated construction within a portion of his original tract, this one bounded by Walker Road to the east and Devonshire Road to the west and by the river to the north and Tuscarora Street to the south. Within these bounds Walker tried to create a complete community. Not only did he supply the water and sewer infrastructure, but he also built the streets and the buildings that lined them. In addition to housing, he established a church (in 1870) that also served as a community centre and school. By 1875 he had built a water pumping station, a firehall, a police station, as well as streetlighting. In 1879, Walker created the first a plan of subdivision for the area, a plan that would be followed by many others.

To get a sense of what Walkerville was like in those early years, it is instructive to refer to mapping from that era. Fire insurance plans from 1884 show a distillery operation along the riverfront that included a feed mill, grain elevator and drying elevator, warehouses, waterworks, a mill and distillery, a boiler house, a rectifying house, and large coal yard. In

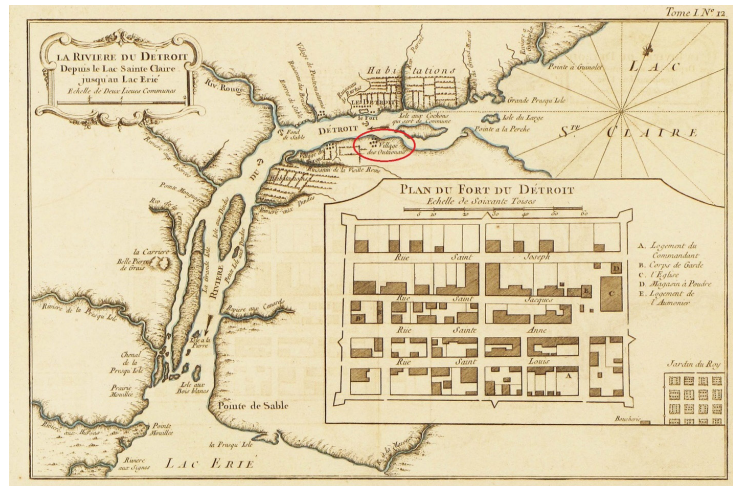


Figure 13: 1796 map showing the location of many early settlement lots. Walkerville is located near the top of the image, near the “cimetière des Ottawas.” (Hoskins, 1964, p. 5)

addition to these structures there was also a ferry dock and ferry house, the Walker home in the former Labadie farmhouse, and a waterfront park. Across the street was the so-called Flatiron building (built 1882) which contained shops on the first floor and the Walkerville Music Hall (capacity 600) on the second. This and the Church of England (located further east on the same block) provided the local institutions, along with the fire hall (and reading room) and jail on nearby Walker Road. Surrounding these buildings were more industries and related land uses: a brick stable, bonded warehouses, a butcher shop, a paint shop, a cooper's shop, a carpenter's shop, a planning mill, and a stave factory. All of these were owned or controlled by Walker. The only other enterprises in this area not controlled by Walker were the Kerr Brothers Engine and Foundry Company and the Dominion Syrup and Sugar Refining Company. These industries were attracted by the good rail access and other incentives Walker could offer and they were harbingers of the major expansion of industry to the east, in what became Ford City.

There were other industries attracted to Walkerville in the busy years between 1880 and 1890. Walker Road became the new centre of industry, with the distillery as its western edge. Major new industries such as Parke Davis, Globe Furniture, Malleable Iron Works, Barnum Iron and Wire Works, Ontario Basket Company, Walkerville Brewery, Milner Walker Wagon Works, Page Wire and Fence all clustered in a few blocks south of Riverside Drive, flanking Walker Road.

Aside from the industrial and institutional development, the early community consisted of sporadic groups of houses. With a subdivision framework of square blocks bisected by rear lanes running north-south, the frame houses were near industrial uses. There was a grouping just south of the railway between Assumption and Brant Streets flanking Devonshire Road, another

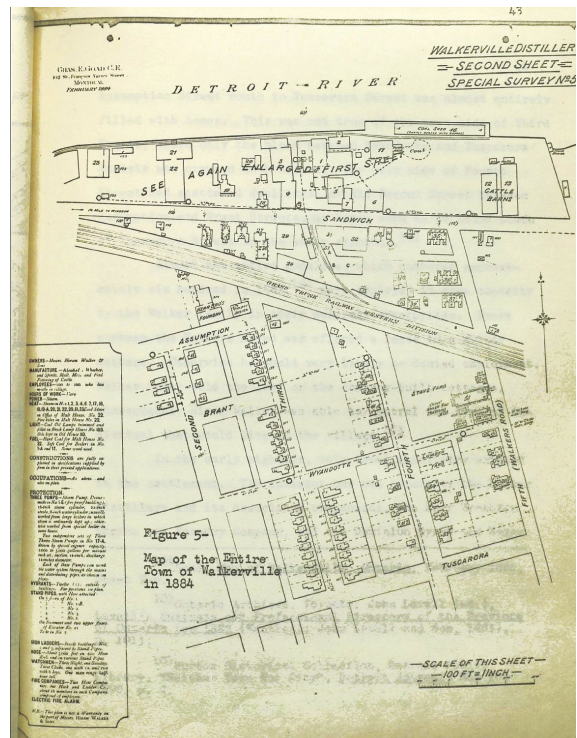


Figure 14: 1884 Fire Insurance Plan showing the extent of Walkerville at that time” (Hoskins, 1964, p. 43)



Figure 15: c. 1890 Image of new semi-detached dwellings in Walkerville. Windsor Museum.



Figure 16: Early Surviving Walkerville Houses, 2019

cluster flanking Argyle Road and a disjointed grouping on the block east of Monmouth Road north of Tuscarora Street. Of these groupings, the ones along Argyle Road show a common house design and lotting pattern. It is interesting to note that there is no development along Wyandotte Street aside from a few scattered buildings, and the edge of the settlement is the mid-block lane west of Argyle Road. As a result, the majority of modern-day Walkerville had not yet been built.

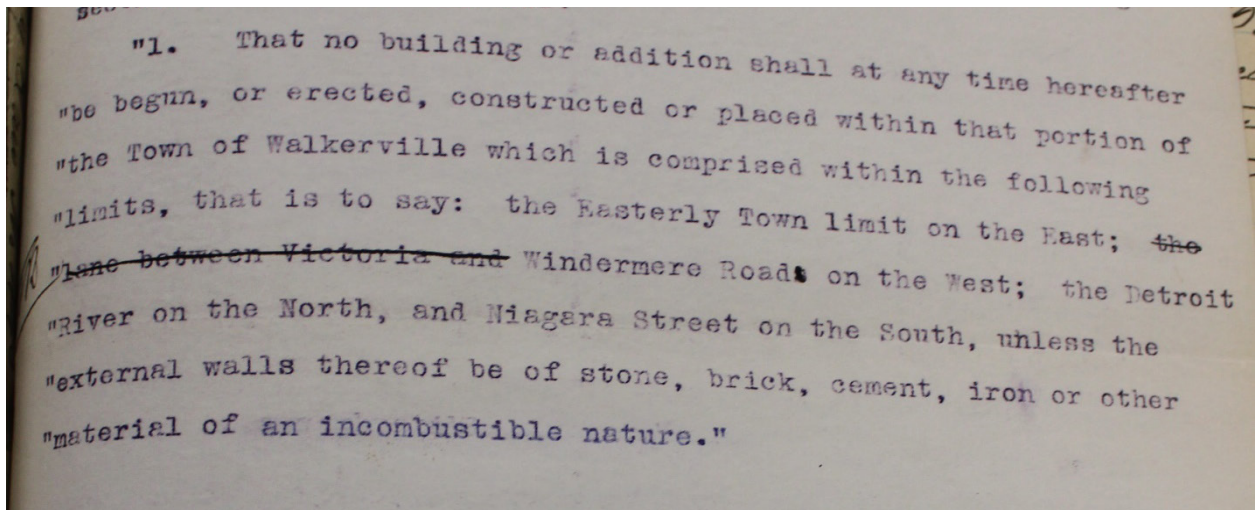


Figure 17: Selection from Walkerville By-law 444

The Expansion (1890-1914)

A major transition point in the history of Walkerville was its formal incorporation in 1890. Until this time, Walker and his company controlled all aspects of the community, from what got built, who worked for him and where they lived. However, he was also still subject to the regulations of the local municipality. With the incorporation of Walkerville as its own municipality, Walker and his sons made several key changes to that had a profound effect on the ways in which the community developed.¹⁴

The first major change he made was to relieve the company of responsibility for some public services. Once Walkerville became incorporated, the company could offload fire and police services, for example. Incorporation also benefitted the company in other ways. Walkerville now had a defined boundary within which it, rather than being one part of a larger municipality, could control expansion. The new boundary encompassed a larger area than the original settlement, extending west as far as the alley between Lincoln Road and Gladstone Avenue (it was later extended south of Tuscarora Street to Ottawa Street). Establishment as a municipality enhanced property values and made investment in expansion attractive, especially as the municipality could offer incentives such as low tax rates. The municipality passed by-laws to provide tax holidays for new industrial development as well as new residences that meet specific requirements. This may have been responsible for the considerable number of architect-designed buildings within the community, as the additional cost would have been mitigated by meeting the pre-determined requirements for tax exemption. Walkerville would also come to regulate

¹⁴ Information in this section is taken from Hoskins (1964), pp. 42-97.

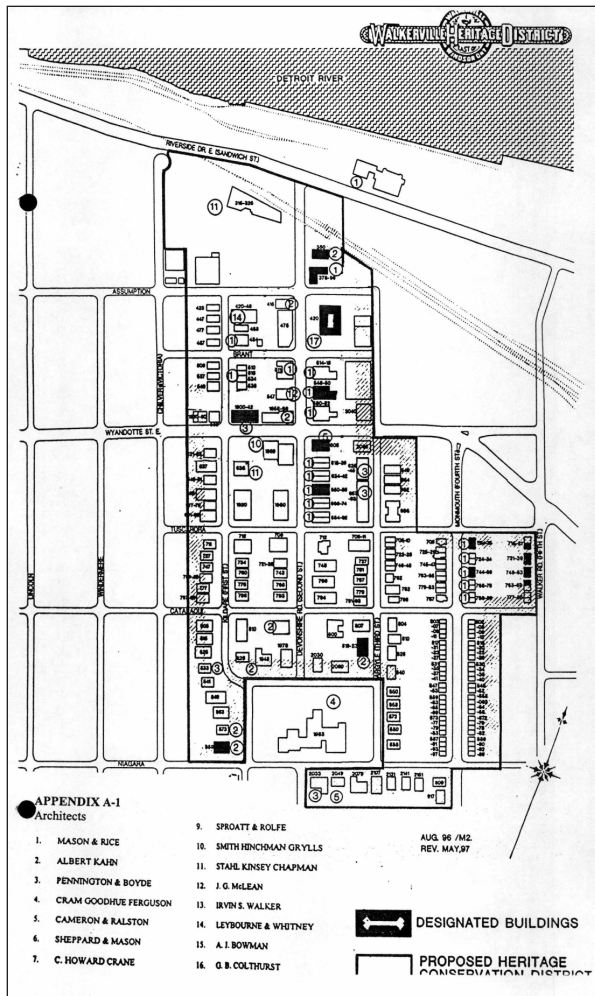


Figure 18: Selection from the 1997 Walkerville HCD Study showing a selection of the architect-designed buildings in the area. (City of Windsor 1997)

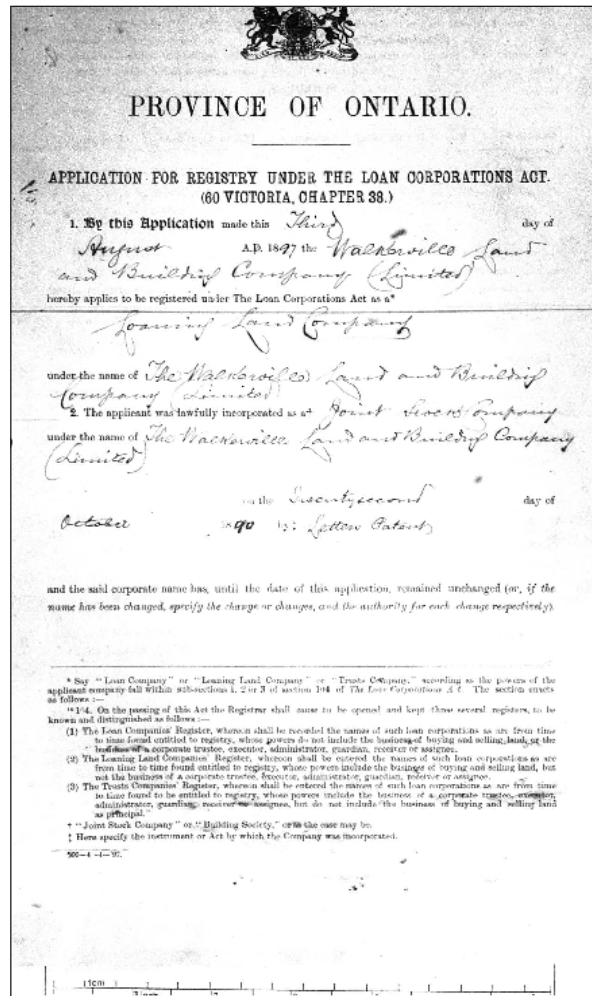


Figure 19: Registry document for the Walkerville Land and Building Company. (Archives of Ontario)

many other aspects of the community through its by-laws.¹⁵ This included a 1912 by-law that expressly identified the materials that could be used in new construction, which included stone, brick, cement, iron or other 'material of an incombustible material'. It also supported the local horticultural society, granting \$20.00 to the organization in 1901.¹⁶

But the most important outcome of incorporation was the symbolic, as well as practical, end of Walkerville as a company town. Walker and his sons wasted no time in creating the Walkerville Land and Building Company which became the major land developer, landlord and builder for a sizable proportion of the community's expansion. In addition to owning property and renting it, the Walkers decided to improve the land and sell to prospective owners or builders; the company was also set up as a Trust with the Province of Ontario. As a result, the housing built earlier was offered for sale or was torn down and replaced with more profitable buildings. The company went as far as to prescribe the

15 See, for example, Walkerville By-law 94: A by-law to exempt manufacturers and house builders from taxation.

16 Walkerville By-law 215

form of new construction, often identifying in deeds whether a property had to include a single-family building or duplex. With this shift to more commercial real estate, the former paternalistic pattern of management for the community shifted into a new model, which had more in common with similar subdivision developments elsewhere. The mapping of the plans of subdivision shows how the community was subdivided until 1929 and how several different companies were responsible for different subdivisions within the community. What this reveals is that there was not a single organization responsible for the development of Walkerville. The introduction of different companies resulted in different development patterns, as well as varying construction quality. Some of the development during this period continued to reflect the regimented layouts of early Walkerville. Other developments with larger houses, churches, and schools - such as those south of Tuscarora Street - differed significantly.

Photographs from the first decade of the 20th century show what are already mature and designed streetscapes. Roadways are paved and flanked by wide boulevards in which are planted sizeable deciduous street trees, with concrete sidewalks and stone curbs. Private homes, all designed in the eclectic styles popular in the Edwardian period, are edged with clipped hedges, low stone walls and simple wooden or cast-iron fences. Streetlights with double globes line each street. Even the fire hydrants are custom designs. Devonshire Road had become the main axis for residential and public development. Anchored to the south by St. Mary's Anglican Church and to the north by the riverside park and ferry dock, it has a node at the train station just south of the railway tracks. Here there was a large brick train station and baggage building south of which was an ornamental square featuring the Queen Victoria Jubilee fountain. Across the street was the railway hotel and, at the next intersections, the post office/customs house and bank. Wyandotte Street by now had been developed as the main east-west axis of the community along which were the major commercial premises as well as the library, vaudeville theatre and banks. Street trees and globe streetlights are also seen on this street, along with a uniform two storey building massing (brick predominating) with three storey buildings at intersections and canvas awnings along shopfronts. Even the distillery buildings were beautified with vines up their sides, ornamental iron fences along their edges and deciduous trees (elms and catalpas) along their street face.

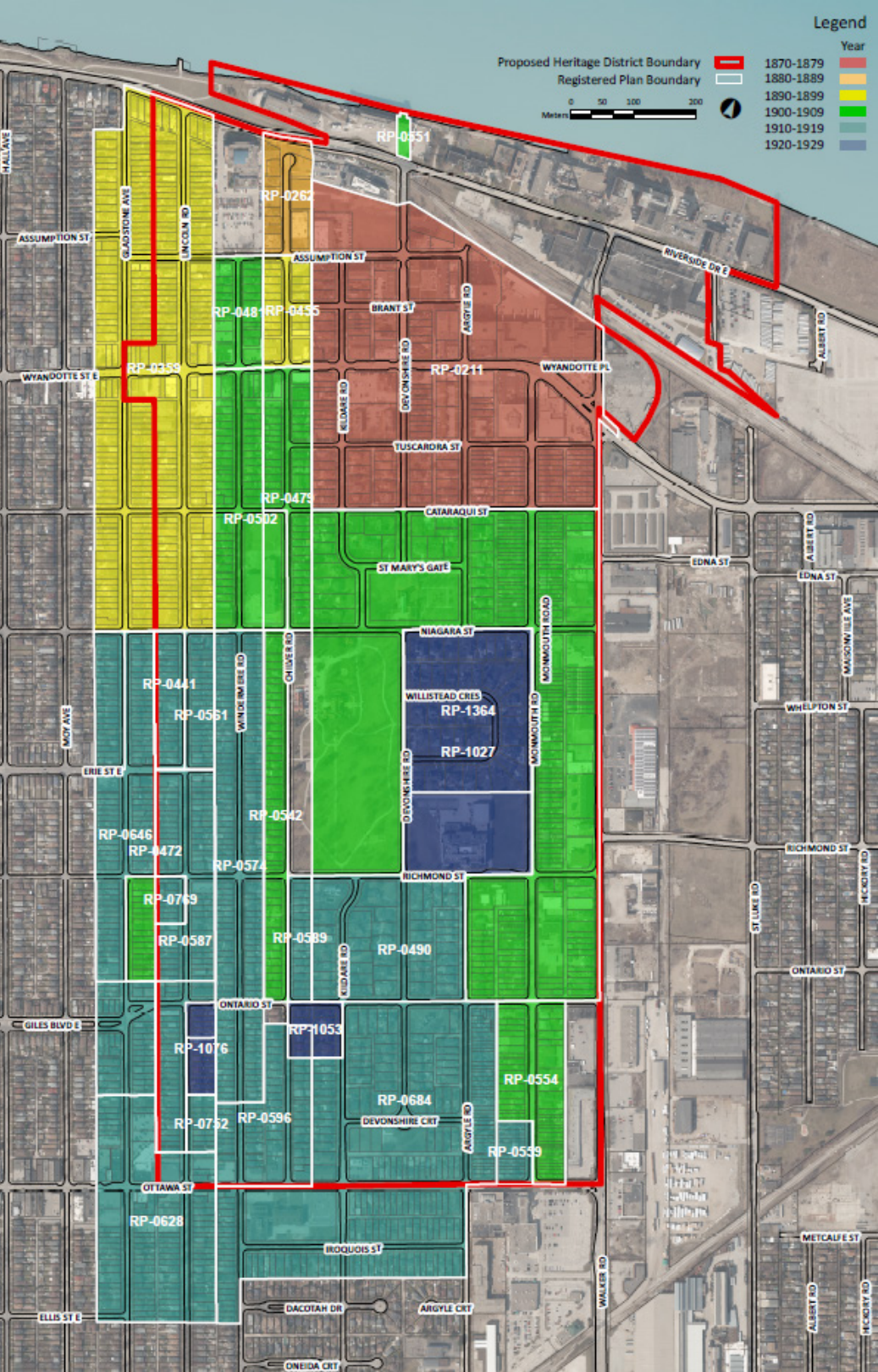


Figure 20: Map showing when different plans of subdivision were registered within the Walkerville Area. (City of Windsor)

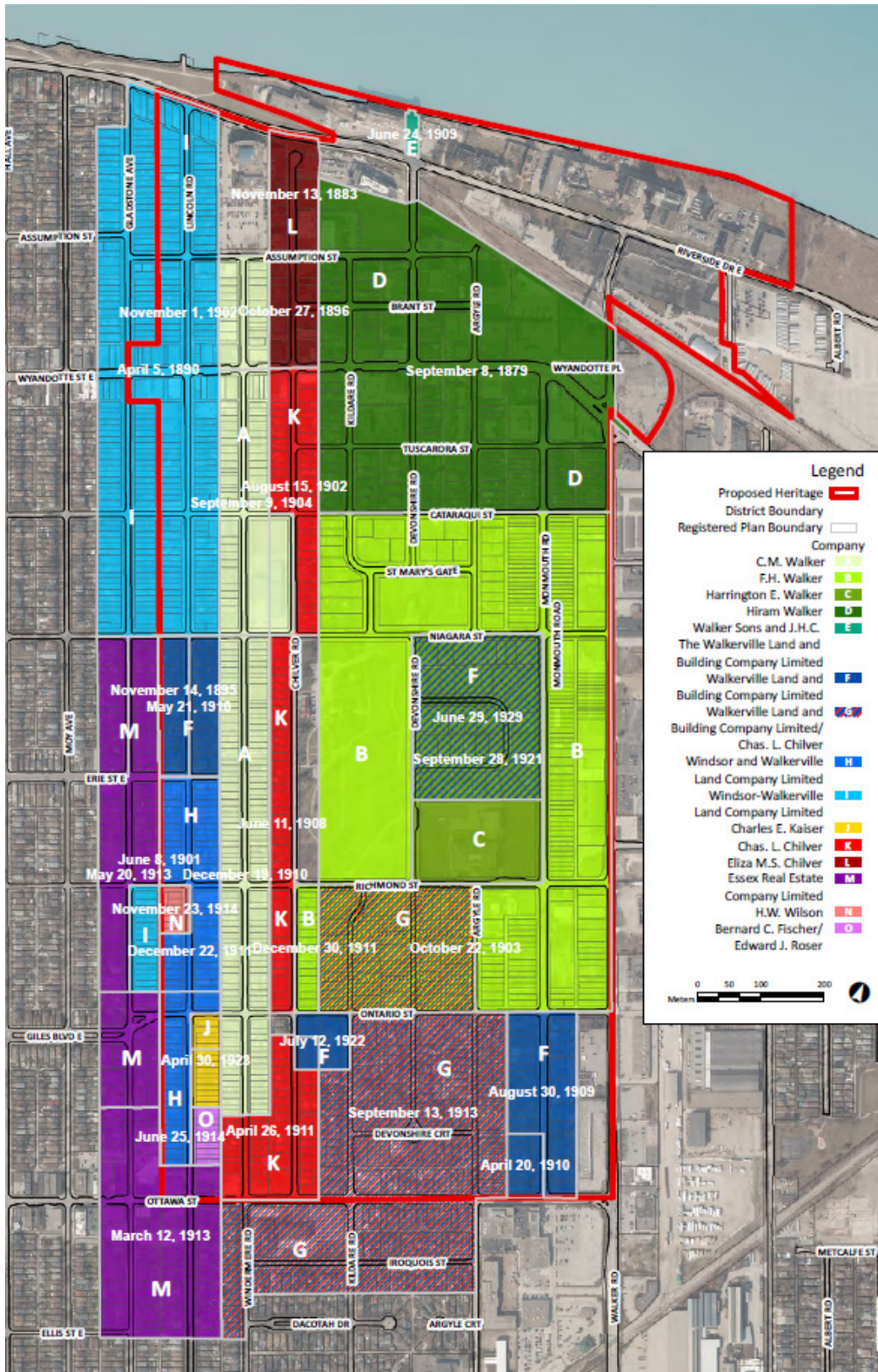


Figure 21: Map showing the different builders associated with the different plans of subdivision within the Walkerville Area. (City of Windsor)

Walker Disengagement (1915-1926)

Changes in the Walker family altered the development that followed this initial burst of building activity. Following Hiram Walker's death in 1899, the prime mover during this period was Walker's son E.C. Walker. He sponsored the Queen Victoria commemorative fountain, retained American architect Albert Kahn to design key public and private buildings, built an expensive headquarters on the site of the former Walker farmhouse, created St. Mary's Church and cemetery and, in a final grand gesture, built Willistead Manor and its related park and country club. His wife was also responsible for renaming the streets to their current state, away from their earlier, plainer titles (e.g. First, Second, Third), with Indigenous references for the east-west streets and British Imperial ones for the north-south roads. But he died in 1915, and his brothers also died around that time. After being unsuccessful in her efforts to persuade her nephews to move to Walkerville, E.C. Walker's widow moved back to the US and, as she had no children, the remaining heirs donated Willistead to the municipality in 1921. It was these heirs who developed the lands south of St. Mary's Gate with restrictive covenants stipulating minimum house sizes (3500 sq. ft.). It should be noted here that the covenants also had racist connotations, in effect using people zoning to exclude specific communities of people from purchasing property.

By this stage, as evidenced by fire insurance plans from 1924, most of the vacant properties within Walkerville had been built upon, with a few left open in the blocks south of Tuscarora. Some notable structures included the Grier Apartments (1918, at Chilver Road and Riverside Drive), the first purpose-built apartments in the village; the Tivoli Theatre (1918, on Wyandotte at Lincoln Road); and the St. Joseph Orphanage (on Riverside Drive east of Lincoln Road, now the site of the Windsor-Essex Children's Aid Society). Around the train station there were still large industries, both north and south of the tracks, and industrial buildings were interspersed with housing between Assumption and Brant Streets. Along Wyandotte Street, commercial buildings occupy most, but not all, of the properties lining the sidewalk: there are still some houses facing



Figure 22: Early Image showing the Walkerville Train Station. (Collection of Beam Suntory)



Figure 23: View of Houses on Devonshire Road. Collection of Beam Suntory



Figure 24: View of Houses on Second Avenue (Devonshire Road). Collection of Beam Suntory

the street or terminating a row of houses and small shops extending from the side streets. The parts of Walkerville that showed the most influence of the design intent of the Walker family were found east of Victoria, south of Wyandotte, and were concentrated along Monmouth Road and Devonshire Road. Within the overall streetscape treatment of trees, streetlights and paving, these parts of the village have the most coherent building styles and designs.

In 1926 the Walker heirs sold the distillery to a Toronto-based company (a year before the end of Prohibition). After the sale, it appears from records of land sales that the Walker Land and Building Company continued in operation at least until the late 1940s. In most ways, however, the end of the Walker family's involvement in Walkerville's development came with the deaths of the three brothers within a short span of time (1915-19). Their sons made slow additions to the suburb following the same conditions of sale, and gradually completed the sale of the remaining rental housing and adding new houses in the remaining vacant lots.

Infill around the edges and within Walkerville went on during the rest of the 1920s but the Depression slowed development. Still, by 1929, most lands were under registered plans of subdivision, and by 1935, most buildings had been built within the community. During this period, the lands along Wyandotte had been developed and those west of Chilver were subdivided and built upon in large part by the Chilver Land and Building Company on property inherited by Charles Lewis Chilver from his grandmother.¹⁷ The pattern of small, square blocks found in the earlier parts of Walkerville changed here to one of long, rectangular blocks, although the mid-block laneway system continued. Here also the houses were smaller, with narrow side and front setbacks, and most were of frame construction. Within the older parts of the community, some of the frame houses from the first era of development were replaced by small apartments, especially on Argyle north of Tuscarora. Former hotels became retail and apartment buildings and many of the distillery buildings were closed and abandoned or demolished. Alcohol sales may have helped Walkerville be the only financially solvent municipality in the five Border Cities during the Depression.¹⁸ By 1935, much to the dismay of the community, Walkerville was annexed by the City of Windsor (despite great local opposition).



Figure 25: Early view of Argyle Road near Ottawa Street. (Private Collection).

17 Weeks and Edwards (2015), p. 103-105.

18 Weeks and Edwards (2015), p.51.



Sign Located at Walker Road and No. 2 Highway

Sponsored by the Walkerville Property Owners' Asso.

Figure 26: Local sign created to lament the loss of Walkerville as an independent community. Credit: Museum Windsor collection, PM921

Slow Maturation (1935-1970s)

As noted within Figure 27, the years following amalgamation saw limited change within the community. After World War II, the distillery operation expanded, which entailed replacement of the park and ferry dock at the foot of Devonshire Road with a large grain elevator (the enormous Canadian Club sign was long gone by then). The train station as well as its outbuildings and ornamental park were removed in the late 1950s and the commercial and distillery buildings along Riverside were demolished during this time. Other examples of these changes were the demolition of the Pentilly mansion property on the west side of Devonshire Road, replaced by two apartment buildings, and removal of several commercial properties along Wyandotte Street, replaced by parking lots or single storey commercial buildings. The formerly cohesive development pattern was beginning to unravel and the unified appearance beginning to dissipate.

Gradual Revitalization (1970s-present)

However, Walkerville benefitted from emerging trends in Canadian society by the 1970s, the most important of which were the rise of heritage conservation and the revitalization of downtowns. The first beneficiary of these changing attitudes was Willistead Manor, saved from demolition and restored by the municipality in the late 1970s after a period of decline. Next, the Walker organization renovated the headquarters building in 1990. And local citizens raised money for the relocation of the former town hall from Riverside Drive to Devonshire Road, to prevent its demolition. For the commercial core of Walkerville along Wyandotte Street, the City of Windsor undertook streetscape improvements in

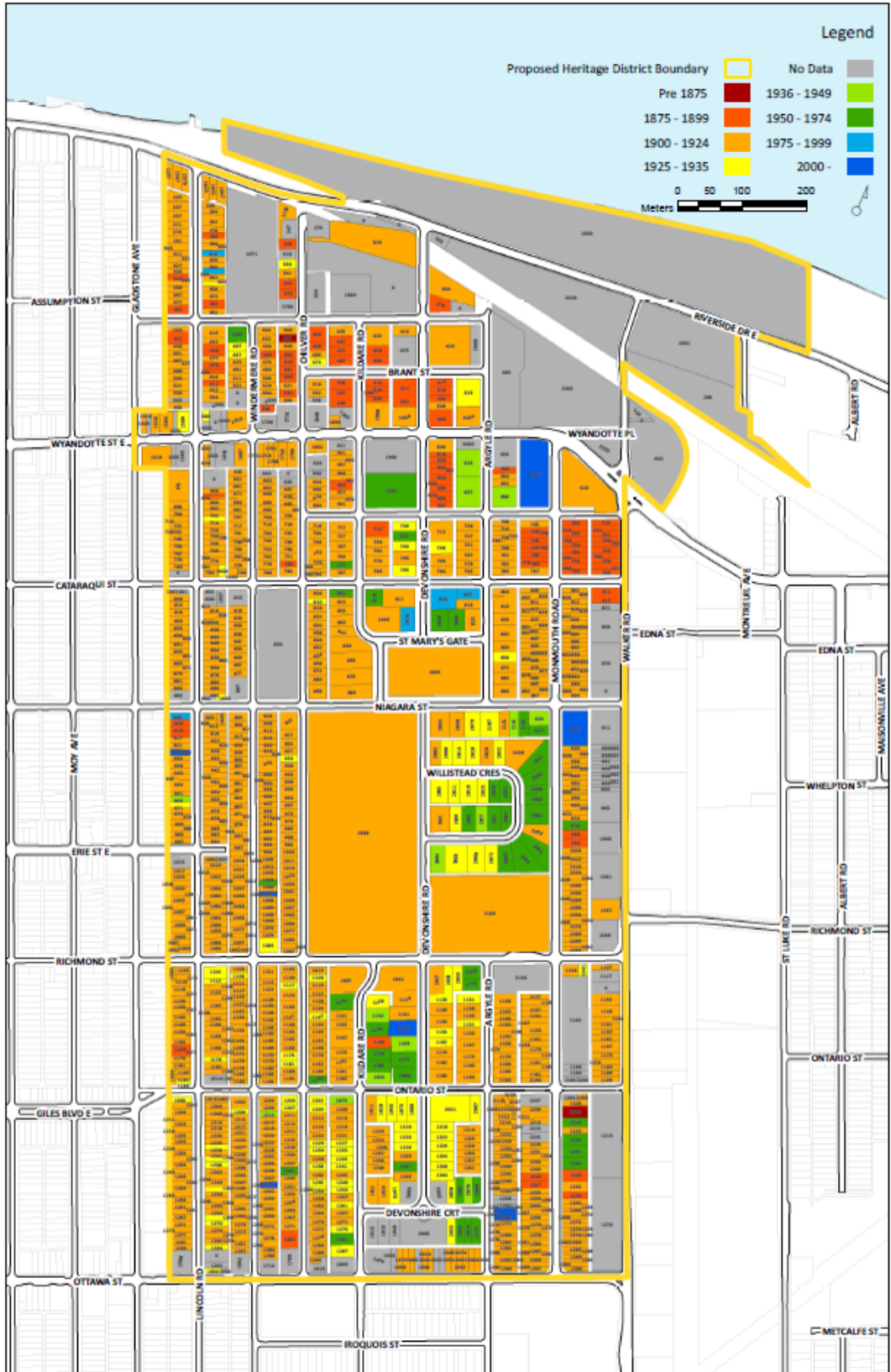


Figure 27: Date of building construction by date. Note that most buildings were constructed by 1935 (amalgamation) City of Windsor.

the 1980s as part of a Community Improvement Program, adding street trees, street furniture, interpretive panels and reproduction globe streetlights. Today, former industrial buildings are being renovated and former public buildings such as the post office/customs house have been converted to office use. The residential streets have well-maintained boulevards, and the standard of building maintenance is high. Also important is a renewed interest in local history as evidenced by the Walkerville Times publications and by local special events, both of which emphasize the community's history and tell its stories.

Reflections on Walkerville's Evolution into a "Garden City"

This renewed pride of place is often characterized by reference to Walkerville's attractive appearance, with fine buildings set in mature streetscapes, it offers an idealized version of a residential suburb. Along these lines is a common misconception perpetuated within local histories: that Walkerville represents a unique Canadian example of a "Garden City." However, based upon the research completed to date, and as outlined above, this does not appear to have been the case.¹⁹ There was no overall plan for Walkerville; rather, it was developed via a series of registered plans constructed by different builders. The Walker family, and later the municipality, was able to retain control was via a series of specific tools. For those lands under the control of the Walker family, and later the Walkerville Land and Building Company, direct ownership and specific controls resulted in determining the type of structures built. Specific acts of public philanthropy by E. C. Walker and his wife helped shape neighbourhoods and the public realm, and an advantageous local tax system encouraged the development of large architect-designed homes, while other local by-laws regulated the materials used and supported local efforts at improving the public realm, such as providing funding to the local horticultural society. In the emphasis on a strong axial layout along Devonshire Road, and by creating coherent commercial and industrial areas within the community, Walkerville shows influences of the City Beautiful movement that was prominent in the late 19th and early 20th centuries in North America, where formal designs in the Beaux Arts manner predominated and single use zoning was beginning to be employed.

Yet the idea that Walkerville is a "Garden City" remains today. While the Garden City movement, upon which that term is based, arose in Great Britain in the late 19th century as an effort to improve living conditions in an increasingly urbanized and industrialized society, it has only marginal relevance to Walkerville. As promoted by Ebenezer Howard in his book "Garden Cities of To-morrow," these model communities were to be an alternative to the crowded and unhealthy cities of Victorian Britain. They were intended to offer the best of urban and rural living, in new, complete communities built in the countryside but linked to the city by rail and road. However, the socialist ideology of the Garden City departs from the objective of the Walker family to provide its workers a better place to live. The Garden City movement seems to have been interpreted in many ways such that it became a form of urban design rather than an economic, organizational, and cultural shift from the prevailing way of building communities. In this way, Walkerville had more in common with model industrial communities such as New Lanark, Bourneville and Port Sunlight in Britain, and Pullman in the United States (or even 20th century

¹⁹ Pullman, an industrial town built in the early 1880s south of Chicago to which Walkerville could be compared, was also a paternalistic, complete community. However, it was built according to a master plan designed by an architect and landscape designer, as were most of the contemporary examples in Great Britain and Europe. Also, Pullman maintained control over his properties while Walker permitted land sales (with conditions).

resource towns in Canada such as Arvida and Kapuskasing). And with its focal point being an Anglican church next to a manor house and park, Walkerville could be argued to have more in common with a feudal English village than with a modern industrial community. As a result, while Walkerville had many of the elements of a garden community, including a large farm located to the south near the current Windsor airport, it was still a factory town, not a utopian experiment in the manner that Howard envisaged.

Even so, during the development phase that followed in the next decades, it is likely that Walker and his sons would have been aware of current trends in culture and economics (as would their spouses) and would have seen Garden Cities in the context of improved ways to build. Precedents such as Rosedale model suburb in Toronto were a reference, as would have been similar subdivisions in the US and Britain. What the Walkers did, however, was exert greater design control over the resulting expansion than was provided in many earlier subdivisions. For example, in the early years of the community, they laid out the streets with paving, streetlights and extensive landscaping and helped position the church and a public park as focal points at either end of the main north-south street (Devonshire).

In a similar fashion, they developed the east-west commercial street (Wyandotte) with paving, street lighting and street trees. Throughout, they hired, or encouraged others to hire, prominent architects to design housing and commercial buildings as well as churches and schools. There was even an annual competition (sponsored by the Walkers) for the best floral garden. As of 1901, they retained the services of Frederick Trueman, a landscape gardener who managed works in the public realm as well as in private grounds. He established a nursery for flowering and ornamental plants and began a tree-planting program for the boulevards that resulted in approximately 10,000 saplings being installed. After 1900, the Walker sons also used the prominent Detroit architect Albert Kahn for key commercial, residential, and institutional buildings throughout Walkerville. This high standard of design throughout the village made Walkerville distinct from other communities of the time.²⁰



Figure 28: Local events, such as Art in the Park, have helped to make Walkerville a vibrant arts community. <https://artintheparkwindsor.com/>



Figure 29: The results of a recent adaptive re-use project at 325 Devonshire Road, Fall 2023

Even considering the varied examples of new communities that the Walkers may have used as precedents, it is interesting to speculate as to why Walkerville developed as it did. The historical record provides the main details, but closer examination of the development pattern leads to questions about development before and after Hiram Walker's death. A key question is: why were the post-1899 parts of the village developed so differently from those built when Hiram Walker was alive? Even though no evidence has yet been found of there being a master plan for the community, as noted, the Walkerville Land and Buildings Company's developments came with conditions of sale that ensured high quality construction, and the Company also invested heavily in streetscape improvements. And as some scholars have argued, there may have been other less obvious reasons.²¹

In summary, the physical setting of Walkerville that is valued today is the result of the second generation of the Walker family, with some contributions by the generation that followed. Thanks to sales of interests in property and a railroad, the three surviving Walker sons had the money to act on a vision of creating a model community that had a more unified design than that initially created by Hiram Walker. While research to date has shown that it is unlikely that they were working from a master plan, the expansion that happened after 1890 clearly showed a unified design intent. This design intent is less evident in the development to the west of Chilver Road, however, so there is a distinction between these developments and the Walker developments east of there, over to Walker Road. The focus of their architectural and urban design efforts was in the blocks flanking Devonshire Road, culminating in the area around Willistead Manor and park. It is also evident that the restrictive covenants the Walkers imposed for developments around and south of St. Mary's Church may have contained some form of design guidelines, given the character of the properties that were built subsequently.

Even in the absence of a master plan, and without it being intended as a "Garden City," what remains in place today is an artifact from the early 20th century that exemplifies pioneering efforts in Canadian urban design. Walkerville is an Edwardian model subdivision born of a factory town and built thanks to the efforts of one family's corporation, an organization that, for most of the development period, controlled many aspects of daily life within Walkerville.

Key themes

From this historical analysis, it is possible to distill key themes that can provide a framework for the analysis of heritage resources that, when evaluated, provide the basis for a potential heritage conservation district. Key themes can help understand the key persons and events that had an important influence in shaping the physical realm. They can help to identify aspects of a community that may have cultural heritage value or interest and provide guidance for the subsequent evaluation of potential heritage resources and determination of the potential HCD boundary.

21 This has led some authors to speculate on E.C. Walker's reasons for guiding the Walkerville Land and Building Company in the way he did. Hoskins (1964, 145, 178) thinks it reflects E.C.'s penchant for the aristocratic lifestyle, with frequent travel in pursuit of art collection, his lavish parties, and his enjoyment of many of the other aspects of inherited wealth. But darker motives are ascribed to him by another author (MacDonnell 2017, 146-149) who revealed that E.C. was dying of syphilis and, by 1900, was beginning to show infirmities of mind and body, thus giving him many reasons to proceed with ambitious developments while he could. The author also speculates that the shame of that disease, coupled with public attitudes as to the source of his wealth (alcohol production and sales), made him anxious to maintain and enhance the town aesthetically and culturally, thus bolstering its (and his family's) reputation.

There are several key themes that can be identified within the history of the Walkerville:

- **Early industrialization (before 1890)**
Surviving heritage resources from the earliest stages of the community's development are rare. Yet, examples do exist. These resources help tell the story of the community's establishment, and many of the structures (which are wood rather than the later prescribed materials) help illustrate how the community would have originally appeared. These surviving structures, and their original purposes, can be contrasted to those that followed in the expansion period following village incorporation.
- **The Walker Family Vision– Developing a Complete Community**
The Walker family shaped many aspects of the community in the period up to amalgamation. The family played a direct role in the establishment of many community institutions such as churches, the fire department, and the police. They also, particularly under the E. C. Walker, shaped key aspects of the public realm through the construction of key buildings, including Willistead Manor and St. Mary's Church, and the conditions attached to their land sales determined the quality and type of construction that followed.
- **Walkerville as an Independent Community (1890-1935)**
The history of Walkerville as an independent community is an important part of understanding the community in its present form. Walkerville was intended to be a discrete community, separate from the city, and involving local government in most aspects of community development. Amalgamation represented a loss of local control and Walkerville's residents fought amalgamation vigorously. This independent spirit continues today and is a vital component of the community's identity.
- **The influence of the Walkerville Land & Building Co. (and Walker controlled plans)**
Developments controlled by the Walker family tended to have characteristics, and when compared to some of the developments built by others, there do appear to be noticeable differences, particularly in terms of architectural quality, lot size and lot coverage.
- **The influence of municipal regulations**
While the Walkers certainly initiated most of the planning and design actions that created Walkerville, it was the municipality, through its powers, that shaped development of the community. By-law 444 was critical in determining the current appearance of Walkerville due to its prohibition of materials in construction. Other by-laws allowed for generous tax incentives for preferred types of development.
- **The prevalence of high-quality architecture and urban design**
Walkerville is unique among early 20th century Canadian towns in having many of its buildings designed by prominent architects of the day. It is also unusual by having a layout that took inspiration from some of the leading international trends in community design, including early examples of formal City Beautiful layouts and single-use zoning.

5. Summarizing Public Feedback

In addition to the foregoing, cultural heritage must also reflect the values of a local community. To help understand some of the community's questions and concerns, not only about the HCD process but also about change within the study area, two public meetings were held. These were augmented by online engagement tools and a survey through the City's "Let's Talk Windsor" platform. What follows is a summary of the comments received and a reflection on how they applied the HCD process.

Fall 2023

The first kick-off public meeting for the Walkerville HCD Study was held at Willistead Manor on 20 November 2023. There were 70 in-person attendees and three virtual attendees. City staff sent 5702 notification post-cards by mail and additional postcards were shared electronically with various stakeholders. This session was augmented by an online questionnaire hosted by the City of Windsor in Fall 2023 through the "Let's Talk Windsor" webpage. 64 Responses were received. As part of this survey, participants were asked to identify specific places of significance (12 specific location responses), along with feedback on the potential boundary of the HCD (4 specific responses). There was media coverage within both WindsorNewsToday and WindsoriteDotCaNews.

At the public meeting, attendees were asked to identify what they valued about the community and assist with developing a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of existing conditions.

Strengths

The community members identified several key strengths, especially Walkerville's built form and its unique social/cultural element. Specifically:

Built Form

Walkerville's distinct appearance was mentioned in many ways. Tree-lined streets framed by pedestrian-scaled buildings, as well as a lack of front yard driveways, make Walkerville a very walkable place. Beautiful gardens in deep setbacks add to this attractive setting, as do the parks, especially Willistead Park. In addition to these elements are the varied architecture and mix of land uses.

Social/Cultural Elements

The setting also fosters neighbourhood connections and supports a strong local identity. The role of the community in protecting local history is an important reflection of this identity. Local attractions in the arts and culture, as well as a variety of dining options, also figures strongly in comments. Special events such as the Walkerville Brewery Friday Night Market are another example of community activities. All these elements combine to provide a strong sense of neighbourliness.

Weaknesses

The community's identified weaknesses are matters related to planning policies and municipal procedures. For example, transportation-related issues regarding the lack of parking and the car-centric nature of Ottawa Street, and poor maintenance of public and private property. Weaknesses in the latter category include a lack of bylaw enforcement, and inappropriate changes to sidewalk signs and materials. Support is expressed for traffic calming measures, provisions for active transportation, and improving streetscapes through planting and maintaining street trees. Broader concerns include the community's limited understanding of heritage, the redevelopment of Walker Road, the lack of vital retail stores and the mix/balance of retail available (no grocery store), vacant housing, and overcrowding on Lincoln Street.



Figure 30a: The 20 November 2023 Public Meeting

A common concern is the maintenance of alleyways (or laneways). Top comments include the lack of cleanliness, requiring more pedestrian entrances, poor lighting, lack of greenery/planting, and the desire to improve the appearance of the alleys. The community identified concerns regarding new infill, suggesting that development guidelines should speak specifically to additional dwelling units and municipal infrastructure, such as sustainability upgrades.

Opportunities

Many opportunities stem from the community's identified weaknesses. Common topics of interest involve supporting active transportation, controlling traffic, upgrading alleyways, and developing compatible infill. Streetscapes could be improved through the addition of greenery (trees and gardens), better lighting on streets and alleys, and opportunities to celebrate local history through naming alleys and adding interpretive features on streets and parks. Big-picture opportunities include a future library and school, as well as additional creative spaces for living and working within Walkerville.

Threats

The community identified threats related to planning policy. Examples included the potential impact of new and inappropriate (out of scale) development, poor design, oversized density, changes to the regulatory framework for planning, speeding, traffic on local roads, and too many short-term rentals. Among these, additional issues included the need for more financial incentives, controlling increased crime (there is a need for greater policing), and emphasizing the importance of the local train service.

Heritage-related concerns included how to facilitate the integration of energy efficiency

technologies/requirements with existing heritage properties, shifting municipal interests and overly zealous regulations, and changes to the regulatory framework for heritage conservation.

Fall 2024

The second public meeting for the Walkerville HCD Study was held at Willistead Manor on 25 November 2024. There were 103 people in attendance. Like the first meeting, City staff sent notification postcards by mail and electronically, which was augmented by an online questionnaire hosted on the City of Windsor “Let’s Talk Windsor” webpage. There were 26 responses.



Figure 30b: The 25 November 2024 Public Meeting

In response to the first question, which asked if the person supported the designation of the Walkerville Heritage Conservation District under Part V of the *Ontario Heritage Act*, 25 said yes, 1 said no, and 3 said maybe. The second question asked if people agreed with the recommended HCD boundary and if it captured the essential elements of Walkerville’s heritage. 22 said yes, 2 said no and 5 said maybe. The final question asked if people agreed with the findings and recommendations within the HCD Study main report and appendices. 22 agreed, 2 did not, and 5 were undecided.

The public meeting included both a presentation and information display board. The display boards showed the recommended HCD boundary as well as development

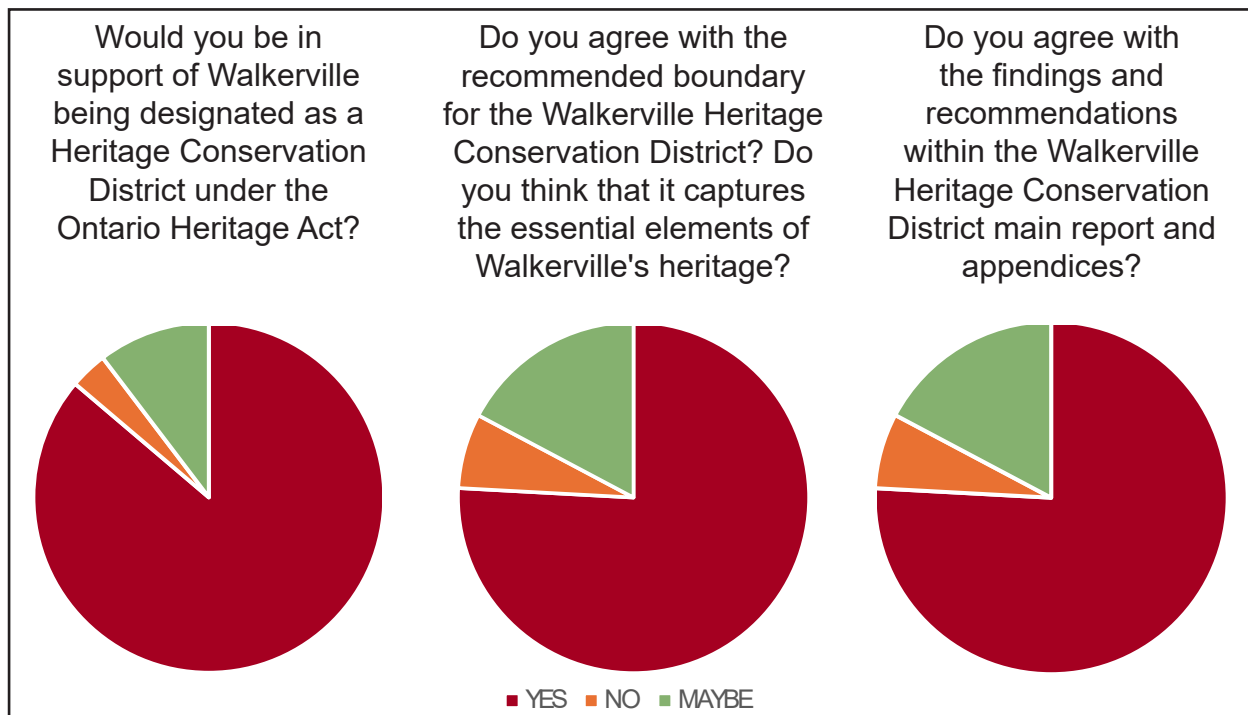


Figure 30c: Responses to Let’s Talk Windsor online survey questions.

periods for area and locations of existing heritage properties. Flip charts were provided for people to write further comments. After introductions by City staff, the consultants Drs Letourneau and Bray provided a slide presentation summarizing the Study process and the Study findings and recommendations. They then opened the floor for a question-and-answer session, the results of which were recorded by City staff and are summarized below, under categories:

Properties survey:

- A preliminary property survey was developed that includes all properties within the recommended study boundary;
- This initial evaluation was used to determine whether property was contributing or non-contributing to the heritage character of the study area, using historical research and Provincial evaluation criteria; and,
- Once updated (during the HCD Plan phase), this information will be available to the public, augmenting historical research already available from the City.

Designation as change management:

- The discussion identified that change in the area will occur but can be managed by the City using the HCD Plan policies and guidelines;
- Generally, it was discussed that HCD policies apply mainly to what is visible from the public realm;
- These policies and guidelines would be developed with participation from local residents as well as City staff;
- The HCD would build on previous City initiatives, especially the recent Districting Plan and CIP; and
- It was noted that HCDs stabilize or enhance property values and do not inhibit investment because Plan policies and guidelines remove much of the subjectivity from change management in the HCD and can speed up the review process

Laneway development:

- Infill opportunities were identified for laneways, with the understanding that they could be managed by policies and guidelines in the HCD Plan.

District boundary:

- The recommended boundary as presented includes the greatest concentration of heritage resources;
- Areas outside the boundary contain many heritage resources but the recommended boundary identified is, in the professional opinion of the team, the most defensible (against potential appeal to the Ontario Land Tribunal); and
- The study recommended that significant heritage properties outside the boundary be captured by an expanded Heritage Area (regulated under the Official Plan) and several were identified for individually designated under Section 29 Part IV of the OHA.

Study origin and purpose:

- The HCD Study stemmed from a recommendation in the Districting Plan and from a subsequent Council directive to staff to begin the HCD Study process, assisted by the consultants; and
- The project is also responding to recent changes in Provincial heritage legislation, especially Bill 23's deadline to address properties Listed on the municipal Heritage Register.

Impact of designation on District:

- Concerns were raised by attendees about parking, traffic management and high-density development. It was noted that many of these matters are better addressed in the Official Plan and Zoning By-law; and
- It was noted that studies. Such as a major research project from the University of Waterloo, show that HCDs are effective.

Heritage Conservation District Boundaries

As part of the public meeting, and via the online survey, community members were asked to identify what they saw as the appropriate boundaries of the heritage conservation district. The following represents a consolidation of the comments received. It should be noted there were two different approaches, one which called for a shrinking of the boundary, and the other which called for an expansion of the boundary, particularly to the south. Additional topics from the online surveys identified the need for a local museum, greater interconnectivity for the local trail system, and potential linkages with other neighbourhoods, such as a potential HCD in Ford City.

Summary

These comments proved particularly helpful in understanding some of the contemporary issues and concerns. Many identified are outside the scope of a HCD study, but nonetheless merit the consideration of local officials. These include broader planning, transportation, and urban design concerns. Some would require careful consideration of the intersection between broader planning and heritage policy and process. Others could be addressed via a HCD process. The process reveals that the community values its neighbourhood and wants to ensure that change is managed appropriately.

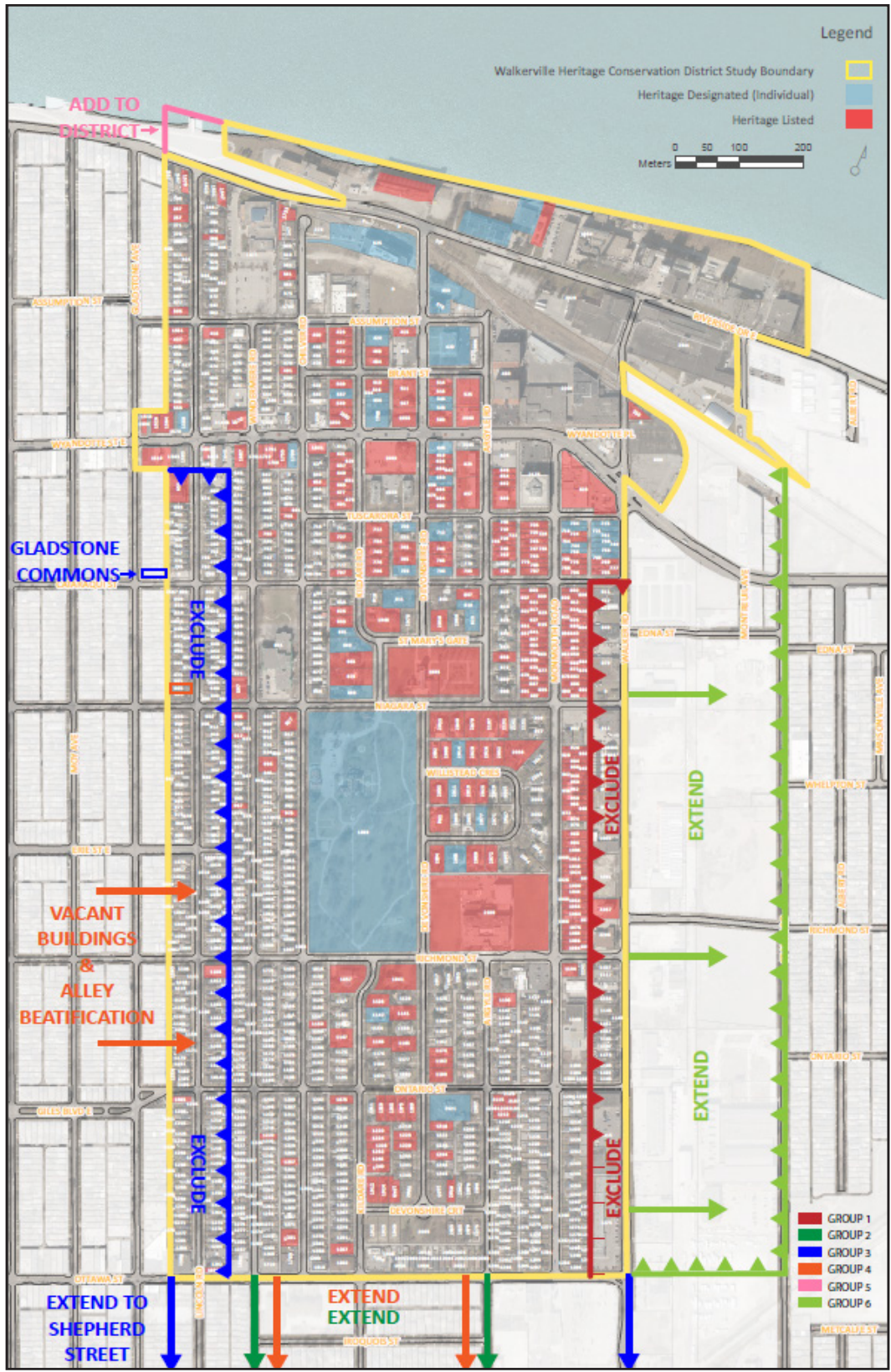


Figure 31: Map showing boundary recommendations received from the kick-off public meeting

6. Identifying and Evaluating Heritage Resources

The inventory and evaluation of a District's potential cultural heritage value and significance is an important and required part of the heritage conservation district study process. Section 40(2) of the *OHA* specifically states that a study shall "examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district." This Section and Section 7 have been written to specifically address this requirement. Building on the history and key themes identified in previous sections, considering the specific provincial requirements for creating a heritage conservation district, as well as public comments/and concerns, this information is used to help identify:

- 1) If potential heritage resources within the study area reflect the identified themes and cultural heritage values
- 2) If there are sufficient heritage resources within the study area to meet the provincial threshold
- 3) If there is an overall and discernible character to the area (which is particularly important to the process of determining an appropriate boundary) and/or if there are specific sub-areas

However, one of the challenges in creating a heritage conservation district is taking the combination of research, on-site analysis, and community value and positioning it within a prescribed process. Kate Clarke's work on heritage values shows that any place has multiple values. However, evaluation frameworks do not always reflect the diversity of these values. Thus, in any heritage district process, there is often a disconnect between all the possible values of a place, and those that must be used to justify form protection.

As discussed above, under Ontario Regulation 9/06, a potential HCD must contain a minimum number of contributing properties (25%) evaluated against two specifically identified criteria (2/9). However, the Province of Ontario has not provided explicit guidance on how this is to be accomplished. As stated within an 18 October 2023 Guidance Note from the Ministry of Citizenship and Multiculturalism:

The *OHA* nor its regulations do not set out a process for evaluating properties within a proposed HCD. Approaches to ensuring that an HCD has met the prescribed 25 percent threshold may vary. For example, the municipality could conduct historical background research and create a simple inventory of all properties, both of which would inform the boundaries of the HCD and help develop a statement of CHVI that reflects two or more criteria. The approach may also depend on the context and boundaries of the HCD.

This Guidance Note also recommended evaluating all properties within the proposed district. To address this guidance, for this project, an area-specific evaluative template was created. The approach taken to determine which properties meet the prescribed criteria was multifaceted:

Heritage Values: Management versus Protection



Figure 32: The difference between the range of community values and the values used to justify formal protection. Clark, K. (2019). The Shift toward values in UK heritage practice. In E. Avrami, S. Macdonald, R. Mason, & D. Myers (Eds.) *Values in heritage management: Emerging approaches and research directions*. The Getty Institute. <https://www.getty.edu/publications/heritagemanagement/part-two/5/>

- 1) The themes and information identified as part of the historical summary were used to help contextualize existing properties. This information was used to help provide input in determining if a property meets one of the following criteria:
 - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
 - vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - vii. The properties have contextual value because they define, maintain or support the character of the district.
 - viii. The properties have contextual value because they are physically,

functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

2) Properties previously evaluated, or identified as having been constructed by a particular architect, were used to help identify which properties meet the following criteria:

i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.

ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.

iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

3) Further, an analysis of the district was undertaken both as part of the historical summary as well as part of this section of the report to better respond to the following criteria:

vii. The properties have contextual value because they define, maintain or support the character of the district.

viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

The approach taken was individual historical research for every property. However, due to the scope and scape of the proposed district, research akin to a detailed CHER (Cultural Heritage Evaluation Report) for each property was not technically possible or financially feasible. Appendix D provides a preliminary evaluation for each property within the proposed district based upon readily identifiable sources. Should Council decide to proceed to the Plan and Guidelines phase, this initial inventory will need to be expanded and reconfirmed. It is also recognized that there may be additional information about individual properties. To this end, should the HCD proceed, it is recommended that CHERs become a requirement for specific application types, such as major interventions and demolitions. Still, even with the available information, it is the professional opinion of the authors that there are sufficient properties to meet the provincial requirements. Further, the evaluation approach for Walkerville has specifically been designed to exceed the provincial minimums, using a 30% of properties meeting 3/9 criteria as the minimum basis for a recommendation which properties are contributing to the potential district. For Walkerville, the inventory and evaluation work was divided between municipal staff, contracted researchers, and the supporting consulting team.

City staff and the project consultants reviewed the results of the researchers' work. What became evident in reviewing the results is that the properties with the greatest heritage value, or contribution to Walkerville's heritage character, were those built before World

War II. Not coincidentally, this was the period during which the influence of the Walker family, and the legislative efforts of the village municipal government, were most evident in the design and construction of buildings and landscapes. As for the individual property evaluations, a common trend was that properties designed by architects likely met the criteria for design/physical value, while those that were built for and/or occupied by locally prominent community members and professionals met the criteria for historical/associative value. Due to the cohesive appearance of most pre-WWII Walkerville streetscapes, many properties from that period had a level of contextual value. As a result, some properties developed after World War II which depart from the prevalent earlier period revival architectural styles were evaluated as being “non-contributing.” From this it is possible to identify those parts of the study area with the greatest concentrations of “contributing” properties, and thus determine options for a HCD boundary.

Evaluation Method

The evaluation is not an arbitrary process. The *OHA* does not differentiate between different heritage resources. Rather, it uses the more generic term heritage attributes:

“Heritage attributes” means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; (“attributs patrimoniaux”)

To assist with differentiating between distinct types of heritage resources, the definitions found in the PPS (2020) have been used:

Built heritage resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as defined by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *OHA*, or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *OHA* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Areas of archaeological potential means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the province. The *OHA* requires archaeological potential to be confirmed by a licensed archaeologist.

Added to this set of definitions is another related category: intangible cultural heritage (IHC) resources. This category highlights the non-material, associative heritage resources that arise from values integral with human experience of a place. While often spiritual

in character, such as a cemetery or church, they are also common to locations used for traditional community events and ceremonies and relate to other ways in which subjective aspects of heritage attributes are described. For example, the ICOMOS Quebec Declaration on the Preservation of the Spirit of Place (2008) focuses on this aspect of place as found in “social and spiritual practices, customs, traditional knowledge and other intangible forms and expressions.” However, the *OHA* does not regulate use, and the integration of a HCD and the study approach as defined in the *OHA* is primarily focused on immovable examples of cultural heritage (property and buildings).

With these definitions in mind, the evaluation process begins by referring to the categories of heritage resources provided by the Provincial Ministry of Citizenship and Multiculturalism in the Ontario Heritage Tool Kit volume for Heritage Conservation Districts, Section 3, Step 5. Using information gathered in the first part of the Study and adapting the format and resource categories found in that section of the Tool Kit to suit Walkerville’s unique attributes, the following is a summary evaluation of the heritage resources of the entire study area, as delineated within this HCD Study. Walkerville differs from many other early settlements in its more defined architectural and urban design elements, and thus does not fit within all the categories found in the Province’s Tool Kit. For the purposes of this study, the consultants created the following categories within which to describe the study area’s heritage character.

Built Heritage and Cultural Heritage Landscape Resources

Development Pattern

Indigenous patterns/early farming and lot configuration

Although the exact location has not been confirmed, historical evidence shows that there were Indigenous communities established along the river shore at the time of European contact. Mapping from 1754 and from 1763 shows an Odawa village and cemetery in the vicinity of present-day Walkerville. Further archaeological investigation may reveal further evidence of Indigenous occupation.

As noted in Section 4, these maps show the pattern of early French settlement characterized by narrow lots extending inland from the shore, with a patchwork of fields clustered near the river and forests behind. It does not appear that Hiram Walker used any of these configurations when he purchased the farm lots and began building Walkerville in the mid-1850s. He did, however, live in the former Labadie farmhouse and he and his sons retained and enlarged that building in its original shoreline location until they demolished it in the 1890s to make way for the distillery office building.

Development Phases

Walkerville grew outward from the distillery. Initially it extended inland from the distillery buildings, bounded on the west by the ferry docks and on the east by Walker Road, with the commercial and institutional buildings inserted between the distillery buildings and the rail tracks. This tight configuration placed residential construction on the south side of the tracks in a simple grid of streets lined with small frame houses. This development phase lasted from the mid-1850s until 1890, when the community was incorporated as a village. Aside from some of the distillery buildings and a few of the early houses, little

physical evidence remains of this first development phase beyond the pattern of streets and blocks that Walker laid out.

Most of what is evident in Walkerville today is the result of development that followed village incorporation, when the Walker sons established the Walker Land and Building Company and began significantly expanding the early settlement. With funds from property sales, they created several plans of subdivision within which they added new streets and blocks as well as the public realm of boulevards, street furniture and parks. The commercial core along Wyandotte Street was another component of their expansion.

Following the deaths of the three Walker sons, and particularly after the sale of the Walker distillery in 1926, development after 1920 by the Walkerville Land and Building Company followed a similar pattern of land sales for residential construction but there was only limited commercial or institutional construction. It should also be noted that many of the houses in Walkerville, especially those in the area south of Richmond Street, were built during the period in which Prohibition was mandated in Ontario (1916-1927).

Plans of subdivision

The development phases summarized above are most evident in the plans of subdivision that created each of the development parcels that, collectively, made up the current setting. Starting with Hiram Walker's development initiatives, by 1879 the residential part of the subdivision was bounded by the rail lines, Walker Road to the east, Cataraqi Street to the south, and the lane behind Kildare Road to the west. Following village incorporation, many plans of subdivision by many different firms. Once the Walker family was no longer actively involved in further development, and up to amalgamation with Windsor in 1935, small infill developments such as Willistead Crescent were the only significant expansions of Walkerville. The development pattern evident today is the cumulative result of these successive plans of subdivision.

Block sizes, pattern, and orientation

Most of Walkerville is laid out in variations of a grid plan. Beginning at the waterfront, the shoreline and rail lines dictated an irregular lot pattern. South of there, the initial development has square blocks with central lanes that are oriented north-south. That pattern changes below Cataraqi Street where the blocks become long rectangles with central lanes, and this remains the most common block layout and orientation in Walkerville. Another change occurs with the curving configuration at St. Mary's Gate and Willistead Crescent, reflecting the prestige of lots on these streets and distinguishing them from adjacent blocks. Further variations on the usual block pattern include a very long block between Monmouth Road and Walker Road between Niagara Street and Richmond Street, alongside the long rectangular block that once held the Walkerville Country Club.

Lot sizes are narrow and oriented east-west, with residential lots narrower than those for industrial or other land uses. The narrowest lots are those associated with tenement housing, such as those along Monmouth Road and along the west side of Walker Road. Larger, primarily residential, lots flank the commercial lots along Wyandotte Street extending as far south as Cataraqi Street. Lots expand in the area between Cataraqi Street and Niagara Street, with the largest lots located opposite the church and on the west side of St. Mary's Gate. This pattern continues in the remaining area south of Richmond Street to Ottawa Street, from Argyle Road west to Chilver Road. The pattern of large lots reflects

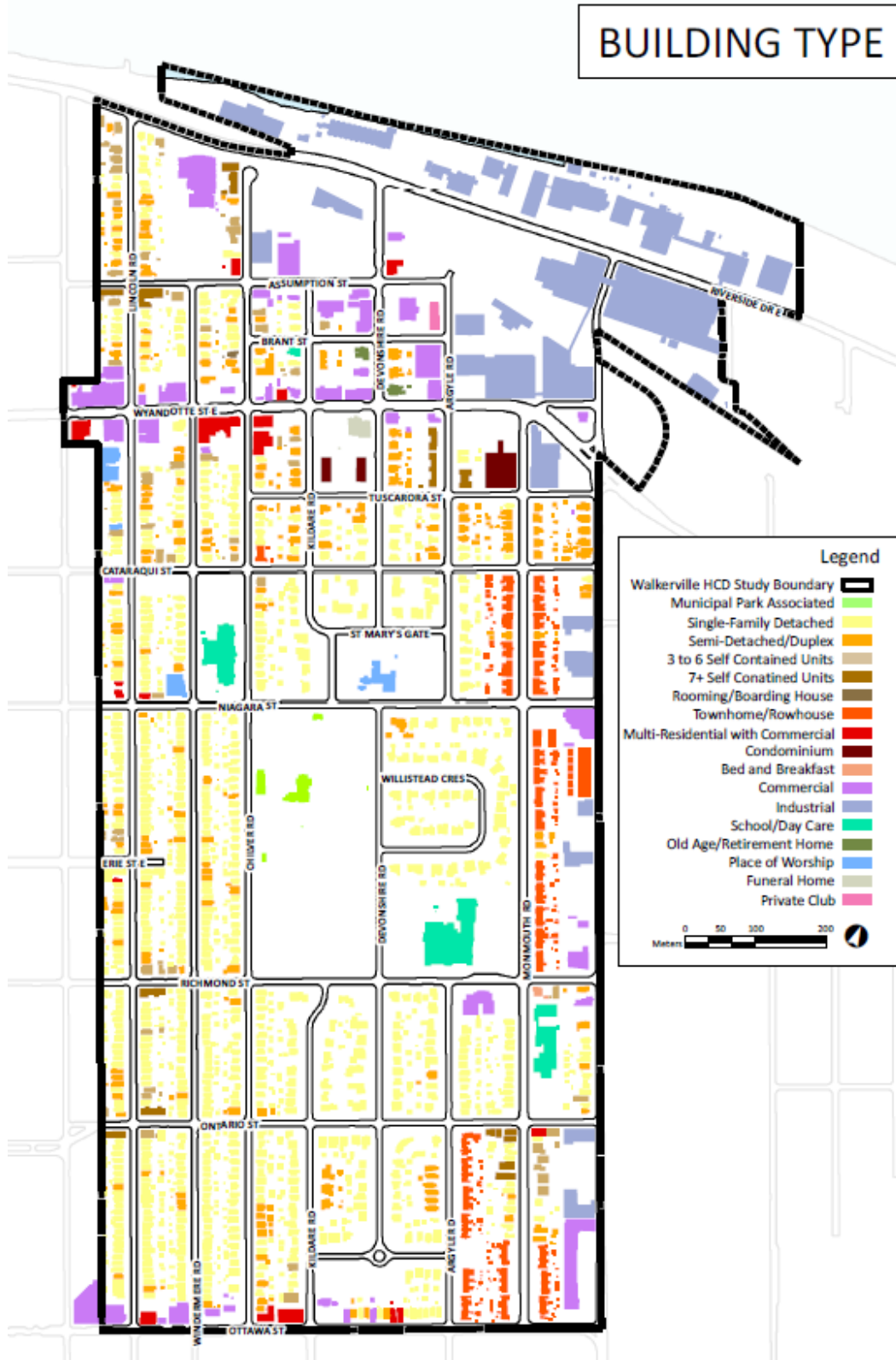


Figure 33: Mapping showing the different building types, as well as the relative size and lot coverage. City of Windsor

the size and expense of the housing on it, with the most prestigious lots flanking Devonshire Road and clustered near St. Mary's Church and Willistead Manor. While the Walker company created larger lots within some of the blocks for schools, churches (and cemeteries) the largest lots were for executives and family members. Indicative of this hierarchy is that the largest lot was reserved for Willistead Manor and Park. Other large lots that contained grand houses (especially Pentilly and Cooper Court) have since been subdivided following the demolition of most of the original structures and grounds.

Circulation network

The main access to Walkerville is along east-west streets, the primary ones being Riverside Drive and Wyandotte Street. Originally, the ferry dock and railway station at the foot of Devonshire Road provided an equally important access point, but their removal meant that traffic into the residential and institutional areas is spread throughout the street network.

In the original layout, however, the Walkers established Devonshire Road as the symbolic axis of the community and gave it precedence.

They did so by tying all the important components of the town to this central spine. Starting at the river, the axis began at the ferry terminal and customs house (and its nearby Riverside Park). Across the street were the Walker "Cottage" (the former Labadie farmhouse converted into the Walker residence), the Walker and Sons offices and, across Sandwich Street (Riverside Drive), the first St. Mary's Church. Immediately south across the railway tracks were the train station and main hotel (Crown Inn). At Wyandotte was the first schoolhouse and at the end, in the next major development phase, was the second St. Mary's Church and cemetery. Just beyond that was Willistead Manor and park, next to which was the Walkerville Country Club. At least in the first decades of the 20th century, during the peak development period, the key aspects of the Walker family's enterprises were all linked along Devonshire Road. Today, that street retains much of its symbolic significance thanks to the church and manor, and the important houses along its length, even if the other major components are gone.

The internal laneway system continues to provide secondary access to each block and individual lots. Wyandotte Street developed early as a main commercial and entertainment district while Walkerville's eastern boundary became industrial with some pockets of commercial and residential development, all of which was accessed from Walker Road. Besides providing access to rear yards and garages, laneways within Walkerville are important social spaces: they are places to play, to host special events, and to offer opportunities for frontage for additional dwelling units.



Figure 34: Early view looking north on Devonshire Road. Collection of Beam Suntory



Figure 35: View of an existing laneway building in Walkerville, 2023.

The Subdivision plans developed for Walkerville established the circulation network and block pattern and within these plans, provided some variety in the circulation network. While the laneway system was retained on most blocks, south of Wyandotte Street the grid was varied to enhance the prominence of St. Mary's Church and Willistead Manor and Park. When the Country Club was closed, Navajo and Cayuga Streets were also closed to create Willistead Crescent, thus removing a former pair of connections linking Devonshire Road to Monmouth Road. In similar fashion, a formal terminus for Devonshire Road at Devonshire Court (and park), just north of Ottawa Street was created. Further changes for aesthetic effect include the termination of the northern portion of Devonshire Road at St. Mary's Church (and its continuation south of the church) and a similar interruption of Argyle Road between Niagara and Richmond Streets (the site of the former Country Club). St. Mary's Gate and the adjacent streets bracket the church and cemetery block. And not all the laneways are continuous, such as a few that are interrupted between Assumption and Brant Streets, some between Assumption and Wyandotte Streets, and those on either side of Wyandotte that run to the rear of the commercial properties along that street.



Figure 36: View of the former Bank of Montreal, 2024

Wyandotte Street and Riverside Drive remained the key links to the rest of the municipality, but also important were secondary links to the east and west along Cataraqui, Niagara, Richmond, and Ontario Streets. In the same way, southern extensions of Kildare and Argyle Roads tied the original core of Walkerville to expansion areas beyond Ottawa Street.

Gateways and Landmarks

Walkerville's extensive street network leaves few opportunities for notable entry points. The symbolic axis into the community is along Devonshire Road, beginning at Riverside Drive and terminating at Devonshire Court, with the interruption of St. Mary's Gate. Devonshire Road is thus a main gateway. The commercial core of the community along Wyandotte Street sets this area apart from its immediate surroundings and creates gateways at both its east and west edges (Gladstone Avenue and Walker Road, respectively).

The main landmarks include St. Mary's Church and its adjacent cemetery, on an entire city block, along with nearby Willistead Manor and its park. Their location, scale, and design set them apart. For sheer size and extent, the distillery complex is a landmark, from the grain elevators to the west to the warehouses to the east. Within the complex, the headquarters building stands out for its distinctive design and materials. Along Wyandotte Street there are banks and other important buildings at key intersections and these, along with other special buildings such as the former Tivoli Theatre, create secondary landmarks within this streetscape.

Views/vistas

The Walker family created a special vista along Devonshire Road, where the view south from Riverside Drive terminates at St. Mary's Church. This is by far the most important visual device they employed but there is also a terminated vista looking north along Argyle Road, where the view terminates at the main entrance of the high school. Other terminated views include those along laneways where the view ends at the rear of a commercial building along Wyandotte Street. And the commercial district along Wyandotte Street is a coherent streetscape that encapsulates views in both directions along its length.

Architecture

Building types and Massing

In common with many communities, there are four main building types in Walkerville: residential, industrial, commercial, and institutional. Of the latter three types, the distillery buildings are varied according to their functions, most of the commercial buildings contain ground floor offices or shops and apartments above, and the institutional buildings are schools, churches, and the community centre (Willistead Manor).

In terms of height and massing, most Walkerville buildings are 1-2 storeys tall. Exceptions include a few apartments, commercial buildings, institutional buildings, and industrial buildings, which are mostly 3-4 storeys high. Along the waterfront and closer to Walker Road, some of the distillery buildings are higher, some reaching 5 storeys or more. In terms of orientation, most buildings face the street behind a shallow setback, and most are aligned parallel to street. Primary examples of this are the four-plex terraces along Monmouth Avenue. A few houses are placed gable end to the street on small lots. Figure 37 shows the current allowable heights within the Study Area.

But because Walkerville has such a high degree of design, there is vast variety within these broad characteristics. An example of this is the modest housing on one block along Monmouth Road. Going from south to north, the street begins at Ottawa Street with a series of fourplexes (gable-roofed, with shed dormers, and projecting gabled bays), as well as six-plexes (gabled-dormers and engaged dormers). Next is a grouping of older frame houses that are oriented gable end to street, then a series of newer bungalows. Beyond these is a grouping of two-storey apartments, both gabled and flat-roofed. Up to the first intersection at Ontario Street are more frame houses and a two-storey apartment at the corner. As a result, within one block, there is a range of building types and designs.

Housing type also varied by income type. An integral part of the Walker Land and Building Company's land development process was to vary housing sizes and types according to the relative value of the properties. This is evident in the gradation of housing types and sizes - from worker to executive - moving west from Monmouth Road to Devonshire Road. Similarly, on Argyle Road moving from north to south, the housing begins with very early frame houses and apartments but soon these give way to larger frame and brick duplexes, followed by progressively larger single-family homes and culminating in very large houses on properties surrounding St. Mary's Church. This pattern can be seen in Figure 33 where this shift can be seen starting at Walker Road moving towards Willistead Manor. And, south of Richmond Street, there are several large groups of terraced and semi-detached houses forming cohesive streetscapes along Argyle Road and Monmouth Road.

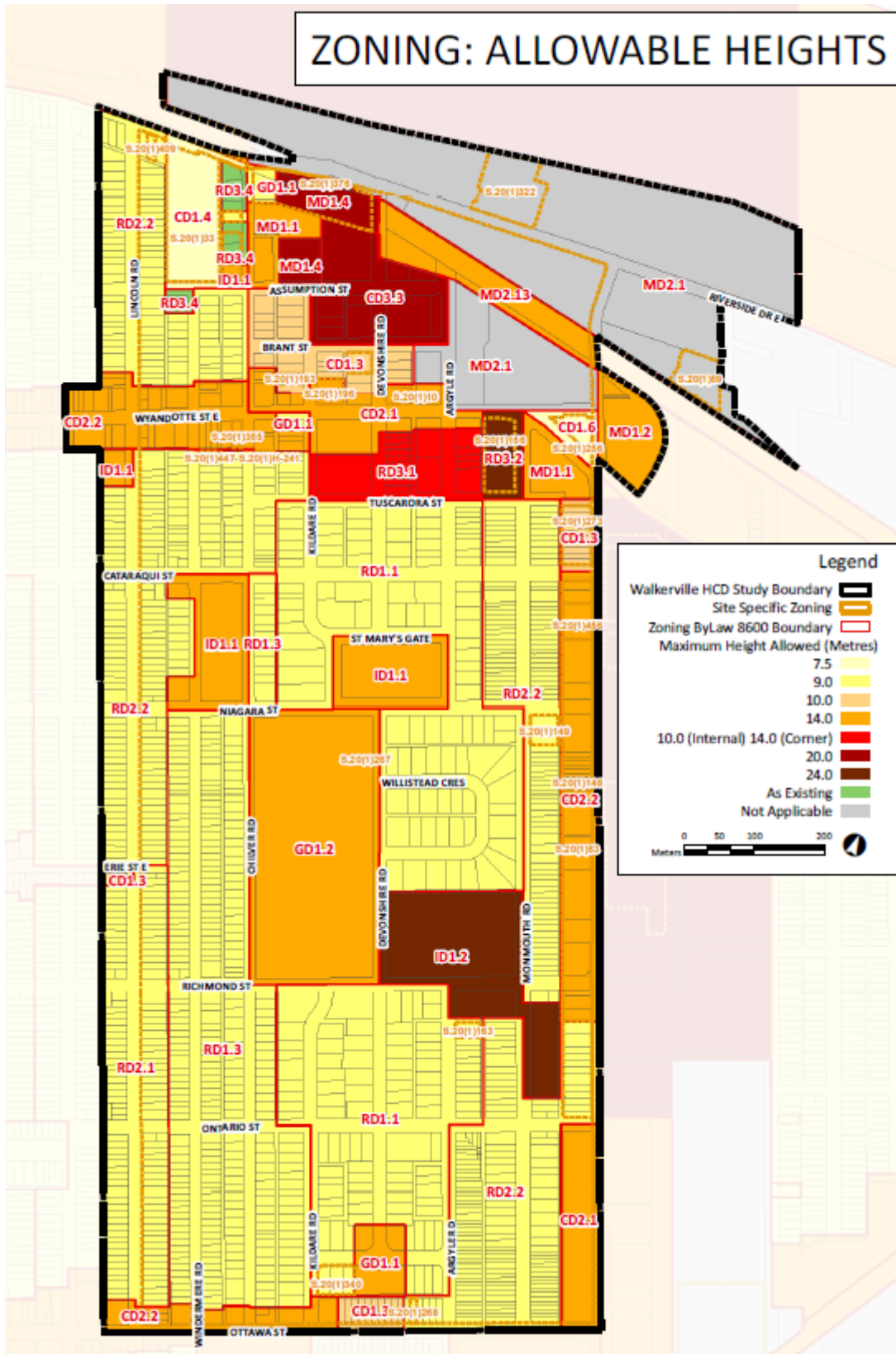


Figure 37: Current permitted heights (zoning) in Walkerville.

Styles

Walkerville is exceptional in many ways, but one of the most obvious is the substantial number of buildings that were designed by some of the leading American and Canadian architects of the late-19th and early 20th centuries. For their residential and commercial commissions, they adopted variations on popular styles of the day, including Richardsonian Romanesque and Queen Anne Revival with some versions of Arts and Crafts and Edwardian Foursquare. The Walkers reserved unique styles for special buildings. Their headquarters is modelled on an Italian Renaissance palazzo while St. Mary's Church has Gothic influences and Willistead Manor has echoes of Tudor Revival.

Architects

There were many prominent architects who worked in Walkerville. While the American architect Albert Kahn is the designer most associated with Walkerville, his was but one of many local, national, and international firms retained. Firms such as Mason & Rice; Pennington & Boyde; Stahl, and Kinsey & Chapman all worked within the community. While Hiram Walker may not have retained architects for his early buildings, after village incorporation and the creation of the Walker Land and Building Company, his sons promoted the use of architects for most if not all new construction in the expanding town (their success in doing so is evident in the Biographical Dictionary of Architects in Canada's long list of architects responsible for buildings in Walkerville). Kahn was responsible for several key buildings, however, including the corporate headquarters and Willistead Manor, as well as several other houses and commercial buildings. The map at Figure 19 shows some of the identified-architect design buildings in Walkerville.



Figure 38: An older wooden structure in Walkerville, 2023



Figure 39: An example of existing Walker built duplexes in Walkerville, 2023



Figure 40: Fall Garden at Willistead, 2023

Landscape

Public realm

A remarkable feature of Walkerville is the high quality of its public realm. Photographs from the early 20th century show a mature streetscape of deciduous trees planted in wide boulevards, accented by decorative streetlights, and complemented by trim hedges and fences along the abutting private properties. Much of what is shown in these images is evident today, a testament to the quality of the original design and installation of plant materials and street furniture the Walkers established. An early commitment by the Walkers to plant trees and to encourage homeowners to plant gardens not only enhanced the appearance of Walkerville but may also have helped foster the idea that this industrial suburb was modelled on a Garden City.

Historically, Walkerville had three main public open spaces: a civic plaza on Devonshire Road at the former train station; Riverfront Park near the ferry dock; and the Walkerville Country Club at the south end. Today, Willistead Park is the major park in the community. Its design is simple, with a central path linking the south elevation of the Manor with the gate on Richmond Street. This axial route is supplemented by curving paths that circle the park and lead to gates on the abutting streets, including the main gate at Niagara Street. The planting scheme is also simple, with groupings of mature deciduous and coniferous trees along the sides of the walkway arranged on broad lawns and, in some cases, on earthen mounds. Next to the mansion are broad terraces that have decorative paving and formal plantings of shrubs, perennials, and annuals. The municipally-owned mansion is also part of a complex of buildings that include a gatehouse on Niagara Street, a coach house that includes an apartment and visitor centre, the latter facing the mansion across a paved courtyard. The mansion's main entrance is accessed from this courtyard, behind a stone and iron fence similar in design to the larger fence surrounding the park. Within the park are several artifacts that have been salvaged from elsewhere. The Kahn-designed Queen Victoria Fountain that originally was the focus of the public square at the former train stations is now placed in a formal setting at the apex of the axial pathway south of the mansion. And an unusual "folly," located near the east gate, is a portico from the former Hiram Walker house in Detroit, brought here and reconstructed by his sons.

In addition to Willistead, there are several parks in the study area: Riverfront Park, Hiram Walker Parkette, Walkerville Jubilee Park, and Devonshire Park.

Summary

The foregoing analysis has been prepared by the project consultants, referring also to the results of the property inventory and evaluation. As noted above, the City of Windsor hired and trained several individuals to assess each property within the study area and evaluate these properties using the criteria of Ontario Regulation 9/06 to assist with the determination of cultural heritage value or interest. In terms of the HCD, the evaluation had a rating for each of the nine criteria, with the threshold for significance being the meeting of at least three criteria. While not a full evaluation that would be required if the properties were being considered for individual designation under Section 29, Part IV of the *OHA*, each evaluation determined whether the property contributed to the heritage character of the potential HCD, as defined in the HCD Study. Thus "contributing" properties were those that met three or more criteria.

Areas of Archaeological Potential

Recently, the City of Windsor has completed a 2024 update to the existing Archaeological Management Plan. As part of the mapping component, it has identified Archaeological Potential Zones (APZs) and Archaeologically Sensitive Areas (ASAs) within the boundaries of the Study Area. Archaeological considerations, drawing upon the City's new and enhanced archaeological policies, would need to be reflected in any HCD plan developed.



Figure 41: Example of a Street Name embedded in an early existing sidewalk, 2024

7. Defining Heritage Character

Defining heritage character

Historical research, site visits and discussions with residents have helped to identify the heritage character of the study area. The historical record identifies many distinctive aspects of the area's beginnings and evolution. Comments from residents add perceptions of the current setting. The challenge at this stage of the district study is to take the evidence from history, and the many perspectives about what makes this area distinctive and place them within an analytical framework within which decisions about potential conservation approaches can be based.

Common district characteristics and types

This process has been made simpler through the efforts of the Ministry of Citizenship and Multiculturalism in defining the common characteristics of heritage districts. As described in the Ontario Heritage Tool Kit, these general characteristics may include the following four characteristics, each of which is found in the study area as a whole:

- A concentration of heritage buildings, sites, structures, designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.

The study area contains a concentration of built and cultural landscape elements that are integral to the historical development of Walkerville

- A framework of structured elements including major natural features such as topography, landform, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.

The study area is bounded by Walker Road to the east, the river shore to the north, Gladstone Avenue to the west, and Ottawa Street to the south, an area that approximates the focus of development activity undertaken by the Walker family.

- A sense of visual coherence using such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.

The study area contains distinct components, such as the distillery complex, as well as a high standard of building and landscape design, that are indicative of the influence of the Walker family and company on the community's development and of the involvement of skilled designers.

- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

The tree-lined boulevards, predominance of architect-designed buildings, and the high degree of care taken in conserving the setting all distinguish the study area from its adjacent neighbourhoods and from the rest of Windsor.

Within the boundary are several sub-areas that each possess a distinct character that, when combined, contribute to the overall character of the community. As a result, Walkerville is a coherent cultural heritage landscape comprised of several components. The key

phases of the town's development are evident in the current setting. The many properties that are Listed on the Heritage Registry under Section 27 or Designated under Section 29 (both Part IV of the *OHA*) make up an important part of the study area's heritage character. Keeping in mind that the intent of a Heritage Conservation District is to recognize that the character and significance of the whole is greater than the significance of individual properties alone, the following is a description of each sub-area. These descriptions are one of the steps in building a rationale for designation. Using the terminology found in the *OHA*, each description is in the form of a Statement of Cultural Historical Value or Interest and a list of Heritage Attributes.

8. Meeting the Criteria for Designation

Based upon the forgoing analysis, the Study area meets the prescribed provincial criteria under O. Reg 9/06 and contains most of the characteristics identified with HCDs as identified within the Ontario Heritage Toolkit. Thus, the rationale for designation can be summarized as follows:

- The Walkerville Study Area has significant cultural heritage value or interest. Its heritage value is found in its built heritage resources, streetscapes and cultural heritage landscapes, areas of archaeological potential, and associations with locally significant people and events in the history of Walkerville and the City of Windsor. As outlined above, many of the existing heritage resources have direct links to the key themes identified for Walkerville
- There are distinct sub-areas of Walkerville which merit conservation on their own. These include several residential neighbourhoods, the commercial core, and the surviving industrial areas.
- The inventory and evaluation of the study area have shown that there is a high concentration of properties of cultural heritage value or interest, including those already Listed and Designated under the *OHA*. When considered as a whole, the study area comprises a coherent community that merits conservation.

This process will also help the City of Windsor meet its stated vision, represent a fulfillment of many years of policy work to identify, protect, and promote the unique resource of Walkerville, while meeting provincial and local planning policies requiring conservation of significant heritage resources.

However, as Sections 9 and 10 of this report discuss, it is also the report's recommendation that the whole of the identified Study Area should not be conserved as a heritage conservation district. It should, nonetheless, remain a heritage area as defined within the Official Plan. This recommendation is a direct result of the unique history of Walkerville. Further, other *Planning Act* and municipal tools would be more applicable to protecting this area from incompatible changes. These include enhancing the existing policy framework (as outline within Appendix C) and exploring the use of newer planning tools such as Form Based Zoning combined with design guidelines.

9. Meeting the Criteria for Establishing a Boundary

As required under Section 40(2) of the *OHA*, a study must “examine and make recommendations as to the geographic boundaries of the area to be designated.” Based upon the foregoing, the following has been written to fulfill this requirement.

Criteria

Determining the appropriate boundary for the HCD requires careful consideration of the heritage character as well as the extent of heritage resources within different parts of the Study area.

As a point of departure, the Provincial Tool Kit outlines criteria for determining a boundary. They include:

- Historic factors
- Visual factors
- Physical features
- Legal or planning factors

Other Factors

While considering options for the district boundary, it should be kept in mind that properties abutting a HCD District boundary will also have some degree of municipal regulation. This regulatory power is granted under the umbrella planning policies set by the province in the PPS. Section 2.6 of the PPS deals with heritage resources and requires adjacent properties to be conserve the identified cultural heritage value and heritage attributes of adjacent heritage resources. The specific policy is quoted below, in sub-section 2.6.3:

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Many of the terms in this statement are specifically defined in the PPS 2020 glossary. So, “adjacent lands” means “those lands contiguous to a protected heritage property” (unless otherwise defined in a municipal Official Plan), and “protected heritage property” is defined as “real property designated under Parts IV, V or VI of the *OHA*.”

In practice, the adjacency provisions of the PPS require municipalities ensure that heritage resources are conserved, and this would include the heritage attributes of the Heritage Conservation District. In most municipalities, the study requested of proponents is a heritage impact assessment, prepared by a qualified heritage professional (usually a member of the Canadian Association of Heritage Professionals). Such studies describe the heritage

attributes of the affected portion of the district, describe the proposed development, and assess the potential impacts of that development on the heritage attributes, all before recommending a conservation and development approach that may include mitigative actions or development options

Further, as discussed above, there are also other tools available to help address the identified community concerns as well as protect heritage resources within the study area. To this end, three boundaries have been considered as part of this analysis.

Boundary Option #1: RFP version

Advantages

This boundary was based on the Walkerville Heritage Area boundary as delineated in Official Plan Schedule A-1 and includes all plans of subdivision prepared within Walkerville. Some of the subdivisions, such as those along Windermere and south of Ottawa, are as large as those within the core area and contain a similar range of lot sizes and housing types. Within this boundary and alongside Walker developments are those of other developers of the time, with the Chilver company having the greatest number of plans of subdivision. Lands within this boundary show the range of housing types and lot sizes that various developers provided in the first two decades of the 20th century. This boundary option incorporates the largest number of listed and designated properties.

Disadvantages

The boundary includes many properties, some of which are different in lot size and construction quality than those in the core development area. This is noticeable in the subdivisions developed by other companies than the Walkers. Ottawa Street is a commercial corridor that forms a clear boundary between the core development area and adjacent development. The considerable number of properties also requires greater staff involvement in managing conservation in a potential heritage conservation district.

Boundary Option #2: Public Workshop Comments

Advantages

This boundary expands the study area beyond the current study area to include both sides of Walker Road to the east (1 block on the east side of the road), some of the three blocks south of Ottawa Street, and all subdivisions west of the core area (as far as the rear property lines of lots on Gladstone Avenue). Several comments from the public indicated that popular perceptions of the boundaries of Walkerville today would include these areas. This option shares the advantages of Option #1.

Disadvantages

This boundary includes many properties and a wide range of plans of subdivisions which, while illustrating the diversity of development in Walkerville, includes many subdivisions and streetscapes that are like other developments of that time in Windsor and elsewhere. As a result, these areas within the boundary (along with the individual properties) are unlikely to meet the criteria for district or individual designation. This option also shares

the disadvantages of Option #1 in terms of staff capacity to manage conservation in a potential heritage conservation district.

Boundary Option # 3: Recommended Boundary Option

Advantages

This option reduces the boundary to the parts of Walkerville containing the greatest number of streetscapes and individual properties having existing or potential heritage significance. It captures the unique aspects of the town while including a full range of development types and periods of significance. Ottawa Street makes a defined edge to the south as does Walker Road to the east, while Chilver Road on the west defines the limits of the Walker family's developments. The exception is to retain the boundary along both sides of Wyandotte Street as far as Gladstone Avenue to include the main components of the commercial strip. This option's smaller area has the most potential to meet the criteria for district designation, both in terms of the percentage of properties of heritage significance and of the heritage significance of the whole. A smaller area is also easier for staff to manage. By concentrating on the parts of Walkerville with the greatest existing or potential heritage value, there is less likelihood of objections to district designation from property owners whose properties would not meet the criteria for heritage significance. At the same time, it is heritage properties within this boundary that are most likely to be impacted by applications for alteration or redevelopment. Areas outside the boundary but within the Official Plan's Heritage Area, or adjacent to the boundary, would still have available to them some applicable heritage conservation policies.

Disadvantages

The area within this boundary is smaller than what many residents perceive to be the limits of Walkerville. However, it will still be a large area for staff to manage.

Option #4: Reduced Boundary

Advantages:

This option adds the groups of semi-detached and terrace housing on Argyle and Monmouth Roads south of Richmond Street to the concentrations of streetscapes and properties of existing and potential cultural heritage significance found north of Richmond Street. In doing so, it reinforces the emphasis on high quality design established by the Walker family in the early development phases. This option shares the other advantages of Option #3.

Disadvantages:

By leaving out most properties south of Richmond Street, this option does not provide a continuation of the streetscape character found north of Richmond Street in the areas around Willstead Manor and park, areas where the development requirements of the municipality also applied. While many properties in this part of Option #3 are not of the same architectural quality as those concentrated in this option, they still provide an understanding of the development period that followed the deaths of the Walker sons.

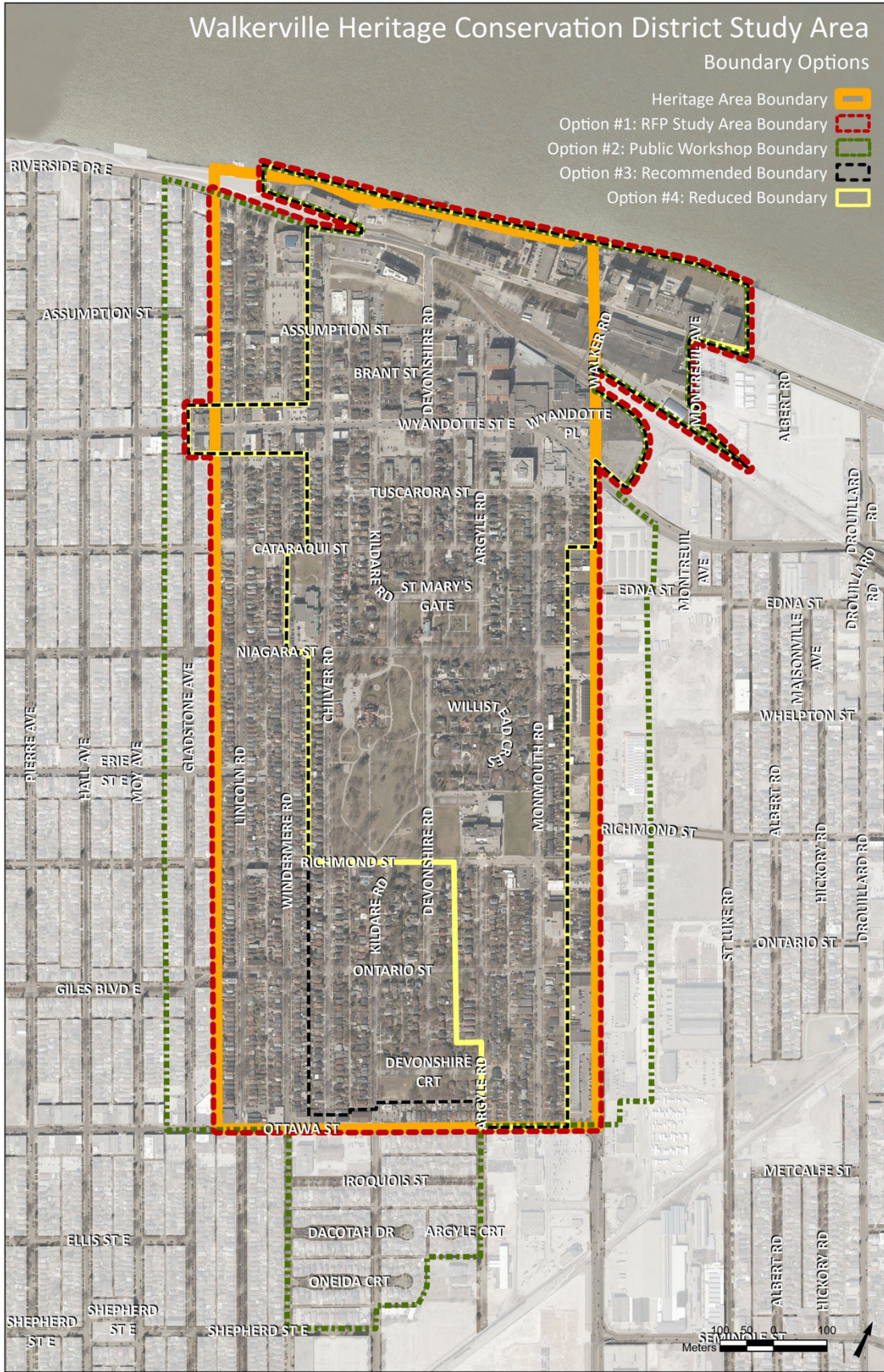


Figure 42: Boundary Options

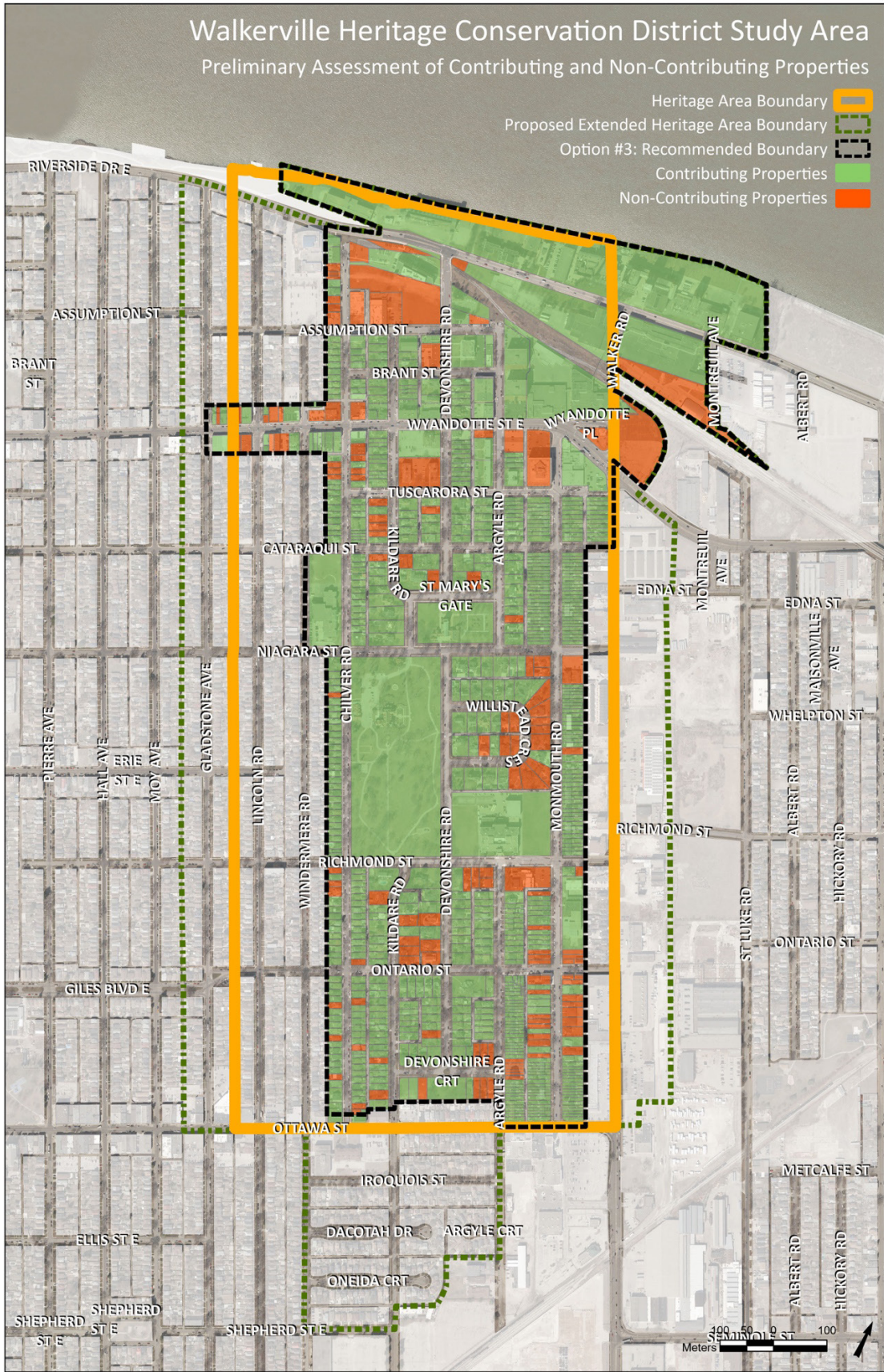


Figure 43: Preliminary Map Showing Contributing and Non-Contributing Properties

Conclusions

Each of these options has merited consideration and has generated public comment. The recommended boundary is a reduced version of the first option, for the reasons stated above. It meets the goals set out by the city in the RFP while addressing comments from staff and residents as well as reflecting the results of research undertaken during this Study.

The proposed boundary addresses the provincial criteria for boundary delineation as follows:

- Historic factors: incorporates the key physical components that represent the key periods in the town's evolution;
- Visual factors: includes the key architectural styles and elements, landscapes, and views;
- Physical factors: uses major changes in land use, access, and building type to define its edges; and,
- Legal or planning factors follows the general boundaries of pre-and-post-village development as aligned along Devonshire Road, Riverside Drive, and Wyandotte Street and is confined to lands owned municipally or in private hands.

Within the recommended boundary, the following provides a summary of how many properties meet each criterion based upon the preliminary assessment:

Number of Properties (parcels) within recommended boundary	742
Properties that meet 3/9 provincial criteria	496
Percentage of properties that meet 3/9 criteria	67%
Properties that meet 2/9 provincial criteria	606
Percentage of properties that meet 2/9 criteria	82%
Section 29 Part IV properties within the area	45
Section 27 Part IV 'Listed' properties in the area	269
Total heritage registered properties in the area	314
Percentage of heritage register properties within the area	42%

While these are preliminary assessments, nonetheless, the number of properties currently identified as meeting the provincial threshold has been surpassed by more than 50% of total properties in the area. Even with the potential for reassessment of some properties, it is unlikely that the total properties identified will fall below the required 25%. As outlined above, it is also recommended that policy and process steps be developed to help guide development in the areas around this recommended boundary. These will be addressed in Appendix C and Section 10.

10. Conclusions and Recommendations

Based on the foregoing work, it is the professional opinion of the authors that the study area, upon review and examination, does meet both the Province's and City of Windsor's criteria to become a heritage conservation district. However, as discussed above in Section 9, it is also the authors' professional opinion that a scoped study area be recommended, as shown in the recommended boundary.

Recommendation 1: That it be recommended that City of Windsor Council proceed with the Plan and Guidelines Phase for the Walkerville Heritage Conservation District.

Recommendation 2: That the boundary identified in Figure 43 be recommended to Council as the boundary for the Walkerville Heritage Conservation District.

However, as discussed within Appendix C, it is also recommended that the municipality proceed with a series of changes to its existing Official Plan policies as well as several of its processes. This includes enhancing the protections and policies for Heritage Areas, such as ensuring all Heritage Areas within the City of Windsor are identified as demolition control areas, creating design guidelines for Heritage Areas, and exploring the potential use of form-based zoning. By implementing some of these changes in advance of completing the Heritage Conservation District Plan and Guidelines, the area will have the added benefit of some form of protection while the Plan and Guidelines are being developed. It will also provide some protection to those areas not recommended for inclusion as part of the HCD. Implementing these changes will help meet the requirements of the *OHA*, under Section 40(2) that a Study "(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29."

Recommendation 3: That the recommended policy and process changes identified within Appendix C of this report be adopted and implemented.

Outside of the boundaries of the district, it is also the professional opinion of the authors that several properties merit designation under Section 29 Part IV of the *OHA*. To this end, it is recommended that these properties be examined for potential individual property designation under the *OHA*.

Recommendation 4: That the properties identified in Appendix E be subject to further analysis to confirm their eligibility for individual property designation under Section 29 Part IV of the *OHA*.

A point of concern raised both by staff and the community was capacity. Creating a heritage conservation district of the scope and size of the Walkerville Heritage Conservation District will require careful consideration of the policies and processes created within the next Phase. The community also identified several concerns around maintenance, municipal works, and projects, and the public realm as part of the consultation process. Under the *OHA*, a HCD study must also "(c) consider and make recommendations as

to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1.” Thinking ahead to how to address these issues, the following objectives for a future HCD in Walkerville have been created.

Objectives of the Heritage Conservation District Plan

The Walkerville Heritage Conservation District Plan and Guidelines will provide a framework that will:

- 1) Ensure the conservation and protection of identified built heritage resources and cultural heritage landscapes within the Walkerville Heritage Conservation District.
- 2) Address the ongoing maintenance, sensitive enhancement, and/or adaptive re-use of existing heritage resources.
- 3) Provide policies and guidelines that ensure that site alteration and development, including infill and public works, support the existing character, as defined within this Study, of the district and sub-areas within the district.
- 4) Provide a transparent and effective process for heritage approvals and enforcement within the district to the benefit of both community members and City Staff.
- 5) To interpret and celebrate Walkerville’s unique story within the City of Windsor.

Recommendation 5: That the objectives of the Walkerville Heritage Conservation District Study be adopted and inform the creation of the Walkerville Heritage Conservation District Plan and Guidelines.

In addition to the above, draft Statements of Cultural Heritage Value or Interest for both the overall HCD and the sub-areas have been provided below:

Walkerville Heritage Conservation District

The Walkerville Heritage Conservation District meets the required provincial criteria as heritage conservation district containing 513 contributing properties, representing 68% of properties within the proposed district. The area of Walkerville Heritage Conservation District includes the original settlement initially realized by Hiram Walker and later expanded by his family, in the period before amalgamation with the City of Windsor. Within this area are significant industrial, commercial, and residential properties, many designed by prominent architects, and most reflecting a high standard of design. Intact from the main period of development in the late 19th and early 20th century, Walkerville retains a distinct urban and cultural character within the City of Windsor.

Statement of Cultural Heritage Value or Interest

Walkerville has design/physical value for its distinctive Beaux Arts-influenced pattern of development, for its large number of architect-designed buildings, and for its well-treed and furnished public realm. It has historical/associative value for its direct links to the Walker family and their distillery operation, to the many influential Windsor residents who lived and worked there, and to the many prominent architects who contributed designs for many of the buildings within the town. Walkerville has contextual value for its distinct physical and functional identity within the city.

Heritage attributes

- Varied streets and blocks pattern (square, rectangular, curvilinear)
- Comprehensive rear laneway system
- Extensive tree planting (boulevards in the public realm)
- Commercial district designed as a coherent ensemble
- Distillery complex, including an elaborate headquarters building
- Axial geometry of the central street (Devonshire Road) and Argyle Road
- Gradation from east to west (to Devonshire Road) of house types and designs
- Closed vistas to church, park/mansion, and high school
- Church/cemetery/mansion/park complex as centrepiece
- Continuous and comprehensive involvement of the Walker family in the design and development of Walkerville
- Associations with significant persons of local, national, and international interest, including many of the leading North American architects of the early 20th century

Distillery Sub-Area

This sub-area contains the industrial core of Walkerville as well as the earliest components of the town's development. The distillery buildings dominate the waterfront, and, across the former rail lines, the grid layout imposed by Hiram Walker is evident. Containing most parts of the initial development of Walkerville, aside from the distillery buildings, it has the remnants of the early commercial and institutional core, flanked by workers' housing. It also contains what is left of the railway complex of main and branch lines as well as the site of the former train station. Its heritage value lies in the distillery complex, and surviving elements of the early village core.

The Distillery District sub-area is bounded by the riverfront, the easternmost extension of distillery buildings beyond Walker Road, on the south by the rear property lines of buildings on the north side of Wyandotte Street (except east of Argyle Road, where it includes former industrial properties south of Wyandotte Street west to Walker Road), and to the west by the rear laneway behind Chilver Road.

Heritage attributes include:

- Surviving industrial buildings from the pre-amalgamation period (up to 1935)
- Key surviving former institutional and commercial buildings (town hall, post office, hotel, bank)
- The Walker corporate headquarters building (2072 Riverside Drive East)
- The early block pattern (irregular and grid) with rear lanes
- Surviving elements of early residential and commercial buildings (pre-1890)
- Wyandotte Street at Walker Road is the key eastern gateway to Walkerville
- Archaeological evidence of pre-contact settlement as well as of early buildings

from the Hiram Walker era (up to 1890) and up to amalgamation (1935)

Wyandotte Street East Sub-Area

The commercial main street of Walkerville has heritage value for its coherent streetscape made up of consistent building massing and many examples of architect-designed commercial and mixed-use buildings. It is the commercial core of Walkerville and, with its orientation east-west, provides a transition from the distillery area to the residential and institutional area to the south.

The Wyandotte Street East sub-area is bounded by Argyle Road to the east, Gladstone Avenue to the west and by the rear property lines of the properties along the north and south sides of Wyandotte Street East.

Heritage attributes include:

- Consistent building massing and height
- Buildings located next to the sidewalk
- Varied lot sizes
- Rear laneways (discontinuous)
- Strathcona Block (1958-1998 Wyandotte Street East at Devonshire Road)
- Olde Walkerville Theatre (1564 Wyandotte Street East)

Devonshire Road Sub-Area

This is the most formal of the sub-areas, with Devonshire Road forming an axis along which are some of the town's most significant buildings and landscapes and is the most complete example of development initiated by the three Walker sons. However, the street's former links the waterfront and the adjacent distillery complex have been diminished by the removal of the docks, train station and rail links north of Wyandotte Street (now proposed to be part of the Distillery Sub-Area). To the south, Devonshire Road anchors a residential area that is intact from the time of its development in the early 20th century. Beaux-Arts urban design is most evident here, as is the pseudo-feudal combination of church, cemetery, manor house and park in the sub-area's centre. The street grid and lot pattern vary to accommodate the church and manor grounds as well as a high school and looped subdivision (Willistead Crescent). The range of housing for Walker employees and prominent citizens, arranged hierarchically on adjacent streets that extend out from both sides of Devonshire Road, is an important characteristic of the development pattern. Here is also found the highest concentration of architect-designed buildings in the HCD study area, with very good design, in a variety of period styles from the late 19th and early 20th centuries, with high quality materials and fine architectural details. The sub-area has heritage value for the overall streetscape's formal design and for the many architect-designed buildings that line its streets.

The Devonshire Road sub-area extends south from the rear property boundaries of properties on the south side of Wyandotte Street to Richmond Street. On the west, it extends from the rear property lines along the west side of Walker Road, except

for the residential properties fronting on Walker Road between Tuscarora Street and Cataraqui Street.

Heritage attributes include:

- Tree-lined boulevards
- Extensive rear laneway system
- Varied block and lot sizes and configurations
- Large number of designated and listed heritage properties and properties of potential heritage significance, most of which were designed by prominent architects of the time
- Examples of various types of housing (terrace, semi-detached, detached, mansion)
- Terminated vista at St. Mary's Church
- St. Mary's Church and cemetery (1983 St. Mary's Gate)
- Willistead Manor and park (1899 Niagara Street)
- Walker Collegiate Institute (2100 Richmond Street)

Southern Residential Sub-Area

This sub-area contains much of the infill development that followed the deaths of the three Walker sons and is the final phase of Walkerville's development that had direct involvement from the Walker family. Following the sale of the distillery and up to amalgamation in 1935, the Walker grandsons, through the Walker Land and Building Company and Building Company, added new buildings on the remaining sites in their existing plans of subdivision. This sub-area is residential and contains many examples of buildings constructed in accordance with municipal by-laws determining house size and materials. Devonshire Road continues south of Richmond Street and terminates in a park north of Ottawa Street, extending that street's formal axis. Buildings and the public realm here follow the same design framework established in the Devonshire Road sub-area.

The Southern residential development sub-area extends south from Richmond Street to Ottawa Street, east from the rear property lines of the buildings on the west side of Walker Road, and west to the rear laneway behind the Chilver Road properties.

Heritage attributes include:

- Extensive laneway system
- Varied block and lot sizes and configurations
- Tree-lined streets with varied setbacks
- Concentrations of early semi-detached and terraced housing
- Devonshire Court Park
- Closed vistas to parks (Devonshire Road, both ends) and to the school entrance (Argyle Road)

Recommendation 6: That the SCHVIs for the Walkerville Heritage Conservation District be adopted and inform the creation of the Walkerville heritage Conservation District Plan and Guidelines.

Summary

The City of Windsor's has long recognized the Walkerville neighbourhood as a unique component of the city. City Council, building on the Walkerville Districting project, identified that this area should be studied as a potential heritage conservation district (through Council Resolutions CR-334/2019 and CR-32/2021). Following the requirements of the *OHA*, this Heritage Conservation District Study has shown that the neighbourhood known as Walkerville does meet the provincial criteria under Ontario Regulation 9/06 for a Heritage Conservation District (HCD), and by extension, the City of Windsor Official Plan policies for the creation of a Heritage Conservation District. It also meets most of the recommended characteristics identified within the Government of Ontario's Ontario Heritage Toolkit guidance document for Heritage Conservation Districts. However, as outlined above, it is the professional recommendation that the area of the formal HCD be slightly smaller than the Study Area, while other Planning tools, such as enhancing the Official Plan's Heritage Area Policies, demolition control, and zoning for the area, be applied. Indeed, it is recommended that the Heritage Area be expanded and refined to capture many of the adjacent areas identified within the community consultation process. As outlined above, six recommendations have been provided. This includes a recommendation that the project proceed to the Heritage Conservation Plan and Guidelines phase. Further, Recommendation 3 has many detailed sub-recommendations related to the City of Windsor policy and process. It is the professional opinion of the project team that these changes will enhance the City's ability to manage change while conserving heritage resources within Walkerville.

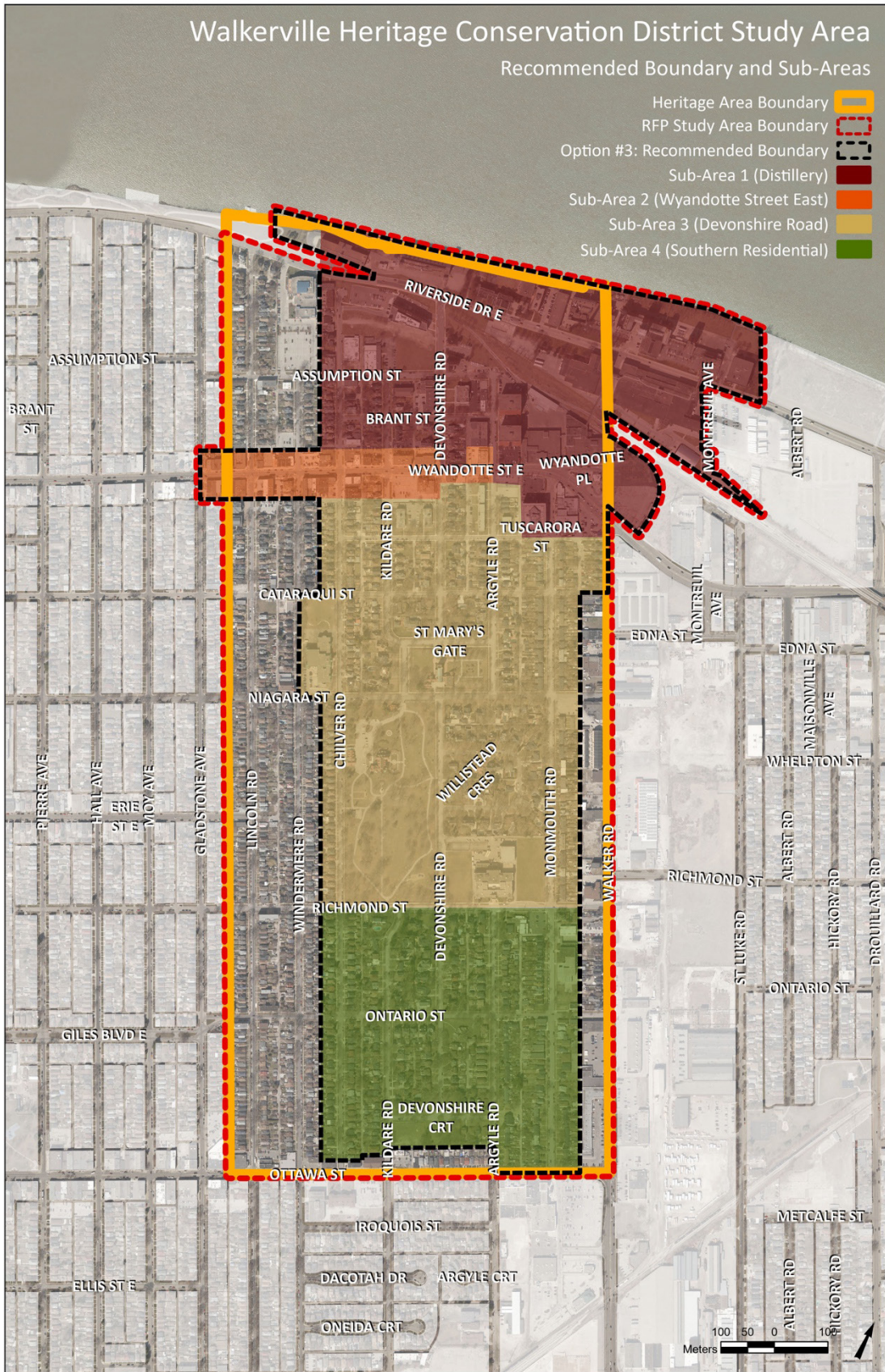


Figure 44: Recommended Boundary and Sub-Areas

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 - PPS 2020
 - PPS 2024 (draft)
- OHA, R.S.O. 1990, c. O.18
 - O. Reg. 9/06: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST
 - O. Reg. 385/21: GENERAL
- Environmental Assessment Act, R.S.O. 1990, c. E.18
- O. Reg. 332/12: BUILDING CODE under Building Code Act, 1992, S.O. 1992, c. 23
- Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33

City of Windsor By-law and Policy

- Town of Walkerville By-laws
- Walkerville CIP (1985)
- Walkerville HCD Study (1997)
- Central Riverfront Implementation Plan (2000)
- City of Windsor Municipal Cultural Master Plan (2010)
- ZBL Amendment to prevent front yard parking (2010)
- City of Windsor Official Plan (2000)
- City of Windsor 20-Year Strategic Vision (2015)
- Building Façade Improvement Program and Urban Design Guidelines for Main Streets (2018)
- Walkerville Districting Plan (2019-2022)
- Multi-Residential Interim Control By-law (2022)
- Main Streets CIP Guidelines (applicable in Walkerville BIA Areas) (2022)
- Archaeological Management Plan (2024)

Appendix A

Project Terms of Reference

The following provides a summary of the required components for this project.

HISTORICAL INFORMATION AND BACKGROUND RESEARCH:

- Provide research and review of the history and evolution of Walkerville and the Study Area. Discuss the historical, environmental, economic, social, cultural, and political conditions/factors that have influenced Walkerville and the Study Area from pre-historic times to present. Include information about the design intentions of Walkerville as a “planned town” in its architecture, garden/landscaping, streetscape, and infrastructure.
- Review City of Windsor Heritage Files such as relevant material from the previous HCD attempt for Walkerville in the 1990s, and collection for all properties that are on the Windsor Municipal Heritage Register, and any other City provided Walkerville Material Review Walkerville information from the Canadian Club Archives
- Analyze the planning factors such as property lines, land uses policies and regulations, and future direction of planning and general considerations of the planning initiatives proposed in the study area (Implementation from the Walkerville Districting Plan²², expansion of the Main Street CIP program in Walkerville²³, etc.)
- Review legislation, policy framework, regulations and guidelines including existing and potential provincial and municipal policies, regulations and guidelines that apply to Walkerville, and potential tools for the protection and management of heritage resources
- Provide visual information that support the research e.g., maps, archival photos, and current photos, copy of land deeds, etc.
- Source and reference all research.

22 Consider overlapping items such as Council's approval of the Walkerville Theming & Districting Plan (CR330/2022), which included the following recommendations:

8.1 THAT the City of Windsor develop a Historic Walkerville Interpretation Program to create heritage interpretation in Walkerville, with the opportunity to coordinate and implement the interpretation after the potential establishment of the Walkerville Historic Conservation District.

9.1 THAT the City of Windsor create a Walkerville Wayfinding project to create and install a contextually appropriate pedestrian wayfinding system in coordination with the potential establishment of the Walkerville Historic Conservation District.

10.2 THAT the City of Windsor create Streetscape Design Guidelines if a Walkerville Heritage Conservation District is established or otherwise be developed separately.

10.3 THAT the City of Windsor create Architectural Design Guidelines for New Development if a Walkerville Historic Conservation District is established or otherwise be developed separately.

10.4 THAT the City of Windsor review Grant and Tax Incentive programs with higher construction costs associated with the to assist rehabilitation or adaptive reuse of heritage assets if a Walkerville Historic Conservation District is established.

23 Note the boundary of the CIP program that overlaps the Walkerville HCD Study Area

INVENTORY OF HERITAGE RESOURCES:

- Examine the character and appearance of the area. Identify all key visual and functional elements including typology of development, buildings, structures, architecture, potential infill opportunities, right-of-way and streetscape, trees, landscapes, open spaces and public spaces, landmarks, views, vistas, gateways. Consider land-uses, circulation network and pattern (pedestrian and active/alternate transportation systems current and planned, parking and traffic control, road improvements, and major entry points), and connections/linkages. Integrate findings from Walkerville Districting Plan and consider any related historical information and associations to the elements.
- Inventory of heritage resources in the public realm.
- Create templates and provide at least one training session (to be recorded) for City of Windsor staff and/or volunteers who will be collectively completing the inventory of privately-owned heritage resources in the study area. The session will provide a 'how to' guide to complete templates for the inventory.
- Map all heritage resources in the study area and include any additional maps necessary to help in understanding of specific considerations.

CONSULTATIONS & STAKEHOLDER ENGAGEMENT & OUTREACH

Undertake a consultation program that:

- Provides information about and increases awareness of the project;
- Creates content and regular updates for the City's project webpage for City staff to populate on a city webpage and "Let's Talk Windsor;"
- Builds interest in the history and character of an area, while receiving information from the community about identification of important elements that define the character of the area or of individual properties/resources;
- Educates on existing heritage oversight/parameters in Walkerville vs. potential future options for heritage conservation/planning in the area (including sharing of examples from other communities), and the benefits and drawbacks for each option;
- Provides opportunities for the community to ask questions and receive responses on potential concerns and frequently asked questions;
- Receives and documents community vision, perceptions, and priorities for the area in both public and private realms; and,
- Integrates and reports on community considerations and views on potential HCD Plan and HCD boundary, and views on alternative types of heritage conservation/planning tools.

Specific stakeholders identified included but were not limited to:

- Property Owners within Study Area boundaries
- Walkerville Resident Association (no recognized formal active group)
- Walkerville Business Improvement Association
- City of Windsor (Departments who are stewards of, or handle Walkerville properties/assets not limited to Planning, Building, Engineering, Operations, Parks, Facilities, Culture and Real Estate Departments)
- Utility Companies

- City of Windsor Communications Staff
- Museum Windsor
- Local historical group/organization (TBC by City of Windsor Culture Staff)
- University of Windsor – Anthropology & History;
- Architectural Conservancy Ontario – Windsor Region;
- Consultation with the Ministry of Citizenship & Multiculturalism as a resource but not for approvals
- Windsor Region Society of Architects

EVALUATION & RECOMMENDATIONS

Lastly, the Study is to:

- **Recommend if designation of a HCD Study Area Bylaw is needed** and appropriate timing for it, and details of such a bylaw for the purpose of prohibiting/setting limitations with respect to the alteration, erection, demolition or removal of heritage attributes, buildings, or structures in the Study area.
- Based on evaluation from findings, provide recommendation on the **potential outcomes**:
 - Refined boundary from Study Area recommended for HCD designation under Part V of the *OHA*
 - Recommendations for individual heritage designation under Part IV of the *OHA*
 - Recommendations for properties/heritage resources to be added on the Windsor Municipal Heritage Register per Section 27 of the *OHA*
 - Recommendation for alternative tools for conserving cultural heritage within the study area, such as other types of area-specific policy, regulations, or guidelines
 - Status quo
- If HCD is recommended, integrate research findings (considering factors such as historical evolution, visual perceptions, physical situations, and legal or planning factors for boundary considerations) and the community consultation process to **rationalize a recommended HCD area boundary** or define areas/sub-areas for alternative area-specific policies. Provide visual and written description of the boundary.
- If HCD is recommended, consider and make recommendations as to the draft **objectives of the designation and content of the HCD Plan**, including:
 - Draft statement of cultural heritage value or interest of area and how it meets prescribed criteria
 - Evaluate and describe heritage attributes of the Study area, including components such as historical association, architecture, vernacular design, integrity, architectural details, landmark, landscapes and public open space, land-use, circulation network and pattern, boundary and other linear features, vegetation patterns, historic views, etc.

The study is also to provide objectives and recommendations to be finalized and refined through a Part 2 Study. These include

- Broad recommendations as to any overarching **changes that will be required**

to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. Also consider complementary planning policies or initiatives that would support the recommended option. Evaluate implications of these recommended changes on existing municipal policies, regulations, practices, and operations.

Appendix B

Detailed Municipal Policies

City of Windsor Policy and Processes

The City of Windsor has developed many policies that explicitly reference the importance and unique character of Walkerville or cultural heritage. The following provides a summary of those policies in chronological order of adoption:

- Walkerville Community Improvement Plan (1985);
- Walkerville Heritage Conservation District Plan (1997);
- Central Riverfront Implementation Plan (2000);
- City of Windsor Official Plan + Zoning (2002 As revised with September 2024 updates);
- City of Windsor Municipal Cultural Master Plan (2010);
- Building Façade Improvement Program and Urban Design Guidelines for Main Streets (2018);
- Walkerville Districting Plan (2022);
- Multi-Residential Interim Control By-law (2022);
- Update to the Main Streets CIP (2022); and,
- Archaeological Management Plan Update (2024)

Walkerville Community Improvement Plan

On 30 September 1985, City of Windsor Council adopted the Walkerville Community Improvement Plan. Passed by resolution 1139/85, the intent of the plan, using a Provincial program available at the time, was to “revitalize the village-like character of the commercial corridor of Wyandotte Street, respecting and enhancing the unique community it transects.” (City of Windsor 1997) The plan encompassed an area bounded by Riverside Drive to the north, Walker Road to the east, Niagara Street to the south,

and Pierre Avenue to the west. The plan outlined character of the area and its resources at the time and recommended specific interventions to strengthen these assets. These included recommendations around landscaping, façade improvement, screen fencing, and street furniture. In 1986-1988, a recommended streetscape plan was implemented. Map 3 of the Plan illustrates the existing resources at the time, including heritage properties, key community themes, potential development sites, and important views (Figure B1).

The major design objectives of the plan are as follows:

Streetscape Theme

The character and identity of Walkerville is based on the history of the community and the influence of Hiram Walkers on its development, as well as its physical location in relation to the Detroit River, the railway and downtown Windsor. It is important to reinforce and embellish those features

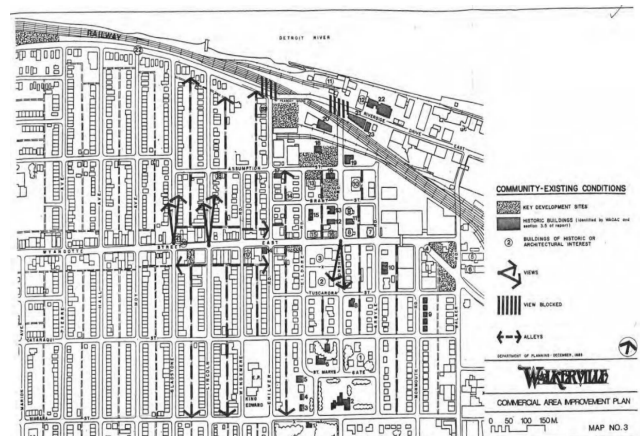


Figure B1: Map 3, Walkerville Commercial Area Improvement Plan.

contributing to the distinctive character of Walkerville. A strong identity must be created for the area that is easily recognized to provide a unique shopping experience in Walkerville. Its identity must be strengthened by a unified and coordinated theme which will serve as the framework for all street and building improvements. A heritage theme was selected as the basis for improvements to the commercial area. This emphasizes the historic character of Walkerville providing a sense of continuity throughout the commercial area and integration with the community.

The heritage theme will:

- *provide the framework and context for the development of streetscape design solutions;*
- *reinforce the identity of Walkerville through the appropriate design and placement of streetscape components;*
- *unify the streetscape by clearly organizing the streetscape functions and elements;*
- *provide the basis for evaluation of improvements to existing structures and proposed developments in the area.*

Streetscape Concept

The design concept was prepared based on the following principles:

Key Buildings Highlighted

There are numerous buildings of architectural merit along Wyandotte Street contributing significantly to the historic character of the area. Many of these are located at corners and several form continuous blocks along the street. These buildings will be highlighted throughout the use of such elements as accent lighting and planting.

Emphasis at Corners

The boulevards are much wider at the intersection of side streets than the sidewalk along Wyandotte Street providing an opportunity for elements that will be more extensively concentrated in treatment. Streetscape elements will be concentrated in the pedestrian areas at intersections to create a series of “anchors” along the street. This approach will strengthen the connection with the residential area by enhancing the views along the side streets. The concentration of streetscape treatment at the corners will coincide with and further emphasize key corner buildings.

Enhance and Define Street Edge

The continuity of the edge is one of the most important elements of the street. Along Wyandotte Street, this edge is interrupted in several locations by parking areas, vacant lots and locations where buildings have been set back from the street line. The edge of vacant lots and parking areas could be redefined with elements such as planting and fencing. This treatment could be temporary and removed if redevelopment of these parcels of land occurs.

Reinforce the Character of Walkerville

The specific design elements will recall certain features that have contributed to the character of the community:

1. *Fencing - concrete or brick pillars with wrought iron railing between;*
2. *Paving – herringbone pattern such as that existing at St. Mary’s church;*
3. *Lighting – double globe streetlights such as those placed perpendicular to Wyandotte in the early 1900s;*
4. *Vegetation – tree lined streets (including Wyandotte), in the early 1900s, ivy-covered walls;*
5. *Signage – identify original street names: Argyle (Third Street), Devonshire (Second Street), and Kildare (First Street).*

Informal Village-Like Character

The design will embellish the village-like character of the area in part through the use of ornamental flowering trees, ground covers and shrub plantings. Informal planting will also help integrate the shopping street with the residential community.

Walkerville Heritage Conservation District Plan (1997)

As outlined within the main report, in 1995, The City of Windsor Council approved the development of a previous Heritage Conservation District Study. Although the District Study was completed in 1997, the conservation district process did not proceed. Still, the information within this document provided a valuable background to the work of this report.

2000 Central Riverfront Implementation Plan

The 2000 Central Riverfront Implementation Plan outlined a 25-year plan for the revitalization and implementation of the City of Windsor’s central waterfront area. The redevelopment of this area, which extends for 6 KM and covers approximately 95 acres, ends at its eastern most boundary within Walkerville at the Distillery Lands. The plan called for creating new unifying elements within this area, including commemorative and interpretive components that recognize key local heritage themes and narratives.

Heritage Narratives: In addition to the interpretative aspects of the Beacons and signage, a variety of opportunities to involve artists or groups in the creation of interpretive areas exist. The emphasis on these interpretive areas is to make installations that physically as well as intellectually engage the viewer. They should allow history to come alive, and provide something for children to explore through touch, sound, activities, sequences etc. These heritage narratives include:

- Arts and culture: Sculpture Gardens
- Labor and industry: CP Ferry Docks, Walkerville
- Natural systems and ecology: Outdoor Ecological Garden
- Marine history and shipping: Steamboat Wharf
- The Detroit River: Interpretative sign integrated into the railing along River Walk
- Memorials and monuments: Dieppe Gardens
- Civic history and festivals: City Beacon and Festival Plaza
- Railway history: CN Ferry Docks
- Honouring Windsorites and First Nations: Bert Weeks Memorial Fountain and Gardens, Joan and Clifford Hatch Wildflower Gardens, Great Western Park (CRIP 2000, p iii)

The Walkerville area is identified within the Plan as Segment 9, and the Plan calls for this area to be a gateway to the Waterfront:

Segment 9: Moy Avenue to Walker Road Grain Field, Hiram Walker Distillery, Walkerville

Walkerville is the only portion of the Central Riverfront Implementation Plan that is not immediately adjacent to the river, this area is viewed as an extension of the riverfront circulation system and the eastern gateway. It will be a location for parking, rental facilities and services. Realization of the vision for this segment will entail cooperation between Hiram Walker, the City and adjacent landowners. The development is to reflect the historic Walkerville town character. (CRIP 2000, p 6)

The plan called for the construction of a Shuttle/Station and Recreational Rental facility to be built within Walkerville as well as a maintenance building on the waterfront (Figure B2). The Plan also included more detailed recommendations for the Section 9 District (Figure B3) including the following:

General Recommendations

To be recognized as the eastern anchor for the Central Riverfront.

- History and building fabric of the Hiram Walker distillery and Walkerville provides the potential to create a revitalized riverfront entry around Walkerville and Hiram Walker distillery through infill and redevelopment of the area.
- Greater public access and a mix of uses, including office, retail, restaurants, artisan's workshops, markets and shuttle service terminus. The area can become a complementary destination to other uses and activities within the Central Riverfront.

Specific Recommendations (west to east)

Recreationway

- A combined 15-foot recreational trail (crossing at Lincoln Road) to accommodate walkers, cyclists, rollerbladers and wheel-chair users.
- Provide barrier-free access.

Walkerville (former Peabody Site)

- Multi-use parking area/outdoor market for approximately 100 cars.
- Shuttle Station including recreational equipment (bicycles, rollerblades) rental.
- Infill properties including restaurants, cafes, shops and artisan workshops.
- Potential site for reuse of Dominion Bank façade.
- New traffic light at Devonshire Road and Riverside Drive.
- RTB site (7,300 cubic metres).

Hiram Walker Lands

- Potential to strengthen public access if desired to designated areas such as courtyards, store, and a potential pedestrian ferry terminus.
- Open landscape planted in bands including a variety of grasses used in the distilling process (corn, barley, rye).
- Series of wind turbines as visual markers at the Central Riverfront east anchor, recalling the windmills of the late 18th and early 19th century that

lined both sides of the Detroit River, to harness wind and convert to energy for use in parkland (i.e. walkway lighting, fountains).

- Grain Elevators as potential viewing platform.

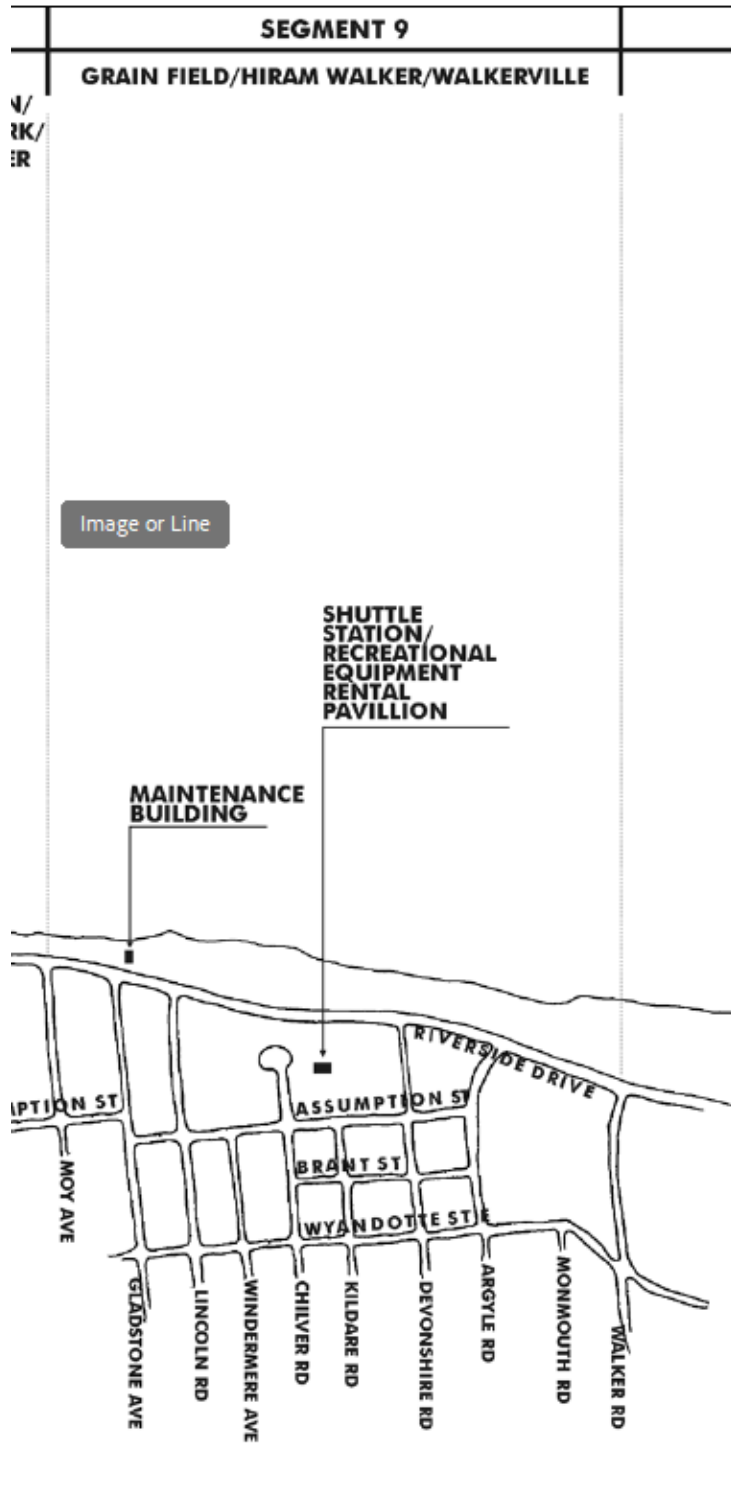


Figure B2: Map 36, Central Riverfront Implementation Plan (2000), p. 48

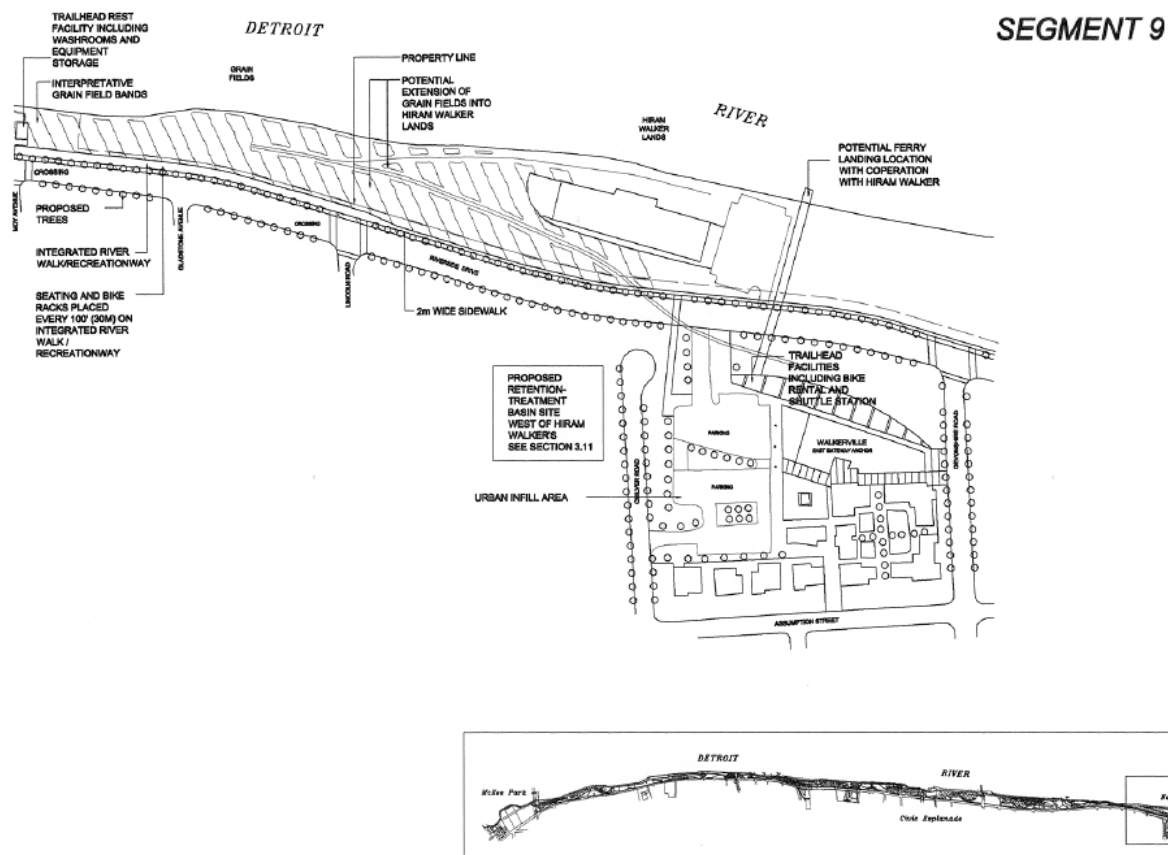


Figure B3: Central Riverfront Implementation Plan (2000), p. 90

The City of Windsor Official Plan

The City of Windsor Official Plan, which was initially adopted in 2002 and has been amended several times including September 2024 amendments related to the City’s updated Archaeological Management Plan, contains policies setting out development criteria directed toward both the conservation of existing heritage properties and managing growth in such a way that it is compatible with existing heritage properties.

Identified Character

Section 3.1 of The City of Windsor Official Plan elaborates a vision statement for the City. It states:

“Windsor is a quality city full of history and potential, with a diverse culture, a durable economy, and a healthy environment where citizens share a strong sense of belonging and a collective pride of place.”

Section 3.2.1.3 outlines neighbourhood character stating,

Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage structures and spaces, distinctive area identities, parks, and generally low profile development outside the

City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas will be planned to foster their own unique neighbourhood identities with a mixture of homes, amenities and services.

Heritage Policies

The Official Plan's heritage conservation policies are primarily indicated in section 9. A full list of policies is outlined in the table below. Section 9.2 outlines that it is the intent of the plan to:

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.

9.2.2 To integrate the conservation of heritage resources into comprehensive planning and urban design initiatives.

9.2.3 To lead the community in the protection, improvement, utilization and ,as examples of proper conservation and stewardship.

9.2.4 To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation.

Walkerville is identified as a "heritage area" on Schedule G: "Civic Image" of the Official Plan with boundaries identified as the waterfront to the north, Walker Road to the east, Ottawa Street to the south, and Lincoln Road to the west. The Official Plan identifies several provisions that relate to heritage areas.

8.2.2.3 Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of Heritage Areas and Heritage Conservation Districts in accordance with the Heritage Conservation chapter of this Plan.

8.2.2.4 Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area in accordance with the Heritage Conservation chapter of this Plan.

8.7.2.10 Council will consider the preparation of exterior building design guidelines as part of new development or redevelopment involving:

- (a) Civic Ways;*
- (b) Mainstreets;*
- (c) Heritage areas;*
- (d) Business Improvement Areas;*
- (e) Gateways;*
- (f) Community Improvement Areas; and*
- (g) Special Policy Areas.*

9.3.3.4 Council will identify heritage resources by:

- (a) *Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and*
- (b) *Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image.*

Policy 9.3.5.1 states that Council will enhance heritage resources by:

- (a) *Ensuring that within any Heritage Area or Heritage Conservation District that:

 - (i) *Infrastructure undertakings respect and enhance the historic character of the area*
 - (ii) *Development be of compatible height, massing, scale, setback and architectural style**
- (b) *Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;*
- (c) *Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;*
- (d) *Participating in heritage grant programmes or other financial aid programmes of other levels of government or of non-government organizations, when appropriate;*
- (e) *Ensuring that any development or infrastructure undertakings enhance the areas surrounding heritage resources, wherever possible;*
- (f) *Utilizing other programmes administered by the Municipality to further its heritage objectives; and*
- (g) *Providing technical information on the preservation of heritage resources.*

The Official Plan does not identify the character of the Walkerville Heritage Area with respect to height, massing, scale, setback or architectural style.

The plan also addresses heritage conservation through Chapter 8, Urban Design.

8.2.2.1 states Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances: (c) the image of Windsor as an attractive and livable city as expressed by:

- (ii) *the distinctive neighbourhoods and vibrant commercial areas such as Walkerville, Sandwich, Erie Street, Ottawa Street and City Centre;*

8.7.1.5 To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.

8.7.1.6 To ensure that signs respect and enhance the character of the area in which they are located.

8.7.2.1 Council will ensure that the design of new development: (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance;

(c) maintains and enhances valued heritage resources and natural area

features and functions.

8.7.2.2 Council will ensure that the design of extensive areas of redevelopment achieves the following:

- (e) maintains and enhances valued historic development patterns or heritage resources.*
- (f) is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance.*

8.7.2.3 Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:

- (a) massing;*
- (b) building height;*
- (c) architectural proportion;*
- (d) volumes of defined space;*
- (e) lot size;*
- (f) position relative to the road; and*
- (g) building area to site area ratios.*
- (h) the pattern, scale and character of existing development; and (i) exterior building appearance.*

Detailed Heritage Policy Summary

The current Official Plan policies are reviewed below. The point of this review is not to provide a comprehensive description of required revisions, but to summarize existing heritage policies.

Table 1: City of Windsor Official Plan Policy Summary

CHAPTER 1. INTRODUCTION		
	1.0	The City of Windsor
<i>RICH HISTORY</i>		Windsor is the oldest continuous European settlement in Ontario, with roots going back to 1728 and the founding of a Jesuit mission near present day Assumption Church. From these beginnings, Windsor grew from a collection of French farmsteads along the Detroit River into four major communities.
<i>FOUNDING COMMUNITIES</i>		In 1797, the original town site of Sandwich was established as a fur-trading post and quickly grew to become the seat of government and courts for the region. By 1836, regular ferry service from Detroit to the foot of present day Ouellette Avenue led to the development of the area's second community, the Village of Windsor, which rapidly overtook Sandwich as the largest community in Essex County with the arrival of the railroad in 1854. To the east, Hiram Walker founded Walkerville in 1858 as a company town complete with a distillery, farms, stores and houses. Less than 50 years later, the Ford Motor Company of Canada created Ford City just east of Walker's distillery establishing Windsor as the automotive capital of Canada.
CHAPTER 3. DEVELOPMENT STRATEGY		
	3.1	Vision
		"Windsor is a quality city full of history and potential, with a diverse culture, a durable economy, and a healthy environment where citizens share a strong sense of belonging and a collective pride of place."
	3.2.1	Safe, Caring and Diverse Community
<i>DISTINCTIVE NEIGHBOURHOOD CHARACTER</i>	3.2.1.3	Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage structures and spaces, distinctive area identities, parks, and generally low profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas will be planned to foster their own unique neighbourhood
CHAPTER 6. LAND USE		
	6.3	Residential
	6.3.2	Policies
<i>EVALUATION CRITERIA FOR AN UNDEVELOPED AREA DEVELOPMENT PATTERN</i>	6.3.2.6	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Undeveloped Area development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to heritage resources.
<i>NEIGHBOURHOOD COMMERCIAL EVALUATION CRITERIA</i>	6.3.2.9	Neighbourhood Commercial uses shall be encouraged to locate in Mixed Use Corridors and Mixed Use Nodes as shown on Schedule D. Ideally, these uses would form part of a multi-use building with residential uses located above or behind the non-residential uses on the street front. At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Neighbourhood Commercial development within a designated Residential area is: (b) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to heritage resources...
<i>HERITAGE CONSERVATION</i>	6.3.2.17	Council shall encourage the retention, restoration and sensitive renovation of historic and/or architecturally significant residential buildings in accordance with the Heritage Conservation chapter of this Plan. Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architectural and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.
<i>ADDITIONAL DWELLING UNIT REQUIREMENTS</i>	6.3.2.24	An additional dwelling unit shall be permitted within the primary dwelling unit and a building accessory to the primary dwelling unit subject to the following criteria: (e) Where located on a parcel of urban residential land identified on the Municipal Heritage Register or within a Mature Neighbourhood identified on Schedule A-1 the additional dwelling unit must not alter the exterior of an existing primary or accessory building visible from the street or other public space unless it is demonstrated, to the satisfaction of the City Planner, that the proposed alteration would not detract from the cultural heritage value and attributes of the property or Mature Neighbourhood...
	6.4	Employment
	6.4.2	General Policies
<i>HERITAGE CONSERVATION</i>	6.4.2.5	Council shall encourage the conservation and adaptive reuse of historic and/or architecturally significant buildings within areas designated as Industrial or Business Park in accordance with the Heritage Conservation chapter of this Plan.
	6.4.3	Industrial Policies
<i>EVALUATION CRITERIA</i>	6.4.3.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed industrial development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources
	6.4.4	Business Park Policies
<i>EVALUATION CRITERIA</i>	6.4.4.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed business park development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to sensitive land uses and/or heritage resources.

	6.5	Commercial
	6.5.2	Mixed Use Centres
EVALUATION CRITERIA	6.5.2.5	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Mixed Use Centre development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources;
	6.6	Institutional
	6.6.2	Policies
EVALUATION CRITERIA FOR MAJOR INSTITUTIONS	6.6.2.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Major Institutional development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to residential land uses and/or heritage resources.
	6.7	Open Space
	6.7.4	Private Open Space Policies
EVALUATION CRITERIA	6.7.4.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Private Open Space development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.
	6.9	Mixed Use Nodes
	6.9.2	Policies
EVALUATION CRITERIA	6.9.2.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Mixed Use Mixed Use Node development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.
	6.10	Waterfront
	6.10.3	Waterfront Recreation Policies
EVALUATION CRITERIA	6.10.3.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Recreation development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to heritage resources.
	6.10.4	Waterfront Residential Policies
EVALUATION CRITERIA	6.10.4.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Residential development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to heritage resources.
	6.10.5	Waterfront Port Policies
EVALUATION CRITERIA	6.10.5.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Port development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.
CHAPTER 8. URBAN DESIGN		
	8.2	The Image of Windsor
	8.2.2	Policies
IMAGE OF WINDSOR	8.2.2.1	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances: (c) the image of Windsor as an attractive and livable city as expressed by: (ii) the distinctive neighbourhoods and vibrant commercial areas such as Walkerville, Sandwich, Erie Street, Ottawa Street and City Centre...
HERITAGE AREAS AND CONSERVATION DISTRICTS	8.2.2.3	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces, and enhances the character of Heritage Areas and Heritage Conservation Districts in accordance with the Heritage Conservation chapter of this Plan.
HERITAGE AREAS	8.2.2.4	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area in accordance with the Heritage Conservation chapter of this Plan.
GATEWAYS	8.2.2.5	Council will promote gateways at the major entry points into Windsor identified on Schedule G: Civic Image and at other strategic locations within Windsor as appropriate. Such gateways will be designed to: (a) provide a sense of welcome and arrival; (b) assist in orientation; (c) create a memorable image; and (d) contribute to the social, cultural, historic or thematic character of the area being defined.
DEVELOPMENT OR INFRASTRUCTURE EVALUATION	8.2.2.7	Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to: (a) the activity of the area together with the character, scale, appearance and design features of existing buildings; (b) the landmarks in the area; (c) the consistency and continuity of the area with its surroundings;

		(d) the edges of the area; and (e) linkages within, to and from the area; (f) sustainable design and maintenance.
	8.3	Design For People
	8.3.1	Objectives
<i>SENSE OF PLACE</i>	8.3.1.3	Objectives: To foster a sense of place within Windsor and its neighbourhoods.
	8.3.2	Policies
<i>PEDESTRIAN SCALE</i>	8.3.2.2	Council will encourage buildings and spaces that establish a pedestrian scale by promoting: (a) the placement of continuous horizontal features on the first two storeys adjacent to the road; (b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and (c) the use of familiar sized architectural elements such as doorways and windows.
	8.4	Pedestrian Access
	8.4.2	Policies
<i>RETROFITTING</i>	8.4.2.4	Council will ensure that retrofitting with barrier-free features is not detrimental to the architectural, historical and aesthetic value of heritage resources and buildings.
	8.5	Ecological Design
	8.5.2	Policies
<i>LANDSCAPING</i>	8.5.2.5	Council will encourage the use of landscaping to: i. promote a human scale; ii. promote defined public spaces; iii. accentuate or screen adjacent building forms; iv. frame desired views or focal objects; v. visually reinforce a location; vi. direct pedestrian movement; vii. demarcate various functions within a development; viii. provide seasonal variation in form, colour, texture and representation; ix. assist in energy conservation; and x. mitigate the effects of inclement weather.
<i>ENERGY CONSERVATION</i>	8.5.2.8	Council will encourage energy conservation through various guidelines that promote: (a) energy efficient designs, materials and alternative energy sources such as water, wind and sun; (b) a compact pattern of development that clusters compatible uses within close proximity to one another; (c) a compact, transit-oriented pattern of development that clusters compatible uses within close proximity to one another at densities that make transit service a viable investment; (d) landscaping that can assist in reducing heating and cooling requirements; (e) the conversion and reuse of buildings; and (f) a sustainable, effective and efficient transportation system
	8.7	Built Form
	8.7.1	Objectives
<i>COMPLEMENTARY DESIGN</i>	8.7.1.2	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.
<i>UNIQUE CHARACTER SIGNS</i>	8.7.1.5	To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.
	8.7.1.6	To ensure that signs respect and enhance the character of the area in which they are located.
	8.7.2	Policies
<i>NEW DEVELOPMENT</i>	8.7.2.1	Council will ensure that the design of new development: (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (c) maintains and enhances valued heritage resources and natural area features and functions. (d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities
<i>REDEVELOPMENT AREAS</i>	8.7.2.2	Council will ensure that the design of extensive areas of redevelopment achieves the following: (a) maintains and enhances valued historic development patterns or heritage resources. (b) is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance.
<i>INFILL DEVELOPMENT</i>	8.7.2.3	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for: (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; (g) building area to site area ratios; (h) the pattern, scale and character of existing development; and (i) exterior building appearance.
<i>CONTINUOUS BUILDING FACADES</i>	8.7.2.5	Council will require new development to support the creation of continuous building facades along Mainstreets through the street level presence of: (a) community facilities, retail shops, and other frequently visited uses; and (b) architectural features and elements which can be experienced by pedestrians.
<i>EXTERIOR DESIGN</i>	8.7.2.10	Council will consider the preparation of exterior building design guidelines as part of new development or redevelopment involving: (a) Civic Ways;

		(b) Mainstreets; (c) Heritage Areas; (d) Business Improvement Areas; (e) Gateways; (f) Community Improvement Areas; and (g) Special Policy Areas.
<i>REFLECT ARCHITECTURE</i>	8.7.2.14	Council will ensure that signs are designed as an integral part of the development they are intended to serve and are compatible with the architectural style of the building and the activities which occur on the site and the character of the surrounding area.
<i>PROTECT RESIDENTIAL AREAS</i>	8.7.2.15	Council will ensure that the character of residential areas is maintained by minimizing the use of exterior signs and other exterior advertising devices.
	8.9	Views and Vistas
	8.9.1	Objectives
<i>IDENTIFY</i>	8.9.1.1	To identify existing views and vistas and opportunities to create new ones.
<i>PROTECT AND IMPROVE</i>	8.9.1.2	To protect and improve views and vistas of significant landmarks and features.
	8.9.2	Policies
<i>IDENTIFICATION</i>	8.9.2.1	Council may identify views and vistas which: (a) contribute to the image of Windsor; (b) provide orientation for residents and visitors; and (c) foster a sense of anticipation and arrival.
<i>PROTECT VIEWS AND VISTAS</i>	8.9.2.2	Council will protect views and vistas of unique landmarks and features, particularly the City Centre skyline, Detroit River, Ambassador Bridge and Detroit skyline, to facilitate orientation and enhance the image of Windsor.
<i>SCALES OF VIEWS AND VISTAS</i>	8.9.2.3	Council will recognize views and vistas of landmarks and features at the city-wide scale, as well as at smaller scales such as neighbourhoods, roads, public spaces and individual buildings.
<i>VIEWS THROUGH OPEN SPACE</i>	8.9.2.5	Council will provide for the addition, expansion and retention of open space areas to facilitate views and vistas to and from landmarks and features of city-wide importance.
<i>VIEW FRAMING</i>	8.9.2.7	Council will promote the use of framing elements to enhance significant views and vistas in Windsor and will consider the installation of landscaping elements and light standards; the siting, profile and massing of a proposed development; and the location of infrastructure and other urban elements in the implementation of this policy.
<i>PROTECTION OF VIEWS</i>	8.9.2.8	Council will ensure that significant views and vistas of landmarks and features are not obstructed, dominated or marred by a proposed development or infrastructure undertaking.
	8.10	Art in Public Spaces
	8.10.1	Objectives
<i>APPROPRIATE SETTING</i>	8.10.1.2	To ensure that art complements the character of the area in which it is situated.
	8.10.2	Policies
<i>TYPE OF ART</i>	8.10.2.1	Council will encourage art in public spaces which: (a) fosters civic identity by reflecting and/or interpreting local history, traditions, culture and values of citizens;
	8.11	Streetscape
	8.11.2	Policies
<i>EXISTING ROAD PATTERN</i>	8.11.2.1	Council will encourage the preservation and extension of the existing road pattern and character to enhance orientation, maintain the image of Windsor, and integrate newly developing areas of the city.
<i>DECORATIVE SIDEWALKS</i>	8.11.2.8	Council will promote a consistent decorative treatment of sidewalks within strategic areas, such as the City Centre, mixed use areas, Mainstreets and commercial centres.
<i>PAVED SURFACES FOR PEDESTRIANS</i>	8.11.2.9	Council will promote paved surfaces for pedestrian networks with features that: (a) enhance the character of the surrounding area;
<i>MAINSTREETS DEFINED</i>	8.11.2.10	Council will promote the development of Mainstreets at the locations identified on Schedule G: Civic Image. Such Mainstreets will be designed to: (c) provide and/or enhance the unique character of the surrounding neighbourhood.
<i>MAINSTREETS</i>	8.11.2.11	Council will recognize the significance of the roads designated as Mainstreets on Schedule G: Civic Image by: (a) enhancing the public rights-of-way consistent with the established character of the neighbourhood, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complementary features and fixtures; (b) protecting and enhancing significant views and vistas along public rights-of-way; (c) protecting and enhancing heritage resources; (e) encouraging signage which enhances the character of the Mainstreet.
<i>CIVIC WAY</i>	8.11.2.3	Council will recognize the significance of roads designated as Civic Ways on Schedule G: Civic image by: (a) enhancing the public rights-of-way along major entry points into Windsor consistent with a highly attractive and distinctive image using unifying elements such as landscaping, fixtures and boulevard and median treatments; and (b) protecting and enhancing significant views and vistas, public space and heritage resources along the Civic Way.
	8.13	Lighting
	8.13.1	Objectives
<i>PROMINENT BUILDINGS AND SPACES</i>	8.13.1.2	To enhance prominent buildings and spaces through the use of lighting.
	8.13.2	Policies
<i>CIVIC IMAGE</i>	8.13.2.4	Council will promote the lighting of prominent buildings, monuments and features to accentuate civic and architectural design.

<i>COMPLEMENT NEIGHBOURHOOD COMPATIBLE</i>	8.13.2.5	Council will promote the use of lighting which complements and enhances the established character of an area or neighbourhood.
	8.13.2.6	Council will promote the use of lighting which is compatible in scale and intensity to the proposed activity, and tailored to the size, type and character of a development or space, where appropriate.
CHAPTER 9. HERITAGE CONSERVATION		
	9.0	Preamble A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources. This chapter of the Official Plan provides goals, objectives and policies to guide the conservation of Windsor's heritage resources and should be read in conjunction with other parts of this Plan.
	9.1	Goal
<i>RECOGNIZE, CONSERVE, AND ENHANCE</i>	9.1.1	The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.
	9.2	Objectives
<i>CONSERVATION MANAGEMENT</i>	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.
<i>INTEGRATE WITH PLANNING INITIATIVES</i>	9.2.2	To integrate the conservation of heritage resources into comprehensive planning and urban design initiatives.
<i>LEADERSHIP BY EXAMPLE</i>	9.2.3	To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage properties as examples of proper conservation and stewardship.
<i>PUBLIC AWARENESS & PARTICIPATION</i>	9.2.4	To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation.
<i>ARCHAEOLOGICAL CONSERVATION</i>	9.2.5	To identify, protect and conserve Windsor's archaeological resources in place wherever possible and encourage development that respects Windsor's archaeological heritage. Through an understanding of, and measures to protect archaeological heritage, Windsor can incorporate the past into planning for the future.
<i>INDIGENOUS COMMUNITY ENGAGEMENT</i>	9.2.6	To recognize that the lands within its jurisdiction are of interest to a number of Indigenous communities. As such, Windsor will engage with all such communities in the land development process.
<i>PROVINCIAL LEGISLATION</i>	9.2.7	To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Funeral, Burial and Cremation Services Act in order to identify and conserve Windsor's cultural heritage including archaeological resources.
	9.3	Policies
	9.3.1	General
<i>CULTURAL HERITAGE RESOURCES DEFINITION</i>	9.3.1.1	For the purpose of this Plan, heritage resources include built heritage resources and cultural heritage landscapes that Council has identified as being important to the community
<i>BUILT HERITAGE RESOURCES DEFINITION</i>	9.3.1.2	Built heritage resources include buildings, structures, monuments, installations or remains associated with architectural, social, political, economic or military history.
<i>CULTURAL HERITAGE LANDSCAPE DEFINITION</i>	9.3.1.3	Cultural heritage landscapes are defined geographical areas of heritage significance, which have been modified by human activities such as archaeological sites, heritage conservation districts, parks/gardens, golf courses, neighbourhoods, cemeteries, trail ways, streets, street patterns and industrial complexes of cultural heritage value.
<i>HERITAGE AREA DEFINITION</i>	9.3.1.4	For the purpose of this Plan, a Heritage Area is an area or neighbourhood where there are collections of important heritage resources.
	9.3.2	Identification of Heritage Resources
	9.3.2.1	Council will identify Windsor's Heritage Resources by:
<i>ARCHAEOLOGICAL MASTER PLAN</i>	9.3.2.1 (a)	Preparing and maintaining an archaeological management plan that identifies known archaeological resources and areas of archaeological potential in Schedule C-1 Archaeological Potential and that provides direction and requirements for the identification, evaluation, conservation and management of archaeological resources in accordance with the Ontario Heritage Act. Maintenance will include updating the inventory of registered archaeological sites and lands for which an archaeological assessment has been completed by a provincially licensed archaeological consultant in accordance with provincial standards and guidelines. Schedule C-1 of the Official Plan is a map indicating areas of archaeological potential in Windsor.
<i>AREA STUDIES</i>	9.3.2.1 (b)	Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an area or neighbourhood basis in conjunction with Heritage Conservation District studies, secondary plans or other special studies as may be appropriate;
<i>INDIVIDUAL SITES</i>	9.3.2.1 (c)	Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis;
<i>PUBLIC ASSISTANCE</i>	9.3.2.1 (d)	Encouraging and supporting individuals and groups in recommending potential heritage resources.
	9.3.3	Recognition of Heritage Resources
	9.3.3.1	Council will recognize Windsor's heritage resources by:

<i>DESIGNATE HERITAGE PROPERTIES</i>	9.3.3.1 (a)	Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act;
<i>HERITAGE CONSERVATION DISTRICTS</i>	9.3.3.1 (b)	Designating groups of buildings and areas as Heritage Conservation Districts under the Ontario Heritage Act;
<i>LIST OF DESIGNATED HERITAGE PROPERTIES</i>	9.3.3.1 (c)	Maintaining a list of designated heritage properties;
<i>PLAQUES</i>	9.3.3.1 (d)	Commemorating heritage resources and Heritage Conservation Districts with plaques or other suitable means; and
<i>HERITAGE CONSERVATION AWARDS</i>	9.3.3.1 (e)	Presenting plaques and certificates to buildings and persons representing the outstanding restoration and conservation of Windsor's heritage resources by means of an annual heritage conservation awards programme.
<i>HERITAGE PROPERTY DESIGNATION CRITERIA</i>	9.3.3.2	In order to be considered for designation under the Ontario Heritage Act, the property needs to meet the requirements set out in Ontario Regulation 9/06.
<i>HERITAGE CONSERVATION DISTRICT CRITERIA</i>	9.3.3.3	Council will require each designated Heritage Conservation District to meet one or more of the following criteria: (a) The area will be comprised of buildings, structures or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2; and (b) The area may also include other buildings, structures, sites or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.
<i>IDENTIFY HERITAGE RESOURCES HERITAGE REGISTER</i>	9.3.3.4	Council will identify heritage resources by: (a) Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and (b) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image.
	9.3.4	Protection of Heritage Resources
	9.3.4.1	Council will protect heritage resources by:
<i>ARCHAEOLOGICAL SITES</i>	9.3.4.1 (a)	Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan. Where archaeological resources must be preserved in situ, avoidance and protection measures must be implemented under the direction of a licensed archaeological consultant in accordance with provincial standards and guidelines. Where Indigenous archaeological resources are to be preserved on site, the development proponent, and the consultant archaeologist shall engage with the appropriate Indigenous communities to identify approaches to the landscaping and interpretation of the site if desired, subject to discussions with stakeholders. Where Indigenous archaeological resources are identified and preservation on site is not possible, the development proponent, and the consultant archaeologist shall engage with the appropriate Indigenous communities to identify interpretive and commemorative opportunities relating to the resource if desired, subject to discussions with stakeholders.
<i>HUMAN REMAINS</i>	9.3.4.1(a)(i)	In the event that unexpected human remains or cemeteries are identified or encountered during assessment, development, or site alteration, all work must immediately cease, and the site must be secured. The appropriate provincial and municipal authorities must be notified. Provisions of the Funeral, Burial and Cremation Services Act, the Ontario Heritage Act, and other applicable protocols and policies must be followed. Where there are Indigenous burials, they will be addressed in consultation with the relevant Indigenous communities. A licensed archaeological consultant will be required to carry out an investigation if ordered by the Bereavement Authority of Ontario or the Registrar of Burials, Ministry of Public and Business Service Delivery.
<i>ARTIFACT CURATION</i>	9.3.4.1(a)(ii)	All artifacts found on property owned by the City of Windsor are to be reported to the City of Windsor for review and possible acceptance and curation by Museum Windsor, in accordance with the artifact transfer process of the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism (MCM). Museum Windsor will also consider accepting transfers of significant artifacts found on private land, subject to Museum Windsor's Collections Policy.
<i>DEMOLITION OR ALTERATION APPROVAL</i>	9.3.4.1 (b)	Requiring any person who proposes to demolish or alter a designated heritage property to submit plans to Council for approval under the Ontario Heritage Act;
<i>MODIFICATION APPROVAL</i>	9.3.4.1 (c)	Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property and/or its Heritage Conservation District;
<i>RECORD FOR ARCHIVES</i>	9.3.4.1 (d)	Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant prepare, to the satisfaction of the Municipality, an archival record for submission to the municipal archives;
<i>EASEMENTS</i>	9.3.4.1 (e)	Entering into heritage easement agreements with the owners of designated heritage properties who are recipients of heritage grants and/or loans;
<i>PROPERTY STANDARDS</i>	9.3.4.1 (f)	Requiring that heritage properties are maintained, in order to retain their heritage values, attributes, and integrity;
<i>ADAPTIVE REUSE</i>	9.3.4.1 (g)	Encouraging the adaptive reuse of architectural and/or historically significant buildings and structures;

RELOCATION	9.3.4.1 (h)	Recognizing that the importance of a heritage resource is tied most significantly to its original location, and that all means should be undertaken to include heritage buildings appropriately in new development, the relocation of a heritage resource may only be considered when: (i) The resource is threatened by demolition; (ii) The resource is threatened by alterations which would destroy its heritage value; (iii) The resource will serve a useful function in the proposed location; (iv) The resource will have public exposure in the proposed location; (v) The resource will enhance heritage resources already located in the vicinity of the proposed location; and (vi) The relocation of the resource is feasible in terms of engineering and economic criteria.
ACQUISITION AND JOINT VENTURES	9.3.4.1 (i)	Considering participation in the development of sites containing significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that will result in the conservation, restoration and/or rehabilitation of those resources; and
BONUSING	9.3.4.1 (j)	Allowing for the transfer of development heights or densities to other areas of the property or Windsor in exchange for the conservation of heritage resources.
	9.3.5	Enhancement of Heritage Resources
	9.3.5.1	Council will enhance heritage resources by:
HERITAGE AREAS AND HERITAGE CONSERVATION DISTRICTS	9.3.5.1 (a)	Ensuring that within any Heritage Area or Heritage Conservation District that:
INFRASTRUCTURE DEVELOPMENT	9.3.5.1 (a) (i)	Infrastructure undertakings respect and enhance the historic character of the area;
	9.3.5.1 (a) (ii)	Development be of compatible height, massing, scale, setback and architectural style;
COMMUNITY HERITAGE FUND	9.3.5.1 (b)	Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;
BUILT HERITAGE FUND	9.3.5.1 (c)	Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;
GRANTS	9.3.5.1 (d)	Participating in heritage grant programmes or other financial aid programmes of other levels of government or of non-government organizations, when appropriate;
INFRASTRUCTURE UNDERTAKINGS	9.3.5.1 (e)	Ensuring that any development or infrastructure undertakings enhance the areas surrounding heritage resources, wherever possible;
OTHER PROGRAMS	9.3.5.1 (f)	Utilizing other programmes administered by the Municipality to further its heritage objectives; and
TECHNICAL ADVICE	9.3.5.1 (g)	Providing technical information on the preservation of heritage resources.
	9.3.6	Management of Heritage Resources
	9.3.6.1	Council will manage heritage resources by:
WINDSOR HERITAGE COMMITTEE	9.3.6.1 (a)	Seeking the advice of the Windsor Heritage Committee on matters associated with associated with heritage conservation;
LEADERSHIP	9.3.6.1 (b)	Protecting, conserving and managing Municipally owned heritage resources in a manner which furthers the objectives and policies of this Plan and which sets an example of leadership for the community in the conservation of heritage resources;
MUNICIPAL OPERATIONS	9.3.6.1 (c)	Ensuring that the activities of all Municipal departments respect the character and significance of Windsor's heritage resources;
PUBLIC PARTICIPATION	9.3.6.1 (d)	Encouraging public participation in the conservation of heritage resources;
PRIVATE INITIATIVES	9.3.6.1 (e)	Providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means;
AWARENESS AND EDUCATION	9.3.6.1 (f)	Promoting public understanding, appreciation and enjoyment of Windsor's heritage resources through an on-going public awareness and education programme;
COORDINATION	9.3.6.1 (g)	Coordinating the Municipality's heritage planning and programmes with other levels of government to avoid duplication of effort and to reinforce mutual objectives;
REVIEW	9.3.6.1 (h)	Systematically reviewing and updating the Municipalities heritage policies, plans and programmes; and
INFORMATION BASE	9.3.6.1 (i)	Creating a heritage resource information base to identify heritage resources.
	9.3.7	Heritage Resources and Planning Initiatives
	9.3.7.1	Council will integrate heritage conservation into the development and infrastructure approval process by:
ARCHEOLOGICAL ASSESSMENT	9.3.7.1 (a)	An archaeological assessment is required as part of a complete application for all development or site alteration application, including municipal projects, if it is determined using the archaeological management plan potential mapping that any part of a potential development area possesses archaeological potential or known archaeological resources as set out in Schedule C-1 Archaeological Potential. Projects involving in-water works may require a marine archaeological assessment if so determined using the Criteria for Evaluating Marine Archaeological Potential checklist published by the Archaeology Program Unit, MCM. Archaeological assessments shall be undertaken to the appropriate stage of assessment by a consultant archaeologist in compliance with provincial requirements and standards. All archaeological assessments reports shall be provided to the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism in accordance with the Ontario Heritage Act. The assessment report shall be provided to the City of Windsor for comment to ensure that the scope is adequate and consistent with the conservation objectives of the WAMP. A copy of the Ministry review letter will be provided to the City by the licensed archaeologist who completed the assessment or the proponent. The City will maintain copies of all reports and review letters for information purposes. Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report shall be provided by the consultant to the appropriate Indigenous communities.

		Where Stage 3 or Stage 4 archaeological assessments are undertaken on Indigenous archaeological resources, the consultant archaeologist shall engage with appropriate Indigenous communities in accordance with Ministry Standards and Guidelines for Consultant Archaeologists.
	9.3.7.1 (b)	Ensuring that secondary plan studies, community improvement plans and other planning studies identify heritage resources which may exist in the areas under study and propose means to protect and enhance those heritage resources;
BUILT HERITAGE IMPACT STUDY	9.3.7.1 (c)	To ensure that properties designated under sections IV, V, or VI of the Ontario Heritage Act (designated properties) are conserved, development of any adjacent property shall be required to: (i) Prepare a Built Heritage Impact Study to identify potential adverse impacts on the designated property, and (ii) In the event any adverse impacts are identified in the Built Heritage Impact Study, then the development shall be subject to the Site Plan Control process to ensure appropriate mitigation measures are implemented;
APPROVAL PROCESS	9.3.7.1 (d)	Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources;
URBAN DESIGN CRITERIA	9.3.7.1 (e)	Having regard to the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources: (i) Respecting the massing, profile and character of adjacent buildings; (ii) Approximating the width and established setback pattern of nearby heritage buildings; (iii) Respecting the yards, gardens, trees and landscaped grounds associated with the heritage properties and districts which contribute to their integrity, identity, and setting; (iv) Maintaining, enhancing or creating views and vistas of heritage resources; and (v) Minimizing the impact of shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas.
DEMOLITION CONTROL	9.3.7.1 (f)	Utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures;
MAINTENANCE STANDARDS & OCCUPANCY BY-LAW	9.3.7.1 (g)	Utilizing the Maintenance and Occupancy Standards By-law to facilitate the maintenance and conservation of heritage resources and ensuring that the application of this by-law is not detrimental to the conservation of heritage resources;
HERITAGE ZONING	9.3.7.1 (h)	Ensuring that the development of heritage resources and the development of adjacent properties is complementary to those resources by regulating the use, massing, form, location, setback and other matters of development by means of heritage zones and other zones in the zoning by-law;
DEVELOPMENT PROPOSALS	9.3.7.1 (i)	Requiring for all development proposals that abut or in the opinion of the City Planner are likely to materially affect a designated heritage building or structure, a Built Heritage Impact Study to the satisfaction of the City Planner;
CHAPTER 10. PROCEDURES		
	10.2	Development Applications
COMPLETE APPLICATION REQUIREMENTS	10.2.7	The City shall determine if the information and materials necessary for submission with the application based on the nature of the proposal and generally in accordance with the list of Supporting Technical Studies identified in this Plan.
TECHNICAL STUDIES REQUIRED	10.2.8	Any or all of the Supporting Technical Studies identified in this Plan may be requested from applicants to ensure that all relevant and required information pertaining to a development application is available at the time of submission, or, if subsequently deemed necessary, prior to a prescribed public meeting.
STUDY PURPOSE	10.2.9	It is the intent of the Supporting Technical Studies to enable the City to make informed decisions within the time periods set out in the Planning Act. The City may require provision of Supporting Technical Studies at its sole discretion as part of a complete application, at any time during the processing of an application under the Planning Act: including but not limited to those Studies listed below: (c) Built Heritage Impact Study - The purpose of a Heritage Impact Study is to identify and evaluate cultural heritage resources and determine if any heritage resources, including listed or designated heritage resources, are impacted by development proposals and the potential need for mitigation measures; (d) Archaeological Assessment - The purpose of an Archaeological Assessment is to ensure archaeological resources on site are evaluated, documented and mitigated prior to land disturbance/site development;
TERMS OF REFERENCE	10.2.10	The City has prepared terms of reference for a number of the Supporting Technical Studies to provide information on the scope of work required in order to assist in the preparation and review of these studies.
STUDY SCOPE	10.2.11	Supporting Technical Studies may vary in scope, depending on the size, nature and intent of the proposal and the level of impact on the adjacent land use. Proponents of all development applications shall be advised by the City of the required study contents during the Stage 1 consultation process.
CHAPTER 11. TOOLS		
	11.4.3	Consent Policies
COMMITTEE OF ADJUSTMENT	11.4.3.1	Council has delegated to the City of Windsor Committee of Adjustment Council's consent granting authority
APPROPRIATE CIRCUMSTANCES FOR CONSENTS	11.4.3.2	Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances; (a) Small scale Infilling or intensification for development that is compatible with the neighbourhood;

		<ul style="list-style-type: none"> (b) Lot line adjustments; (c) An entire parcel is being developed and there are no remaining lands; (d) There is no need to extend or improve municipal services outside of the subject lands; (e) Where there is no phasing of the development; and (f) Where parkland dedication may be cash-in-lieu.
<i>CONFORM WITH PERMITTED USES</i>	11.4.3.3	Consents shall only be granted for the creation of lots which comply with the Zoning By-law and/or unless appropriate minor variances are also granted concurrently.
<i>EVALUATION CRITERIA</i>	11.4.3.6	Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; <ul style="list-style-type: none"> (a) Provincial legislation, provincial policies and applicable provincial guidelines; (b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines; (c) Conformity with the recommendations of any support studies prepared as part of the application; (d) The continuation of an orderly development pattern and the lot pattern in the neighbourhood; (e) Impact of the development on adjacent properties and the lot pattern and density in the community; and (f) The requirements or comments of Municipal departments and public agencies or authorities.
<i>CONDITIONS OF APPROVAL</i>	11.4.3.7	The approval authority may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following: <ul style="list-style-type: none"> (a) The fulfillment of any financial requirement to the City; (b) The conveyance of lands for public open space purposes or payments-in-lieu thereof in accordance with the Open Space policies of this Plan; (c) The conveyance of lands for public highways or widenings as may be required; (d) The conveyance of appropriate easements; (e) The provision of municipal infrastructure or other services; (f) The completion of a development or servicing agreement with the City if required; and (g) Other such matters as the approval authority considers necessary and/or appropriate.
	11.6.5	Holding Zone Policies
<i>USE OF HOLDING ZONES</i>	11.6.5.1	Council may use an "H" or "h" symbol in conjunction with any zoning designation in accordance with the provisions of the Planning Act. The holding provisions shall apply to lands to be zoned for specific uses but held or delayed from development or redevelopment for an interim period until such time as specified development conditions have been satisfied. Holding provisions will be applied in order to meet any one or more of the following: <ul style="list-style-type: none"> (a) To achieve orderly staging of development or redevelopment, in accordance with municipal and provincial policies; (b) To ensure that the adequate infrastructure and community services and facilities are or will be available in accordance with municipal standards; (c) To adopt measures to mitigate negative impacts resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and welfare; (d) To satisfy policies of the Official Plan related to heritage conservation, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other matters which are deemed by Council or the province to be relevant to development or redevelopment of the lands; (e) To achieve the exchange of facilities, services or other matters set out in the bonusing policies of this Plan; and (f) To ensure the execution of legal agreement(s), approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy the criteria set out in (a), (b), (c), (d) and (e) above.
	11.8.3	Community Improvement Plans
<i>COMMUNITY IMPROVEMENT PLANS - PROVISIONS</i>	11.8.3.5	Provisions, as appropriate to the Community Improvement Project Area and in keeping with the Planning Act, for: <ul style="list-style-type: none"> (a) The revitalization of land and buildings; (b) The acquisition, sale or lease of lands or buildings acquired by the Municipality to facilitate community improvement; (c) The establishment, provision and payment of grants or loans for the purpose of revitalizing the area (d) Other such matters as may be appropriate for the Community Improvement Project Area; and (e) Affordable housing.
	11.8.4	Implementation
		In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, Council may undertake a range of actions, including:
<i>MUNICIPAL INITIATIVES</i>	11.8.4.2	Council may contribute funding toward the revitalization of areas through the capital works budget for projects including, but not limited to: <ul style="list-style-type: none"> (a) Streetscape improvements; (b) Infrastructure improvements; (c) The provision and upgrading of open space areas; (d) The provision and upgrading of community facilities; (e) Environmental site assessment and remediation; (f) Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes; and, (g) The provision of energy efficient uses, buildings, structures, works, improvements or facilities.
<i>CULTURAL HERITAGE SUPPORT</i>	11.8.4.6	Support of cultural heritage resource conservation through the Ontario Heritage Act or other means.
	11.11	Redevelopment Plans

		For areas subject to a Demolition Control By-law, Council shall require the filing of redevelopment plans as a condition of approval for a demolition permit.
	11.11.1	Policies
ISSUANCE OF DEMOLITION PERMITS	11.11.1.1	Redevelopment plans to the satisfaction of the City Planner shall be filed with the application for a demolition permit
CONTENTS OF REDEVELOPMENT PLANS	11.11.1.2	Redevelopment plans shall include plans for: (a) Replacement buildings; (b) Replacement of demolished dwelling units and; (c) Landscaped open space.
STATUTORY CONDITIONS	11.11.1.5	As a condition of approval of a demolition permit, Council may also impose the statutory conditions dealing with demolition control.
SCHEDULE A-1 – SPECIAL POLICY AREAS		
	Mature Neighbourhood	Walkerville is identified as a 'Mature Neighbourhood'
	Traditional Commercial Street	Wyandotte and Devonshire are identified as Traditional Commercial Streets
SCHEDULE B – GREENWAY SYSTEM		
	Various	This schedule identifies specific linkages at Riverside & Devonshire It also identifies a proposed <i>Recreationway</i> down Devonshire It identifies Willistead Park as a <i>Community & Regional Park</i>
SCHEDULE G – CIVIC IMAGE		
	Heritage Area	This schedule identifies Walkerville as a 'Heritage Area' It identifies Wyandotte as a 'Mainstreet' It identifies Riverside Drive as a 'Civic Way' It notes that there is a 'Gateway' Via the Train Station.
SCHEDULE J – URBAN STRUCTURE PLAN		
	Neighborhood Corridor	Wyandotte St as identified as a 'Neighbourhood Corridor'
VOLUME II		
CHAPTER 1 – SPECIAL POLICY AREAS		
	1.3	Hiram Walker Facilities
HIRAM WALKER FACILITIES	1.3.1	The Hiram Walker Facilities designated on Schedule A: Planning Districts & Policy Areas in the Primary Plan consists of the lands bounded on south by Riverside Drive, on the east by Drouillard Road, on the north by the Detroit River and on the west by Lincoln Road.
DESIGN GUIDELINES	1.3.2	Notwithstanding the Industrial designation of these lands on Schedule D: Land Use in the Primary Plan, the Hiram Walker Facilities are recognized as important contributors to the identity and experience of the entire Windsor waterfront. Therefore, the design guidelines provided for in the Waterfront Port Section of the Primary Plan shall also be considered when evaluating the proposed design of a development within this special policy area.
	1.39	Off-Street Parking Areas in the Vicinity of Traditional Commercial Streets
PURPOSE	1.39.1	The intent of this policy is to allow for the retention of buildings on Traditional Commercial Streets to facilitate continuous building facades and provide a positive impact on the unique character and walkability of these areas. This policy also provides a policy framework for creating new or expanded offstreet parking areas in the Vicinity of Traditional Commercial Streets—to the rear of commercial and mixed use buildings. This policy also prohibits the creation of new surface parking areas or the expansion of existing surface parking areas abutting Traditional Commercial Streets.
	1.52	Mature Neighbourhoods as Heritage Resources
MATURE NEIGHBOURHOODS AS HERITAGE RESOURCES	1.52.1	Schedule A-1 identifies Mature Neighbourhoods in the City. These areas are not designated as Heritage Areas or Heritage Conservation Districts. However, the areas reflect the cultural heritage of the City and should be protected. When considering the development of these areas, the policies of Section 9.3.7(d) shall be applied.
HERITAGE CONSERVATION	1.52.2	Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architectural and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.

The identified land-uses within Official Plan for Walkerville can be seen in Figure B4.

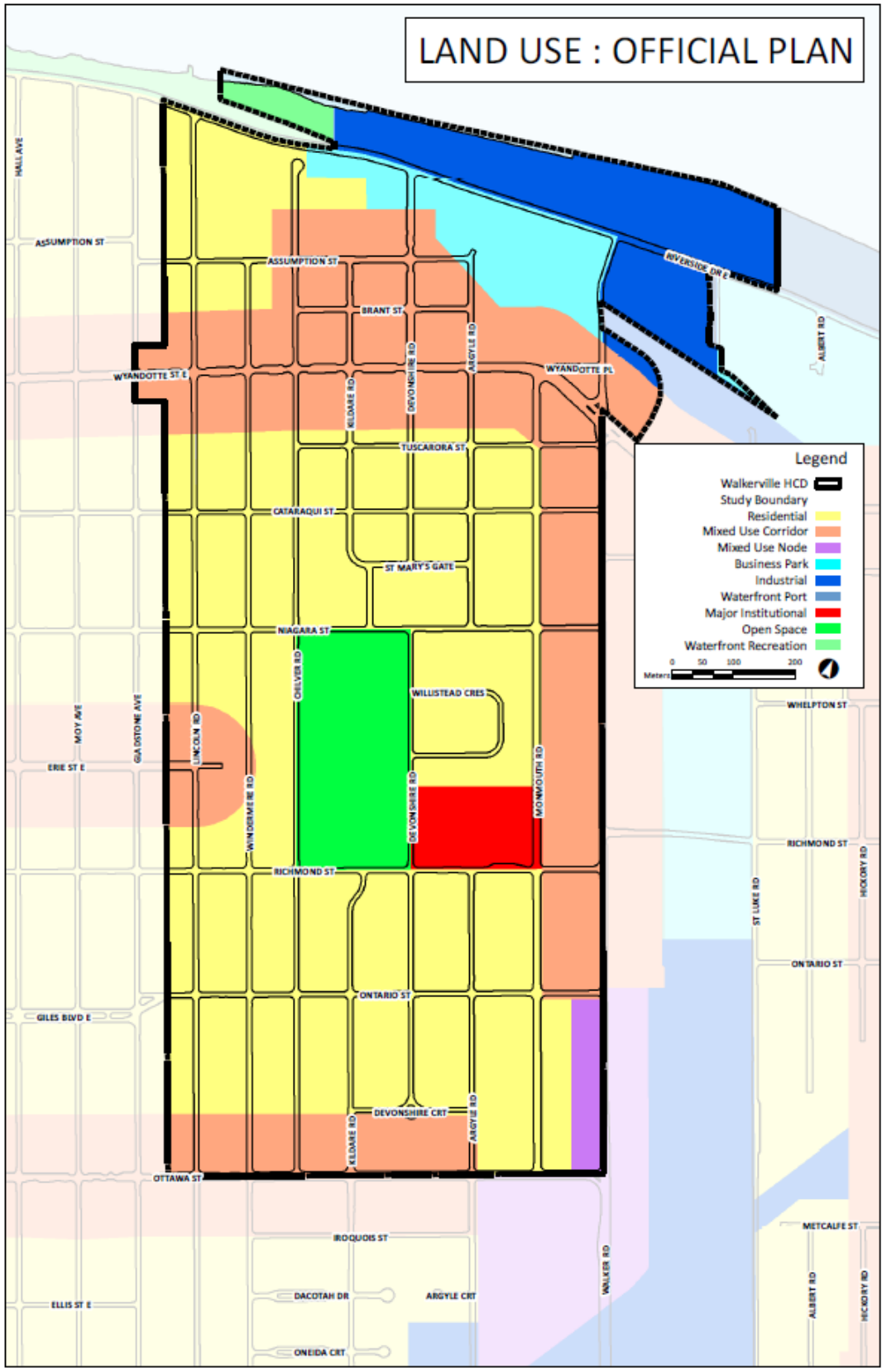


Figure B4: Existing Land-uses as identified within the Official Plan for Walkerville

Secondary Plan

Walkerville is not subject to the policies of a Secondary Plan or Special Policy Area.

Zoning

The below Zoning Summary has been provided by the Zoning Coordinator (Zaid Zwayyed).

“The attached map shows the zoning analysis for Walkerville. The zoning is distributed well in the central “residential heritage neighbourhood” for properties North of Ottawa Street and South of Tuscarora Street; we can see the core contains low-density residential, surrounded by medium-density and serviced by institutional and green district properties.

The zoning starts changing north of Tuscarora Street in terms of residential density, permitted uses, and height. For instance, the vacant lot abutting 1800 Assumption is zoned CD3.3, and they can go up to 20.0 m as well, and some CD zoned properties can go up to 14.0 m. Moreover, existing dwellings on Chilver exceed 10.0 m in height and are small in areas to accommodate high-density if demolished. Other buildings vary in height in the blocks south of Riverside Drive and in the area, like the power plant, Hiram Walker, and other surrounding buildings.

I cannot see any major red flags or impacts on the core of the Walkerville Residential neighbourhood (Between Tuscarora and Ottawa), and since the properties close to Riverside Drive were designated initially to accommodate manufacturing and commercial uses and are zoned to accommodate high-density residential with lesser height restrictions, a building that has a maximum of four stories may not stand out. However... the zoning is outdated in that area (northern part of Walkerville) as times change, and there are other areas to accommodate manufacturing use.”

In addition to the above, there are two specific details of note:

- 1880 Assumption (Assumption & Kildare) is zoned MD 1.4, allows up to 20m height
- The City of Windsor passed a Zoning B-law amendment in 2010 that prohibits front yard parking spaces in the Walkerville Heritage Area. As Section 20 (1) 267 states:

For the lands bound by the Detroit River to the north; Walker Road to the east; Ottawa Street to the south; and, Lincoln Road to the west (known as the Walkerville Heritage Area) No Front yard Parking Space shall be permitted, exclusive of any existing Front Yard Parking Space. (ADDED by B/L 127-2010, September 15, 2010)

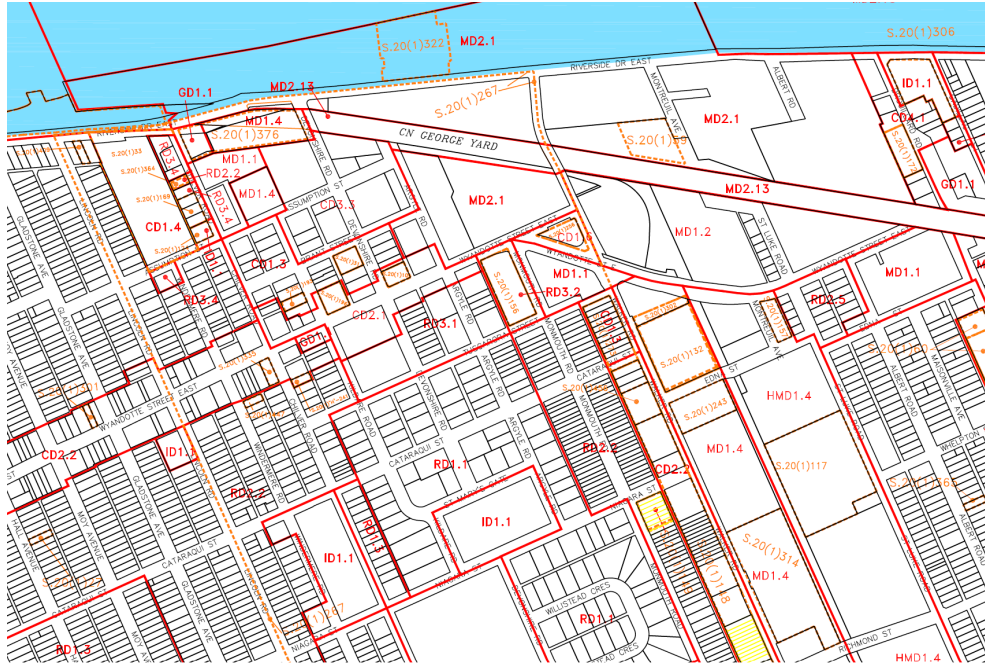


Figure B5: Map of the existing zoning in Walkerville

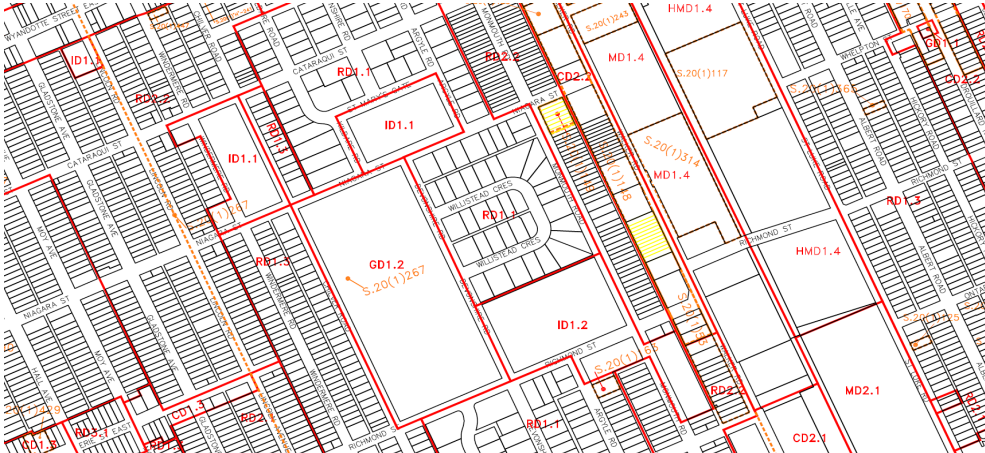


Figure B6: Map of the existing zoning in Walkerville

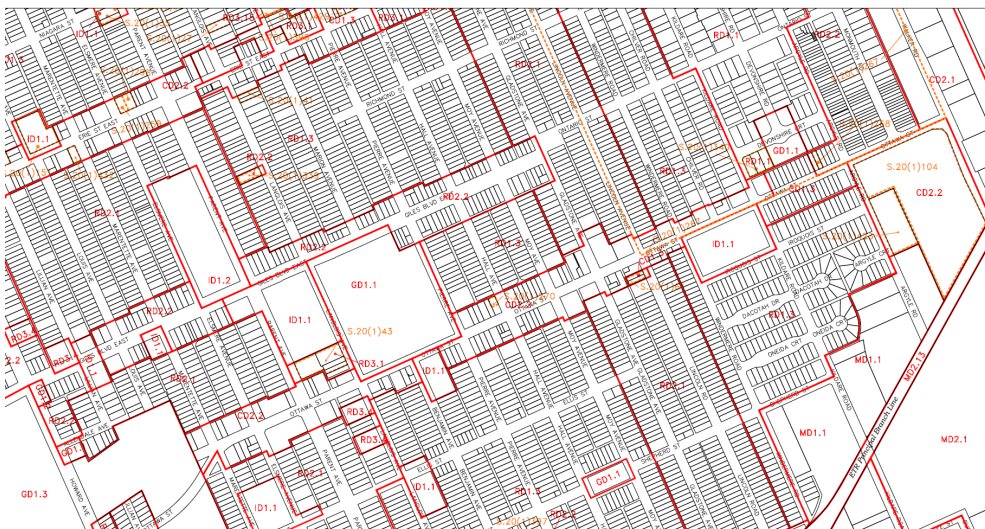


Figure B7: Map of the existing zoning in Walkerville

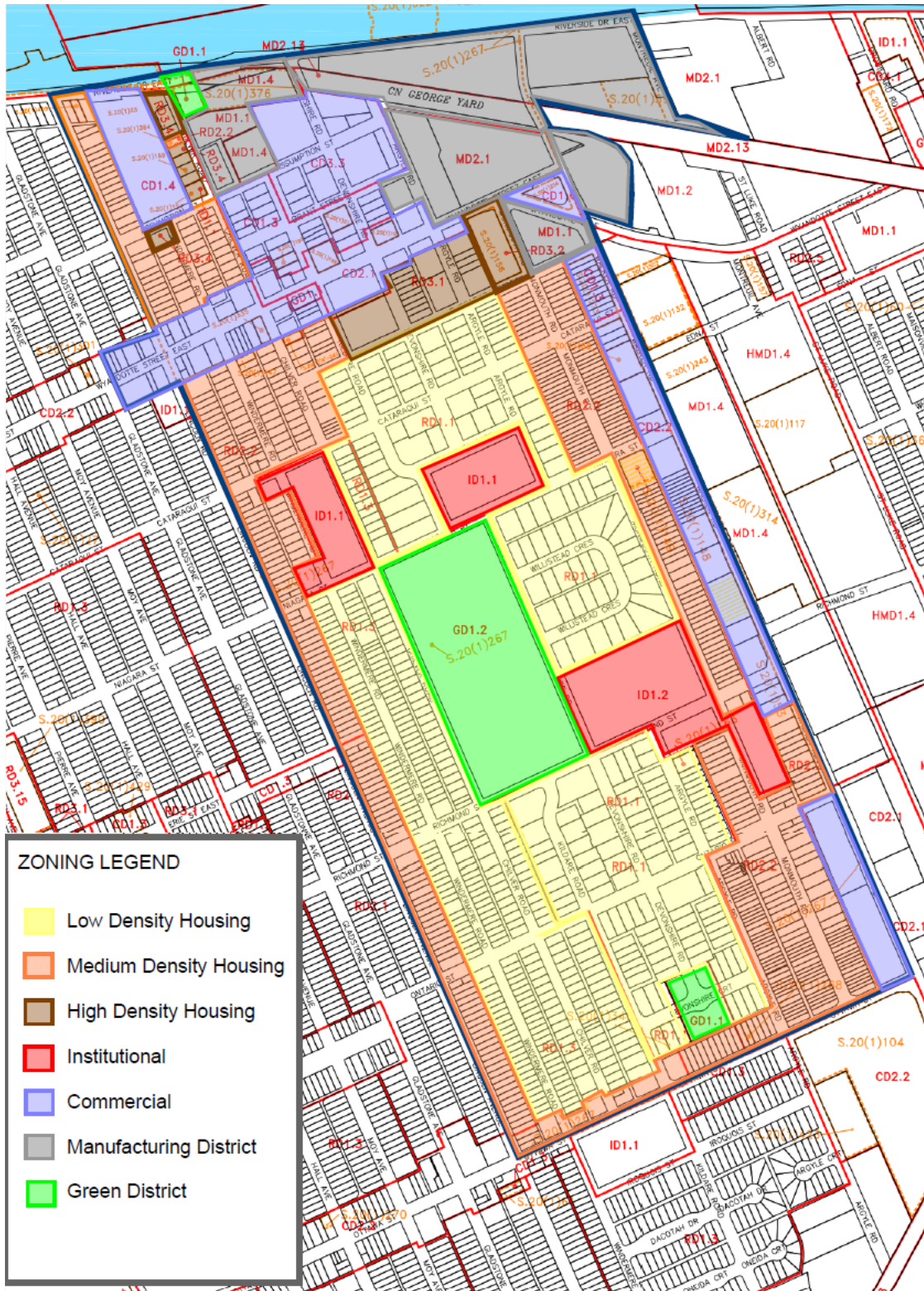


Figure B8: Map of the existing zoning in Walkerville

City of Windsor Municipal Cultural Master Plan

The City of Windsor Municipal Cultural Master Plan was adopted by Council in 2010. The goal of the plan is to “provide guidance to the municipality regarding its investment of human and financial resources in support of the community’s arts, culture, and heritage sectors (MCMP, 1).

The plan outlines a vision for the municipality in which heritage conservation is a central goal. It states,

The City of Windsor will be a creative and vibrant cultural community that encourages artistic expression, the celebration of the City’s cultural identity and cultural diversity and that promotes and facilitates culture-led economic revitalization, cultural tourism, heritage preservation, and opportunities for collaboration and partnership.

Section 2.2.1 provides an overview of the cultural sector. It states,

Windsor City Council is committed to the development of the City of Windsor as a creative and vibrant cultural community by encouraging the celebration of the City’s cultural identity and cultural diversity, heritage preservation, economic revitalization and opportunities for collaboration and partnership.

The draft Cultural Policy document contains a definition of the sector as follows:

1. *Heritage Resources: the community’s legacies found in the archival and artifact material in art galleries, museums, libraries, archives. Heritage resources also include immovable heritage, archeological and traditional use sites and intangible heritage – expressions of culture of the community (custom, dance, music, song, story, etc.)*

The plan identifies strategies regarding heritage conservation, specifically:

1. Municipal Arts and/or Heritage Policy: Communities need an articulated policy and associated Vision and strategy outlining the specific areas in which they support arts and culture in the community at the local or regional level.
12. Integration of ‘Heritage’ with the Arts: Ensure that the interests and concerns of the heritage community are integrated with arts and culture policy.
21. Link to Official Plan: A specific section of the Official Plan, dealing with policies to ensure the development of a creative city (e.g. heritage preservation, cultural precinct identification, etc.) is created.
31. Cultural History Development: Support initiatives such as oral histories collection, videotapes of local industry operations (especially those related to the history and traditions of the area), bibliographies, archives development, etc. to record and protect the cultural history of the community.
33. Acquisitions Policy and Budget: Ensure that there is a policy and acquisitions budget for heritage, arts and culture in the community.
44. Heritage Fairs: Create a Heritage Fair event profiling the history and cultural life of the community.
52. Establish ‘Cultural Brand’ in Community: Develop a specific brand identity under

which arts, culture and, possibly, heritage experiences and facilities can be promoted.

53. Partner with Tourism Industry: Work actively with local DMOs and the tourism industry to promote the arts, culture and heritage resources of the area.
67. Heritage Conservation Districts: Where feasible, develop and promote Heritage Conservation Districts as key elements of the cultural history of the community.
68. Heritage Façade Improvement Grants: Institute a program of matching-fund grants to encourage façade improvements in heritage structures.
71. Developer Incentives: Create financial incentives for developers to include provision for arts and heritage in new buildings (e.g. display space, public art, heritage theming, etc.).
79. 40 Hours Community Service High Schools: Work with arts and heritage organizations to identify opportunities for volunteer projects for students to apply against the '40 hours' requirement.
83. Create Data Base of Individuals: Create database of individuals who are active and/or expert in arts, culture and heritage in the community (and their specialties).
84. Establish per capita funding target for arts and culture initiatives: Establish a per capita amount that will determine the overall amount of City budget that will be allocated towards arts, culture and heritage activities.
88. Mount Private Sector Partnership Campaign: Develop and implement campaign to encourage private sector partnerships to support arts and heritage initiatives and facilities.
92. Reserve Fund for New Arts and Heritage Facility Development: Establish a Reserve Fund for new facilities in future.

Building Façade Improvement Program and Urban Design Guidelines for Main Streets

The City of Windsor adopted façade guidelines in January 2018.²⁴ The plan sets out standards and best practices for façade improvements on the City of Windsor's *Main Streets*. Part C of this document provides recommendations for seven neighbourhoods identified as potentially benefiting from a façade improvement program. Schedule "B" specifically outlines the history, urban design analysis, as well as recommendations for the Walkerville Business Improvement Area.

The plan highlights design principles derived from the historical context of the area, specifically:

Building Heights - Buildings are generally 2 to 3 stories.

Doors and Window locations - Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an "indoor/outdoor" relationship with the public realm.

Proportion of the Façade and Regulating Lines - When making improvements to

²⁴ Guidelines may be found here: <https://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Major-Projects/Documents/Facade%20CIP%20JAN%202018.pdf>



Figure B9: Walkerville BIA Area. Facade Guidelines, p. 91.

facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

The plan further notes:

When applying this analysis to the Walkerville Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- *The North side of Wyandotte Street East between Gladstone Avenue to Lincoln Road;*
- *The North side of Wyandotte Street East between Kildare to Devonshire Roads;*
- *and*
- *The South side of Wyandotte Street East between Chilver to Windermere Roads.*

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Wyandotte Street East:

- *The North side of Wyandotte Street East between Lincoln to Windermere Roads;*
- *The South side of Wyandotte Street East between Gladstone Avenue to Windermere Road;*
- *The South side of Wyandotte Street East from Devonshire to Argyle Road; and*
- *The South side of Wyandotte Street East between Chilver to Kildare Streets.*

There is an almost total loss of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- *The North side between Windermere to Chilver Roads; and*
- *The South side between Kildare to Monmouth Roads.*

The plan notes that:

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.

The plan offers the following recommendations in section 2.6:

The findings of the Planning and Building Department survey and analysis of the Walkerville BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- *Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.*
- *There is a presence of cultural heritage resources that are unique to the City, Province, and in general, North America where key building facades are representative of a company town.*
- *The area has the potential to be a new employment area. Through the survey and analysis outlined for the Walkerville BIA in Schedule “B”, it is recommended that the Walkerville BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.*

2022 Walkerville Districting Plan

The Walkerville Districting Plan (2022) was created as a visioning document to revitalize Walkerville. This plan divided Walkerville into three primary areas sub-types: commercial, residential and industrial, and articulated a community vision through extensive community engagement. Walkerville, within the plan, was recognized as “...home to, and host of many social, cultural, and community assets.” (WDP, 2022, 27). Although considering an area smaller than the OP-identified heritage area, the Plan does identify several key nodes, gateways, and pedestrian corridors.

The Plan also identifies the laneways north of Niagara Street as an important community asset.

The Plan envisions a Mixed Used Square at the northwest intersection of Devonshire Rd. and Assumption St. Located on an existing vacant lot, and the site of the former railway station, the Districting Plan identifies this area as the location of a new urban public space framed by 4-to- 5 storey mixed-use buildings. It also envisions new gateways building at the intersection of Walker Road and Wyandotte Street.

Lastly, the plan included four general recommendations:

- *THAT the City of Windsor consult with Corby/Pernod-Ricard (owners of Hiram Walker & Sons) regarding newly introduced land uses proposed within the Walkerville Theming and Districting boundary.*
- *THAT the City of Windsor create Streetscape Design Guidelines if a Walkerville Heritage Conservation District is established or otherwise be developed separately.*

- THAT the City of Windsor create Architectural Design Guidelines for New Development if a Walkerville Heritage Conservation District is established or otherwise be developed separately.
- THAT the City of Windsor review Grant and Tax Incentive programs to assist with higher construction costs associated with the rehabilitation or adaptive re-use of heritage assets if a Walkerville Heritage Conservation District is established.



Walkerville Nodes, Gateways, and Pedestrian Connections

Walkerville includes two distinct Gateway locations along Wyandotte Street at Gladstone Avenue and Walker Road. When crossing these Gateway locations, a distinct change in the built form and public realm is present. A nodal area is identified on Wyandotte Street respectively between Lincoln Road and Argyle Road. This node includes a mix of uses including commercial at grade. A prominent pedestrian connection connects Willistead park to nodal areas to the north along Kildare Road.

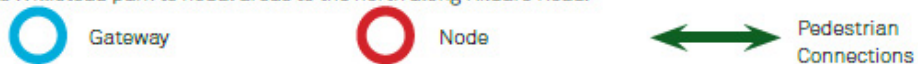



Figure B10: Walkerville Nodes, Gateways, and Pedestrian Connections (WDP, 2022, p. 32)



Laneways in Walkerville

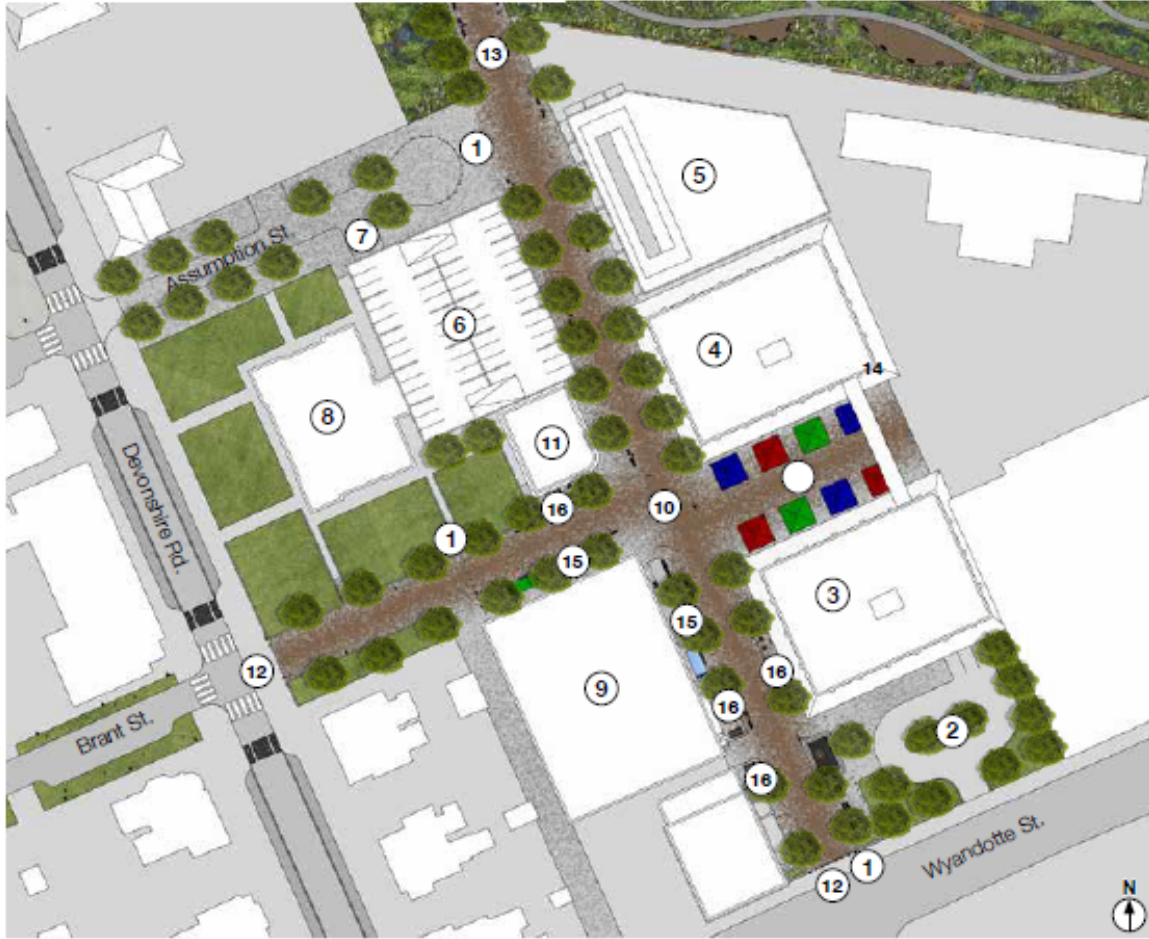
Walkerville includes a well connected network of laneways throughout the Study Area.

 Building

 Laneways

Figure B11: Walkerville Lanes, WDP, 2022, p. 36

The Districting Plan completed a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the district and used that information to inform its visioning process. Among the plan’s recommendations was the development of pedestrian-orientated Distillery District centred on Argyle Rd. and Assumption St. This district is to include “...unique paving surfaces that reference the cobblestone streets of Walkerville in decades past while offering full accessibility for everyone including those using mobility devices.” (WDP, 2022, 106)



Key Features

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. Retractable/Removeable bollard barricade line for protecting pedestrians during special events 2. Private Development Pickup/Drop-off 3. Private Development: Adaptive reuse of heritage structure 4. Private Development: Adaptive reuse of heritage structure 5. Public market 6. Multi-level parking structure with ground floor retail | <ul style="list-style-type: none"> 7. Parking structure vehicle access 8. Historic Post Office 9. Historic Walkerville Brewery 10. Pedestrian-friendly Argyle Rd. Flex Street 11. Appropriate location for the use of the Dominion Bank historical facade 12. Distillery District entrance signage 13. Promenade to historic Hiram Walker Offices 14. Flexible plaza / market space 15. Food truck & special event utility services 16. Patio / spill-out space |
|--|---|

Figure B12: Walkerville Distillery District proposed design (WDP, 2022, p. 109)

The Plan also called for the creation of the Hiram Walker Parkette (which has been developed), to improve Pathway connections between Riverview Park and the community, a laneway pilot project, a new plaquing program, improved wayfinding, and the creation of the Railspur Linear Park, which is intended to improve connections between Walker Road, VIA Rail, the Welcome Centre, Argyle Road, and the core of Wyandotte Street.



Key Features

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Green space with bandstand structure 2. Pedestrian promenade connection to historic Hiram Walker offices 3. Historic Hiram Walker offices 4. Hiram Walker Parkette 5. Indigenous Placekeeping opportunities 6. Linear and meandering pathways with combination of unit paving and crushed limestone for barrier-free access | <ol style="list-style-type: none"> 7. Open seating areas with fixed and moveable seating 8. Sheltered seating areas 9. Blue area south of the dashed line is an active rail spur used in ongoing distillery operations. The design of the park will accommodate the ongoing needs of the distillery operation and safe access to the park for pedestrians. |
|---|---|

Figure B13: Walkerville Proposed Railspur Linear Park (WDP, 2022, p. 124)

All of these would need to be considered if the Walkerville HCD proceeds to the Plan and Guidelines Phase.

2022 Multi-Residential Interim Control By-law

In 2022, the City of Windsor passed an interim control by-law addressing multi-unit residences. As outlined within the staff report, the main purpose of the Multi-Residential Interim Control By-law (MRICBL) Study was to determine:

- *The appropriate locations within the city that can accommodate additional residential density;*
- *How to appropriately guide growth to those geographic areas;*
- *The extent to which a designated area can accommodate growth;*
- *How to ensure compatibility within the existing neighbourhood context; and*
- *The MRICBL Study also includes a review of Group Homes, Lodging Houses and Shelters to bring in compliance with the Human Rights Code. (City of Windsor 2022)*



Bird's Eye View - Proposed

Figure B14: Proposed Mixed Use Square (WDP, 2022, p. 135)



Bird's Eye View - Proposed

Figure B15: Proposed Gateway Buildings (WDP, 2022, p. 147)

The Study also recommended the adoption of Windsor Intensification Guidelines to provide direction for the design of future residential projects that respect the unique character of Windsor's existing neighbourhoods. As part of the OPA implementing the Study, the land use designation of Mature Neighbourhood was introduced with supporting heritage policies (9.3.8) and applicable Design Guidelines. The Walkerville Heritage Area is identified as a Mature Neighbourhood within the associated Official Plan Schedule A-1. Accordingly, the following Windsor Intensification Guidelines for Stable and Mature Neighbourhoods 2.2.2 apply:

1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources.
2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites.
3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.

2022 Update to the Main Streets CIP

Building on successes of the 2018 Building Façade Improvement Program and Urban Design Guidelines for Main Streets, as well as subsequent studies such as the Walkerville Districting Study, in 2022 Windsor City Council amended the Windsor Building Façade Improvement Program and Urban Design Guidelines CIP for Main Streets. As part of the amendments, several CIP areas have been expanded, additional programs were added, and the CIP was renamed as Main Streets CIP. The revised plan identified several key goals:

GOALS

1. *To improve the overall appearance and function of building façades in traditional Main Street areas.*
2. *To encourage private investment through the use of public funds to improve the overall appearance of main street areas.*
3. *To strengthen neighbourhoods by improving the main streets that provide services to these neighbourhoods.*
4. *To protect traditional Main Streets*

OBJECTIVES

1. *Increase business and retail sales in main street areas*
2. *Increase rental revenue and property value in main street areas*
3. *Promote Urban Design Guidelines that ensure the use of high quality materials and improvements to the function of the building*
4. *Leverage public investment spent on recent infrastructure improvements (roads, sewers, sidewalks, streetscape) by providing public funds for building façade*

improvement in Main Street areas.

5. Offset building façade improvement costs by providing an Incentive Program.

6. Retain and attract new business to main street areas through the promotion of a Main Streets CIP.

7. Provide a Building Façade Improvement Program and Urban Design Guidelines for Main Streets that encourages the restoration of historic facades to their original style. (Main Streets CIP, 2022, 21)

The 2022 Main Street CIP expanded the area included within the CIP area in Walkerville, and integrated many of the recommendations of the Walkerville Districting Study.

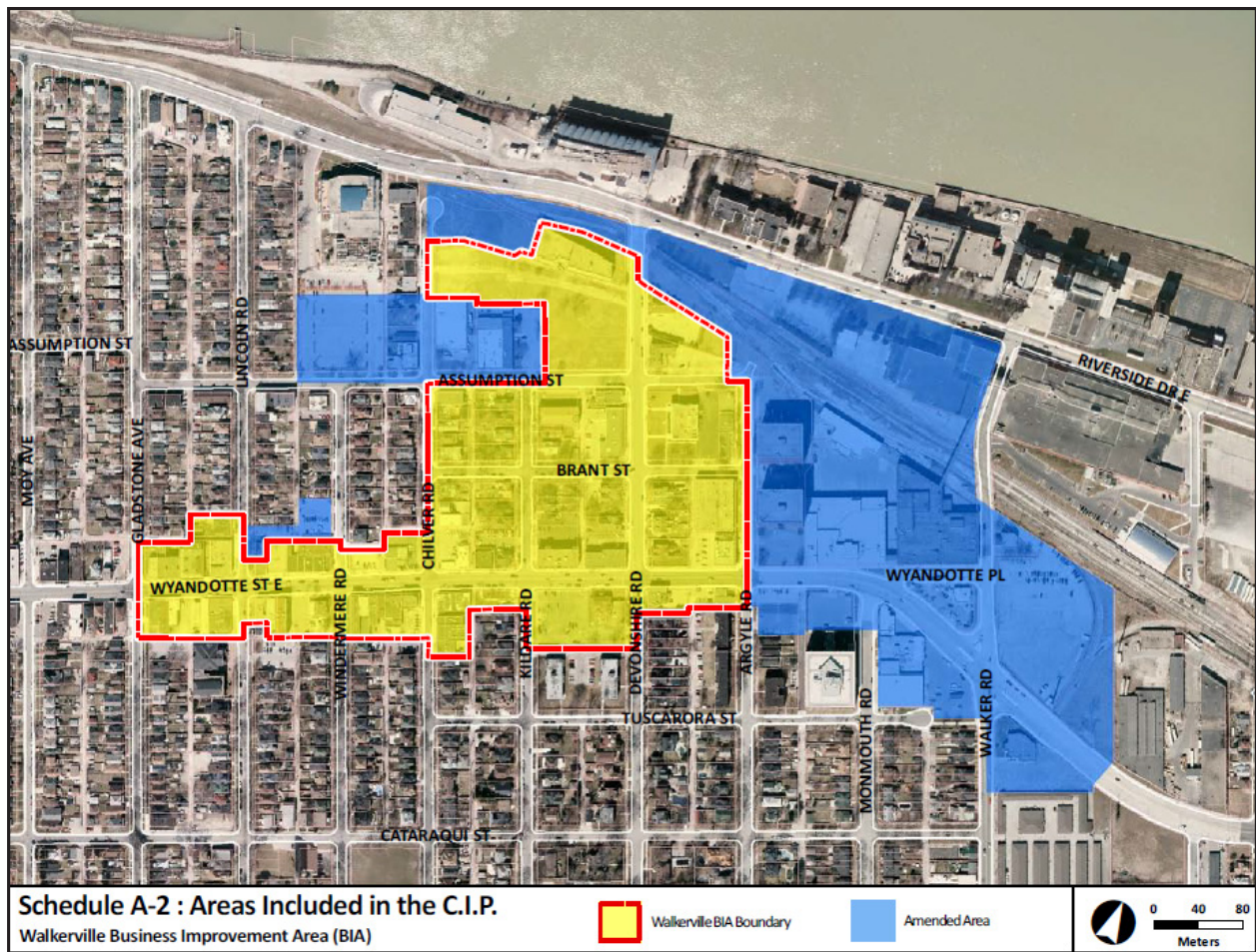


Figure B16: Expanded CIP in the Walkerville Area (Main Street CIP, 2022, p. 117)

2024 Archaeological Management Plan Update

In 2024, the City of Windsor adopted a revised Archaeological Management Plan. This Plan, reflecting the significant legislative, ethical, and procedural changes that have transpired since the previous archaeological management plan was developed in 2005, includes a revised archaeological model for the City along with specific recommendations for amendments to the City's Official Plan reflecting current planning and heritage requirements. As the Plan states:

More specifically, the City of Windsor's archaeological management plan has three major objectives, as follows:

- *the compilation of detailed, reliable inventories of registered archaeological sites within Windsor;*
- *the development of an archaeological site potential model specific to the City of Windsor, based on known site locations, past and present land uses, environmental and cultural-historical data, and assessment of the likelihood for survival of archaeological resources in various contexts; and,*
- *the provision of recommendations concerning the preparation of archaeological resource conservation and management guidelines for the City of Windsor.*

The plan includes a revised archaeological potential map for the City of Windsor:

This map shows that there are areas within Walkerville that not only have archaeological potential as an identified Archaeological Potential Zone (APZ), but also are located within an Archaeologically Sensitive Area (particularly along the Detroit River waterfront).

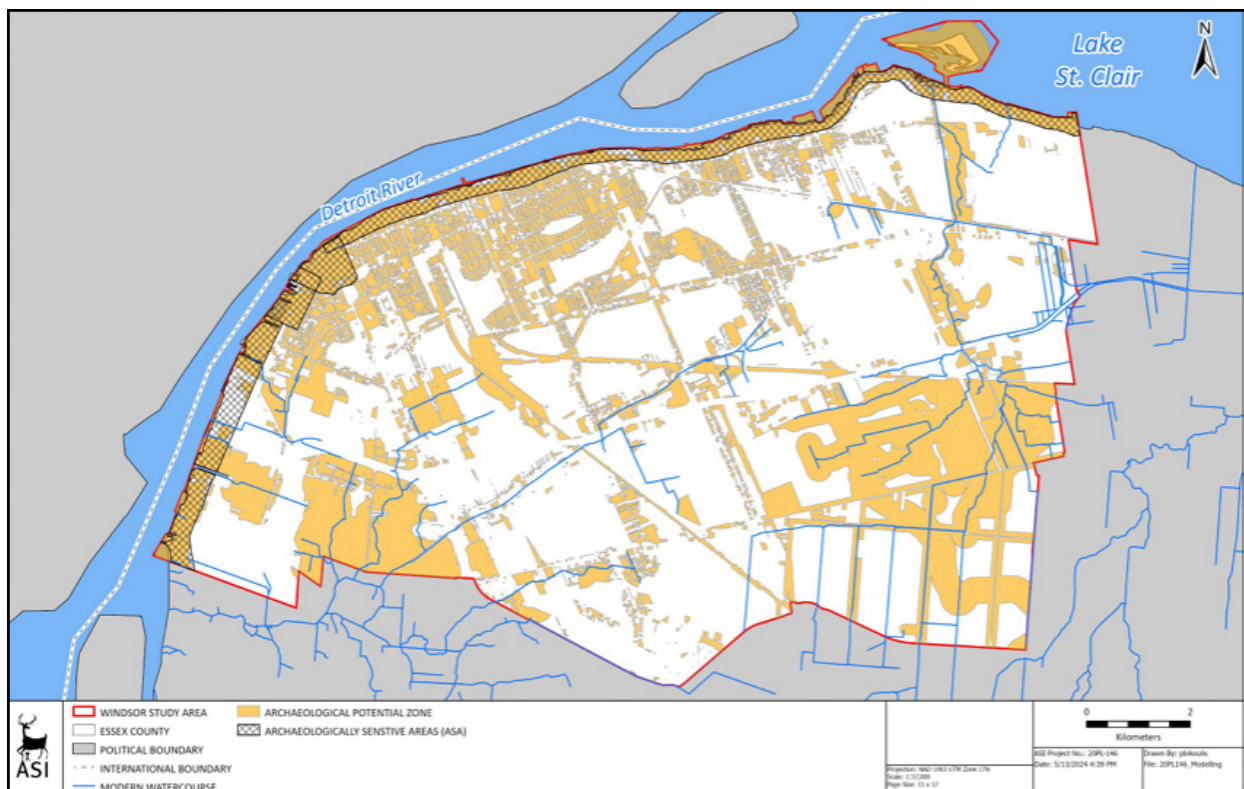


Figure B17: Archaeological Potential Map for the City of Windsor (Windsor AMP, 2024, p. 44)

City of Windsor Processes

The City of Windsor also has several relevant processes/by-laws that are applicable to this study. This includes the City's existing heritage impact assessment requirements, which were updated in 2023. These Terms of Reference (TOR) currently are not Council-adopted, but Section 10.2.1.7 of the Official Plan does identify them as a required Study. The TOR have been reproduced below:

Heritage Impact Study

Purpose:

The purpose of a Heritage Impact Study is to identify and evaluate cultural heritage resources and determine if any heritage resources, including listed or designated heritage resources, are impacted by development proposals and the potential need for mitigation measures.

This Guideline details components of a Built Heritage Impact Study/Heritage Impact Assessment that is required to the satisfaction of the City of Windsor.

The Built Heritage Impact Study or Heritage Impact Assessment (HIA) is a study used to identify and evaluate the impacts of proposed development on the cultural heritage resources, and to determine the appropriate conservation strategy for it. The HIA shall be based on accepted conservation principles and guidelines, including the following:

- The Parks Canada [Standards and Guidelines for the Conservation of Historic Places in Canada](#);
- Ontario Ministry of Tourism, Culture & Sport's [Eight Guiding Principles in the Conservation of Historic Properties](#);
- Ontario Ministry of Tourism, Culture & Sport's [Ontario Heritage Tool Kit](#), in particular,
- Ontario's [Heritage Conservation Principles for Landuse Planning](#); and
- [Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation](#)
- [City of Windsor Official Plan](#) Policies
- Windsor Intensification Guidelines (June 2022) resulting from the [Multi-Residential Interim Control By-law Study](#)

Details of Contents to Identify the Cultural Heritage Resource:

1. Site Documentation and Analysis/Site Information

- i. Document the context in which the site is located (may include Aerial Photo, Location Map and context with the area), including adjacent properties and land uses. This includes identifying all nearby impacted heritage properties and land uses. Identify the Heritage Register properties through mapping and photographs, in relation to the subject property.
- ii. Describe the site and all structures on property and its heritage status under the *Ontario Heritage Act* and identification of any heritage easements or restrictions
- iii. Document the existing condition or concerns surrounding the property, including quality photo documentation

2. *Research on Design/Physical and Historical/Associative and Contextual Values*

- i. Describe all heritage resources and values within the subject property (include exterior and interior, landscaping etc.)
- ii. Include a chronological history of the property from land and development history, building history (document any additions or alterations etc. to property), with confirmation to construction dates
- iii. Include ownership and user history
- iv. Research material should include relevant historical maps, drawings, photographs, land records, assessment rolls, city directories, news articles etc.
- v. Provide summary on significance and heritage attributes for each structure existing on the property
- vi. Provide a draft statement of cultural heritage or interest of the property in accordance with Ontario Regulation 9/06 and 385/21.

3. *Description of proposed Site Changes/Development and Impact to the Cultural Heritage Resource*

- i. Describe site changes to heritage resource
- ii. Describe positive and adverse impacts of site changes to the heritage resource and surrounding lands. Refer to adverse impacts identified in the *Ontario Heritage Toolkit* which may include but not limited to:
 - a. Removal/destruction of heritage features and loss to cultural heritage values
 - b. Changes to the historic fabric and impact on the appearance
 - c. Shadowing impact that may alter the appearance of the heritage attribute and heritage resources through a Shadow Impact Study (particularly during the autumnal equinox and winter solstice)
 - d. Isolation of heritage attribute from its surrounding environment, context or a significant relationship
 - e. Obstruction of significant views or vistas within, from, or of built and natural features
 - f. Change in use and impact on heritage resource
 - g. Land disturbance and impact on soils, drainage patterns affecting built heritage or archaeological resources
- iii. Provide full set of construction drawings. Proposal construction drawing must be in context with surrounding heritage resources.
- iv. Provide visual depiction of subject proposal and streetscapes with neighbouring properties (eg. composite photograph of the subject property streetscape with and without the proposed development, cross-section diagrams, for heritage areas/districts a visual contextual analysis with surrounding properties to demonstrate compatibility with common datum regulating lines and floor to height ratios of surrounding heritage buildings)
- v. Assess and describe the structural concern of the impact of proposed changes to the heritage resource.
- vi. Construction Vibration Assessment may be required at a later date, and is to include consideration of the surrounding heritage resources. The assessment may include:
 - (a) Analysis of all construction activities potentially causing vibration impacts

on the heritage resources

- (b) Establishment of more stringent vibration criterion for heritage resource based on the potential for architectural and structural damage
- (c) Background vibration measurements of the site and surrounding areas
- (d) Predict extent of vibration impacts and identify all heritage structures within the vibration zone of influence
- (e) Conduct pre-condition survey to establish condition of existing heritage structures
- (f) Recommend vibration mitigation and monitoring program with establishment of “do-not-exceed” threshold levels, and a construction vibration control plan.

The Construction Vibration Assessment is to be completed by a qualified vibration engineer, as a condition of development approvals, and to the satisfaction of City Administration prior to any building permit issuance.

4. *Analysis of Development Impact*

- i. Demonstrate that policies from the City of Windsor [Official Plan](#) and the Provincial Policy Statement have been addressed. Address Windsor Intensification Guidelines (June 2022) resulting from the [Multi-Residential Interim Control By-law Study](#) where relevant.
- ii. Provide description and rationalization of conservation treatment, detailing analysis of each alteration and intervention according to the *Standards & Guidelines*

5. *Options for Mitigation and Alternatives*

- i. Consider and describe alternative conservation/mitigation and development options that reduce and avoid negative impacts to the heritage resource
- ii. Assess and clarify the benefits and negatives of each options proposed and conservation principles used
- iii. Demonstrate effort to mitigate impact, maximizing integrity and compatibility with heritage resources impacted by provision of description of work and analysis of visual impact of proposal with heritage resources

6. *Recommended Conservation Strategy*

- i. Rationale and Justification for chosen option, specifying how the option ensures protection and enhancement of the heritage resource
- ii. Conservation Scope of Work
- iii. Implementation and Monitoring Plan when development is undertaken
- iv. Provide References/Samples/Precedents to Conservation work

7. *Other Requirements*

- i. Provide bibliographical sourcing of all research material
- ii. HIA is to be prepared by a qualified cultural heritage conservation professional who is a member of the [Canadian Association of Heritage Professionals](#).
- iii. City Staff will determine completeness or acceptance of the HIA
- iv. For review of the HIA, City staff may require to conduct site visit(s) on the property
- v. City Staff reserves the ability to require an alternative option for mitigation for

consideration

8. Other Recommended Resources:

- National Park Service, U.S. Department of the Interior's [Preservation Briefs](#).
- National Park Service, U.S. Department of the Interior's [Preservation Tech Notes](#).
- Region of Waterloo's [Practical Conservation Guides for Heritage Properties](#)

Qualifications:

A Heritage Impact Study must be completed by a professional who is a member of the Canadian Association of Heritage Professionals, to the satisfaction of the City.

As noted within the body of the main report, the City of Windsor has an existing heritage application process, which was updated to be consistent with the requirements of O Reg 385/21. Under the authority granted to the Chief Planner under By-law 147-2023, City staff have some delegated authority as authorized under *Ontario Heritage Act* Section 33 (15) or 42 (17). This includes the following:

Agreements

1.1 To sign agreements stating that the restrictions set out in paragraph 2 of subsection 29(1.2) and paragraph 1 of subsection 29 (8) of the Ontario Heritage Act (the "Heritage Act") do not apply to applications under the Heritage Act

Complete Application

2.1 a) To determine whether an application submitted to Council pursuant to sections 33, 34 or 42 of the Heritage Act is complete or incomplete in accordance with Ontario Regulation 385/21.

b) To notify an applicant as to the completeness or incompleteness of an application.

Heritage Permits for Properties Designated on the Windsor Heritage Register

4.1 To process applications for and consent to alterations pursuant to s. 33 of the Heritage Act, with or without terms and conditions, through the issuance of Heritage Permits.

4.1.1 Classes of Applications delegated directly to the City Planner are:

i) considered minor or non-substantive (as determined by City staff), which may include larger-scale alterations

ii) verified by City staff to be acceptable and appropriate to the Heritage context and according to Heritage Standards (including but not limited to Standards and Guidelines for the Conservation of Historic Places in Canada, broadly accepted/recognized heritage conservation practices, and HCD plan policies and guidelines)

iii) determined by City staff to not result in negative disruption or displacement to the cultural heritage value or interest of the property, or adversely impact the heritage designation of the property, and

iv) alterations which may or may not require a building permit or other approvals under the Act.

The City of Windsor has specific heritage provisions within its property standards by-law (BY-LAW NUMBER 9-2019). This by-law includes specific definitions of both heritage attributes and heritage properties:

HERITAGE ATTRIBUTES means; (a) The attributes or features of property, buildings or structures that contribute to the property's cultural heritage value or interest that are defined or described or that can be reasonably inferred i. ii. In a by-law designating a property passed under section 29 of the Ontario Heritage Act and identified as heritage attributes, values, reasons for designation, or otherwise; In a Minister's order made under section 34.5 of the Ontario Heritage Act and identified as heritage attributes, values, designation or otherwise; reasons for (b) The elements, features or building components including, roofs, walls, floors, retaining walls, foundations and independent interior structures and structural systems that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

HERITAGE PROPERTY means real property, and includes all buildings and structures thereon, in the City that: (a) (b) Has been designated by the City under section 29 of the Ontario Heritage Act or by the appropriate Minister under section 34.5 of the Ontario Heritage Act, or, Is within a heritage conservation district pursuant to Part V of the Ontario Heritage Act."

Part 5 of the By-law includes specific provisions for Heritage Properties. These are as follows:

PART 5: SUPPLEMENTARY STANDARDS FOR HERITAGE PROPERTIES

5.1 GENERAL

5.1.1 In addition to the minimum standards for the maintenance and occupancy of property set out elsewhere in this bylaw, the owner of a Part IV Heritage Property shall:

(a) Maintain, preserve and protect the attributes of the Part IV Heritage Property so as to maintain its heritage character as well as its visual and structural heritage integrity;

(b) Maintain the Part IV Heritage Property in a manner that will ensure the protection and preservation of its heritage values and attributes; and,

(c) Obtain a heritage permit from Council or where applicable Council's designate prior to performing work or causing work to be performed under this section of the bylaw.

5.2 REPAIR OF HERITAGE ATTRIBUTES

5.2.1 Despite any other provision of this bylaw, where a heritage attribute of a Part IV Heritage Property can be repaired, the heritage attribute shall be repaired:

(a) In such a manner that minimizes damage to the heritage values and attributes

and maintains the design, colour, texture, grain or other distinctive features of the heritage attribute;

(b) Using the same types of material as the original and in keeping with the design, colour, texture, grain or other distinctive features of the original; and,

(c) Where the same types of materials as the original are no longer available, alternative types of material that replicate the design, colour, texture, grain or other distinctive features and appearance of the original material may be used if approved by Council or where applicable their designate.

5.3 REPLACEMENT OF HERITAGE ATTRIBUTES

5.3.1 Despite any other provision in this bylaw, where a heritage attribute of a Part IV or V Heritage Property cannot be repaired, the heritage attribute shall be replaced:

(a) In such a manner as to replace the design, colour, texture, grain or other distinctive features and appearances of the heritage attribute, using the same types of materials as the original; and,

(b) Where the same of materials as the original are no longer available, alternative types of materials that replicate the design, colour, texture, grain or other distinctive features of the original materials may be used.

5.4 ALTERATION OR DEMOLITION OF HERITAGE PROPERTIES

Despite any other provision of this bylaw or the Act, no building or structure located on a Part IV or Part V Heritage Property may be altered, demolished, removed or relocated except in accordance with the Ontario Heritage Act.

5.5 VACANT HERITAGE PROPERTIES

5.5.1 Notwithstanding Part 4 of this bylaw:

(a) Where a Part IV Heritage Property remains vacant for a period of 90 days or more, the owner shall ensure that appropriate utilities serving the building are connected as required in order to provide, maintain and monitor proper heating and ventilation to prevent damage to the heritage attributes.

(b) The owner of a vacant Part IV Heritage Property shall protect the building and property against the risk of fire, storm, neglect, intentional damage or other damage by other causes by effectively preventing the entrance of the elements, unauthorized persons or the infestation of pests by boarding up and securing any openings to the building in the following manner:

(i) all boards shall be installed from the exterior and shall be fitted in a watertight manner and so that all exterior trim and cladding remains uncovered and undamaged by the boarding;

(ii) all boards shall be fastened securely in a manner that minimizes damage to the heritage attributes;

(iii) all boards shall be painted in a manner to reflect panes of glass, frames and

mullions that were to be found on the opening that is being boarded over or the panes of glass shall be painted in matt black and the window frames and mullions shall be painted in a colour that of the original opening; and,

(iv) all boards used for boarding and securing openings not located in a window or door opening shall be painted or otherwise treated so that the colour blends with the exterior of the building or structure.”

The City of Windsor currently has several by-laws addressing demolition control, a tool that has been identified as a potential way to ensure the conservation of cultural heritage resources. Currently, parts of Walkerville are covered by existing demolition control by-laws, but the area as a whole is not covered by demolition control.

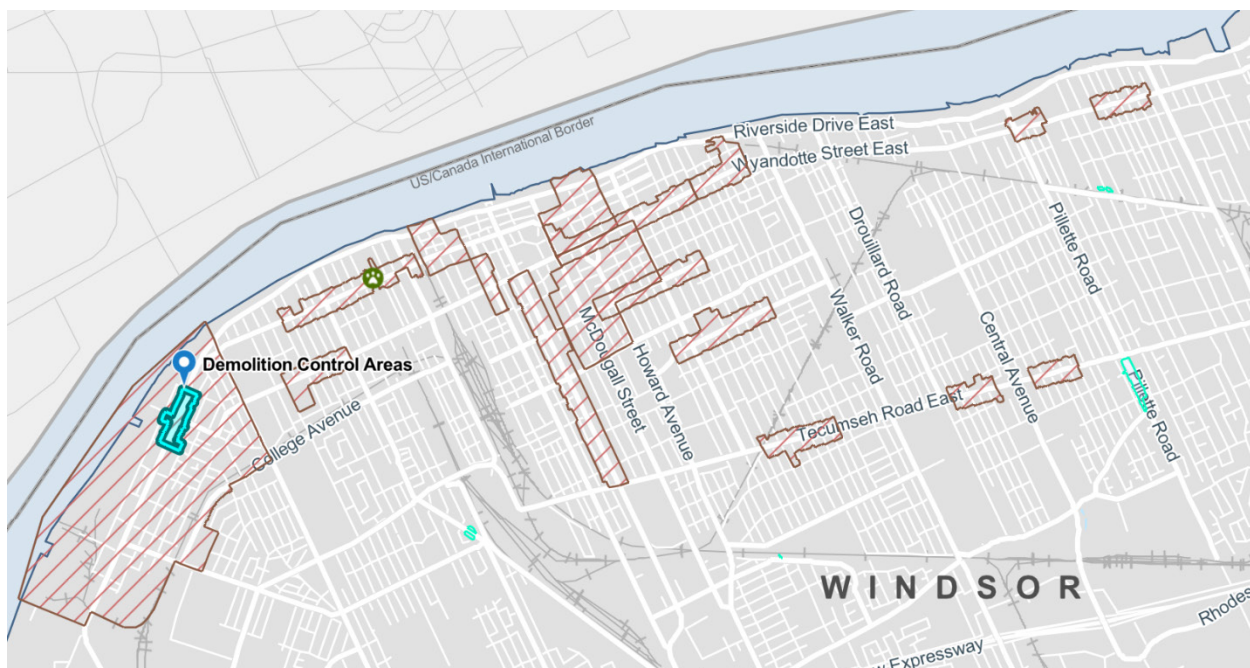


Figure B18: Demolition Control Areas within the City of Windsor (City of Windsor)

Appendix C

Recommended Amendments to the City of Windsor Policy and Processes

This appendix has been developed to address the requirement under the *Ontario Heritage Act* for a policy review as part of a heritage conservation district study. Specifically:

Scope of study

40(2) A study under subsection (1) shall,

(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.

As found within Section 3 of this report, there are also tools beyond the *Ontario Heritage Act* that can be applied to the conservation and protection of heritage resources. As outlined in Section 3, the City of Windsor has already applied some of these tools. This section will consider and make specific recommendations to both meet the *Ontario Heritage Act* requirements while identifying which additional tools should be applied/updated. These recommended changes within this report do not preclude additional changes originating from a Heritage Conservation District Plan and Guidelines project. For example, should Council choose to proceed with the Plan and Guidelines Phase, a specific Official Plan amendment would be recommended to align the policies and guidelines of the Heritage Conservation District Plan with the Official Plan.

It should also be noted that many of the recommended changes outlined below would still need to be prepared as a formal Official Plan amendment. It is recommended that such changes be enacted regardless of whether Council decided to proceed with the subsequent phase as they have been designed to strengthen the existing policy framework considering recent Provincial legislative changes.

Recommendations for Section 29 Part IV (individual property) Ontario Heritage Act designation

Appendix E to this report identified specific properties not included within the proposed Heritage Conservation District which merit individual property designation under Section 29 Part IV of the Ontario Heritage Act.

Official Plan Policies

While the City of Windsor has clearly identified the conservation of heritage resources as a key consideration within its existing Official Plan. However, some of the existing language needs updating and some additional tools are recommended. The following text outlines recommended amendments with a short rationale for each. The following text also includes the results of internal reviews from City of Windsor staff, which are identified as such. Policies recommended for amendment are identified in **RED**. At this point, no recommendations have been made for the protection of specific views as this will be considered at the Plan and Guidelines phase. The recommendations also include permissive language for the municipality to consider form-based zoning as a tool that can address OHA, Planning Act, and Building Permit applications. Should the City of Windsor

decide that they wish to employ this tool, it can be integrated into a Heritage Conservation District Plan and Guidelines process. The revised language also includes additional policies to support conservation within Heritage Areas. Other changes include efforts to ensure consistency in language and reflect recent changes to the Ontario heritage planning legislation. General issues that should be considered by City of Windsor are the following:

- 1) Caution is recommended when using the term 'character' if it has not yet been defined within the Official Plan or within another planning document.
- 2) Views and vistas should be mapped. It should be noted that views and vistas can only be used to support heritage resources in two circumstances: 1) when the view is formally identified within the OP, or 2) within a HCD boundary or designated property boundary when specifically referenced as a heritage attribute.
- 3) The Official Plan uses the term "negative impacts," "integrity," and "engineering and economic criteria" without a specific definition.
- 4) Bonus provisions should be reviewed considering recent legislative changes.

Heritage Area Expansion

While the proposed Heritage Conservation District boundary is smaller than both the existing boundary of the Walkerville Heritage Area and the Study Area identified for this project, the authors recommend expanding the existing Heritage Area, as outlined in the below Figure C1. Based upon the public comments, there are many planning concerns within this area, and the existing Heritage Area boundary does not appear to align with the historic boundaries of Walkerville as identified within the historical overview. This expanded area includes several blocks south of Ottawa Street. This area, if expanded, could serve as an important buffer area for the Heritage Conservation District, while still taking advantage of the recommended enhanced policies for Heritage Area. Should Council not decide to proceed to the Plan and Guidelines Phase, it is still recommended that this change be applied.

Table 1: City of Windsor Official Plan Recommended Changes

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
CHAPTER 1. INTRODUCTION				
	1.0	The City of Windsor		
<i>RICH HISTORY</i>		Windsor is the oldest continuous European settlement in Ontario, with roots going back to 1728 and the founding of a Jesuit mission near present day Assumption Church. From these beginnings, Windsor grew from a collection of French farmsteads along the Detroit River into four major communities.	No Change	
<i>FOUNDING COMMUNITIES</i>		In 1797, the original town site of Sandwich was established as a fur-trading post and quickly grew to become the seat of government and courts for the region. By 1836, regular ferry service from Detroit to the foot of present day Ouellette Avenue led to the development of the area's second community, the Village of Windsor, which rapidly overtook Sandwich as the largest community in Essex County with the arrival of the railroad in 1854. To the east, Hiram Walker founded Walkerville in 1858 as a company town complete with a distillery, farms, stores and houses. Less than 50 years later, the Ford Motor Company of Canada created Ford City just east of Walker's distillery establishing Windsor as the automotive capital of Canada.	No Change	
CHAPTER 2. GLOSSARY				
<i>HERITAGE RESOURCES</i>		Heritage Resources include buildings, structures, archaeological and historic sites, landscapes and landmarks, either individually or in groups, which are considered by Council to be of architectural and/or historical significance.	Heritage Resources include protected heritage properties, built heritage resources, cultural heritage landscapes, heritage areas, and archaeological resources/sites.	Has been revised to reflect the language of the PPS, as well as the general intent of the Official Plan.
<i>HERITAGE CONSERVATION DISTRICTS</i>			Heritage Conservation Districts are a type of cultural heritage landscape recognized by Council and protected by designation through the Ontario Heritage Act.	Language adapted from an internal City of Windsor review.
<i>HERITAGE ATTRIBUTE</i>			Heritage attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.	Definition from the Ontario Heritage Act/PPS 2024.
<i>ADJACENT (HERITAGE RESOURCES)</i>			Adjacent means property adjoining or contiguous to a Protected Heritage Property, or lands in the immediate vicinity of, or that are directly across from and near to a Protected Heritage Property, situated with the potential to impact its cultural heritage value or interest and/or heritage attributes.	Adapted from an internal City of Windsor review reflecting the new 2024 definition.
CHAPTER 3. DEVELOPMENT STRATEGY				
	3.1	Vision	No Change	
		"Windsor is a quality city full of history and potential, with a diverse culture, a durable economy, and a healthy environment where citizens share a strong sense of belonging and a collective pride of place."		
	3.2.1	Safe, Caring and Diverse Community		
<i>DISTINCTIVE NEIGHBOURHOOD CHARACTER</i>	3.2.1.3	Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage structures and spaces, distinctive area identities, parks, and generally low profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas will be planned to foster their own unique neighbourhood	Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage resources, distinctive area identities, parks, and generally low profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas	Amends wording to be consistent with OP definition.

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
			will be planned to foster their own unique neighbourhood	
CHAPTER 6. LAND USE				
	6.3	Residential		
	6.3.2	Policies		
<i>EVALUATION CRITERIA FOR AN UNDEVELOPED AREA DEVELOPMENT PATTERN</i>	6.3.2.6	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Undeveloped Area development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to heritage resources.	See Discussion of Adjacent (below)	The 2024 PPS provides a definition of 'adjacent,' which means 'contiguous,' if not otherwise defined within a municipality's Official Plan. A Windsor specific definition is recommended to ensure heritage resources are adequately conserved.
<i>NEIGHBOURHOOD COMMERCIAL EVALUATION CRITERIA</i>	6.3.2.9	Neighbourhood Commercial uses shall be encouraged to locate in Mixed Use Corridors and Mixed Use Nodes as shown on Schedule D. Ideally, these uses would form part of a multi-use building with residential uses located above or behind the non-residential uses on the street front. At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Neighbourhood Commercial development within a designated Residential area is: (b) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to heritage resources...	No change proposed but recommend reviewing the term 'feasible.'	
<i>HERITAGE CONSERVATION</i>	6.3.2.17	Council shall encourage the retention, restoration and sensitive renovation of historic and/or architecturally significant residential buildings in accordance with the Heritage Conservation chapter of this Plan. Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architectural and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.	Requiring development, site alteration and proposed changes to heritage resources or adjacent to heritage resources, to conserve and not negatively impact the cultural heritage value in accordance with the Policies in Section 9 of this document. Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architecture, and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.	Adapted recommended wording from internal City of Windsor review. Edited for typo.
<i>ADDITIONAL DWELLING UNIT REQUIREMENTS</i>	6.3.2.24	An additional dwelling unit shall be permitted within the primary dwelling unit and a building accessory to the primary dwelling unit subject to the following criteria: (e) Where located on a parcel of urban residential land identified on the Municipal Heritage Register or within a Mature Neighbourhood identified on Schedule A-1 the additional dwelling unit must not alter the exterior of an existing primary or accessory building visible from the street or other public space unless it is demonstrated, to the satisfaction of the City Planner, that the proposed alteration would not detract from the cultural heritage value and attributes of the property or Mature Neighbourhood...	An additional dwelling unit shall be permitted within the primary dwelling unit and a building accessory to the primary dwelling unit subject to the following criteria: e) Where located on a parcel of urban residential land identified on the Municipal Heritage Register or within a Mature Neighbourhood identified on Schedule A-1 the additional dwelling unit must not alter the exterior of an existing primary or accessory building visible from the street or other public space unless it is demonstrated, to the satisfaction of the City, that the proposed alteration would not detract from the cultural heritage value and attributes of the property or Mature Neighbourhood. If located within a heritage conservation district, it must conform to the applicable policies and guidelines.	Adapted recommended wording from internal City of Windsor review. Final sentence added.

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
	6.3.2.31	New Policy	Additional dwelling units within a heritage conservation district or located on a protected heritage property must adhere to the policies of Section 9 of this document and to the requirements of the Ontario Heritage Act.	Wording to reinforce that the OHA is still in force-and-effect even though ADUs are as-of-right.
	6.4	Employment		
	6.4.2	General Policies		
HERITAGE CONSERVATION	6.4.2.5	Council shall encourage the conservation and adaptive reuse of historic and/or architecturally significant buildings within areas designated as Industrial or Business Park in accordance with the Heritage Conservation chapter of this Plan.	Council shall encourage the conservation and adaptive reuse of heritage resources within areas designated as Industrial or Business Park in accordance with the Heritage Conservation chapter of this Plan.	Revised to reflect consistent terms.
	6.4.3	Industrial Policies		
EVALUATION CRITERIA	6.4.3.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed industrial development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources	No change proposed, but as above recommend defining adjacent and reviewing the term 'feasible.' Suggest using the following language: (a) complies/conforms with the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:	
	6.4.4	Business Park Policies		
EVALUATION CRITERIA	6.4.4.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed business park development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (v) adjacent to sensitive land uses and/or heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.5	Commercial		
	6.5.2	Mixed Use Centres		
EVALUATION CRITERIA	6.5.2.5	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Mixed Use Centre development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources;	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.6	Institutional		
	6.6.2	Policies		
EVALUATION CRITERIA FOR MAJOR INSTITUTIONS	6.6.2.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Major Institutional development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to residential land uses and/or heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.7	Open Space		
	6.7.4	Private Open Space Policies		
EVALUATION CRITERIA	6.7.4.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Private Open Space development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.9	Mixed Use Nodes		
	6.9.2	Policies		
EVALUATION CRITERIA	6.9.2.4	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Mixed Use Mixed Use Node development is:	No change proposed, but as above recommend reviewing the term 'feasible.'	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		(a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.		
	6.10	Waterfront		
	6.10.3	Waterfront Recreation Policies		
EVALUATION CRITERIA	6.10.3.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Recreation development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.10.4	Waterfront Residential Policies		
EVALUATION CRITERIA	6.10.4.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Residential development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
	6.10.5	Waterfront Port Policies		
EVALUATION CRITERIA	6.10.5.3	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Waterfront Port development is: (a) feasible having regard to the other provisions of this Plan, federal and provincial legislation, policies and appropriate guidelines and support studies for uses: (iv) adjacent to sensitive land uses and/or heritage resources.	No change proposed, but as above recommend reviewing the term 'feasible.'	
CHAPTER 8. URBAN DESIGN				
	8.2	The Image of Windsor		
	8.2.2	Policies		
IMAGE OF WINDSOR	8.2.2.1	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances: (c) the image of Windsor as an attractive and livable city as expressed by: (ii) the distinctive neighbourhoods and vibrant commercial areas such as Walkerville, Sandwich, Erie Street, Ottawa Street and City Centre...	No change	
HERITAGE AREAS AND CONSERVATION DISTRICTS	8.2.2.3	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces, and enhances the character of Heritage Areas and Heritage Conservation Districts in accordance with the Heritage Conservation chapter of this Plan.	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces, and enhances the character of Heritage Areas and Heritage Conservation Districts as identified on Schedule G. All works shall be undertaken in accordance with the Heritage Conservation chapter of this Plan as well as any Heritage Conservation District Plans. In the event of conflict between the Official Plan and a HCD Plan, the heritage conservation district policies shall apply.	Updates language and links to Official Plan Schedule. Reflects current OHA wording regarding conflicts with a HCD plan.
HERITAGE AREAS	8.2.2.4	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area in accordance with the Heritage Conservation chapter of this Plan.	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area as identified in Schedule G in accordance with the Heritage Conservation chapter of this Plan.	Links directly OP schedule

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
GATEWAYS	8.2.2.5	Council will promote gateways at the major entry points into Windsor identified on Schedule G: Civic Image and at other strategic locations within Windsor as appropriate. Such gateways will be designed to: (a) provide a sense of welcome and arrival; (b) assist in orientation; (c) create a memorable image; and (d) contribute to the social, cultural, historic or thematic character of the area being defined.	No Change	
DEVELOPMENT OR INFRASTRUCTURE EVALUATION	8.2.2.7	Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to: (a) the activity of the area together with the character, scale, appearance and design features of existing buildings; (b) the landmarks in the area; (c) the consistency and continuity of the area with its surroundings; (d) the edges of the area; and (e) linkages within, to and from the area; (f) sustainable design and maintenance.	Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to: (a) the activity of the area together with the character, scale, appearance and design features of existing buildings, streetscape, and landscape features; (b) the landmarks in the area; (c) the consistency and continuity of the area with its surroundings; (d) the edges of the area; and (e) linkages within, to and from the area; (f) sustainable design and maintenance; and/or the conservation of heritage resources including protected heritage properties, heritage areas, heritage conservation districts, built heritage resources, archaeological resources/sites, and cultural heritage landscapes.	Adds in new language to better protect context, adds in new language around heritage resources to ensure their conservation in accordance with the PPS.
	8.3	Design For People		
	8.3.1	Objectives		
SENSE OF PLACE	8.3.1.3	Objectives: To foster a sense of place within Windsor and its neighbourhoods.	No change	
	8.3.2	Policies		
PEDESTRIAN SCALE	8.3.2.2	Council will encourage buildings and spaces that establish a pedestrian scale by promoting: (a) the placement of continuous horizontal features on the first two storeys adjacent to the road; (b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and (c) the use of familiar sized architectural elements such as doorways and windows.	No change	
	8.4	Pedestrian Access		
	8.4.2	Policies		
RETROFITTING	8.4.2.4	Council will ensure that retrofitting with barrier-free features is not detrimental to the architectural, historical and aesthetic value of heritage resources and buildings.	Council will ensure that the requirements of heritage resource conservation and accessibility are balanced based upon a site-specific analysis and an approach that seeks to address the requirements of both	Currently there is no clear provincial language prioritizing one need over the other, although accessibility is considered a human right. Both the AODA and the OHA claim priority in the event of a conflict.
	8.5	Ecological Design		
	8.5.2	Policies		
LANDSCAPING	8.5.2.5	Council will encourage the use of landscaping to: i. promote a human scale; ii. promote defined public spaces; iii. accentuate or screen adjacent building forms; iv. frame desired views or focal objects; v. visually reinforce a location; vi. direct pedestrian movement;	Council will encourage the use of landscaping to: (a) promote a human scale; (b) promote defined public spaces; (c) accentuate or screen adjacent building forms;	Allow for the use of landscaping to help conserve heritage resources.

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		<ul style="list-style-type: none"> vii. demarcate various functions within a development; viii. provide seasonal variation in form, colour, texture and representation; ix. assist in energy conservation; and (j) mitigate the effects of inclement weather. 	<ul style="list-style-type: none"> (d) frame desired views or focal objects; (e) visually reinforce a location; (f) direct pedestrian movement; (g) demarcate various functions within a development; (h) provide seasonal variation in form, colour, texture and representation; (i) assist in energy conservation; and (j) mitigate the effects of inclement weather; and/or, k) conserve and protect identified heritage resources. 	
ENERGY CONSERVATION	8.5.2.8	<p>Council will encourage energy conservation through various guidelines that promote:</p> <ul style="list-style-type: none"> (a) energy efficient designs, materials and alternative energy sources such as water, wind and sun; (b) a compact pattern of development that clusters compatible uses within close proximity to one another; (c) a compact, transit-oriented pattern of development that clusters compatible uses within close proximity to one another at densities that make transit service a viable investment; (d) landscaping that can assist in reducing heating and cooling requirements; (e) the conversion and reuse of buildings; and (f) a sustainable, effective and efficient transportation system 	<p>Council will encourage energy conservation through various guidelines that promote:</p> <ul style="list-style-type: none"> (a) energy efficient designs, materials and alternative energy sources such as water, wind and sun; (b) a compact pattern of development that clusters compatible uses within close proximity to one another; (b) a compact, transit-oriented pattern of development that clusters compatible uses within close proximity to one another at densities that make transit service a viable investment; (c) landscaping that can assist in reducing heating and cooling requirements; (d) the conversion and reuse of buildings including built heritage resources; and (e) a sustainable, effective and efficient transportation system 	Clarified that built heritage resources can be considered under this policy.
	8.7	Built Form		
	8.7.1	Objectives		
COMPLEMENTARY DESIGN	8.7.1.2	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles as determined by policies and guidelines contained within secondary plans, CIPs, heritage areas, and HCD plans.	Points to key documents that must be used to help determine the urban design language and requirements for specific contexts.
UNIQUE CHARACTER	8.7.1.5	To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.	To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings. This includes the areas identified on Schedule G.	Points to a specific OP schedule for heritage areas and HCDs.
SIGNS	8.7.1.6	To ensure that signs respect and enhance the character of the area in which they are located.	No change	
	8.7.2	Policies		
NEW DEVELOPMENT	8.7.2.1	<p>Council will ensure that the design of new development:</p> <ul style="list-style-type: none"> (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (c) maintains and enhances valued heritage resources and natural area features and functions. (d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities 	<p>Council will ensure that the design of new development:</p> <ul style="list-style-type: none"> (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (c) maintains and enhances valued heritage resources – such as protected heritage properties, heritage conservation districts, heritage areas, built heritage resources, archaeological resources/sites, and/or cultural heritage landscapes --- and natural area features and functions. 	Removed the term valued as it could be construed as subjective and/or related to monetary value. Clarifies what types of heritage resources should be considered.

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
			(d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities	
REDEVELOPMENT AREAS	8.7.2.2	Council will ensure that the design of extensive areas of redevelopment achieves the following: (a) maintains and enhances valued historic development patterns or heritage resources. (b) is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance.	Council will ensure that the design of extensive areas of redevelopment achieves the following: (a) maintains and enhances valued historic development patterns or heritage resources as determined by policies and guidelines contained within secondary plans, CIPs, heritage areas, and HCD plans. (b) Is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance. For those redevelopment areas within a heritage conservation district, any site alteration and development must be consistent with the applicable heritage conservation district plan.	Removes the subjective <i>valued</i> and links clearly to existing policies and documents. Makes clear within heritage conservation districts that redevelopment areas must be consistent with the HCD plan as per the OHA.
INFILL DEVELOPMENT	8.7.2.3	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for: (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; (g) building area to site area ratios; (h) the pattern, scale and character of existing development; and (i) exterior building appearance.	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern. Proposed development or site alteration must demonstrate to the satisfaction of the City that the project has properly addressed the following: (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; (g) building area to site area ratios; (h) the pattern, scale and character of existing development; and (i) exterior building appearance; and (j) any adjacent heritage resources.	Removes the subjective "having regard for" and replaces it with proving to the satisfaction of the City. Adds in adjacent heritage resources.
CONTINUOUS BUILDING FACADES	8.7.2.5	Council will require new development to support the creation of continuous building facades along Mainstreets through the street level presence of: (a) community facilities, retail shops, and other frequently visited uses; and (b) architectural features and elements which can be experienced by pedestrians.	No change	
EXTERIOR DESIGN	8.7.2.10	Council will consider the preparation of exterior building design guidelines as part of new development or redevelopment involving: (a) Civic Ways; (b) Mainstreets; (c) Heritage Areas; (d) Business Improvement Areas; (e) Gateways; (f) Community Improvement Areas; and (g) Special Policy Areas.	Council will consider the preparation of exterior building design guidelines as part of new development or redevelopment involving: (a) Civic Ways; (b) Mainstreets; (c) Heritage Areas; (d) Business Improvement Areas; (e) Gateways; (f) Community Improvement Areas; and ; (g) Special Policy Areas; and ; h) Heritage Conservation Districts	Current HCDs are in Special Policy Areas. This provides greater clarity

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REFLECT ARCHITECTURE	8.7.2.14	Council will ensure that signs are designed as an integral part of the development they are intended to serve and are compatible with the architectural style of the building and the activities which occur on the site and the character of the surrounding area.	No change	
PROTECT RESIDENTIAL AREAS	8.7.2.15	Council will ensure that the character of residential areas is maintained by minimizing the use of exterior signs and other exterior advertising devices.	No change	
	8.9	Views and Vistas		
	8.9.1	Objectives		
IDENTIFY	8.9.1.1	To identify existing views and vistas and opportunities to create new ones.	No change	
PROTECT AND IMPROVE	8.9.1.2	To protect and improve views and vistas of significant landmarks and features.	To protect and improve views and vistas of significant landmarks, heritage resources , and features.	Added in heritage resources as a focus of views and vistas.
	8.9.2	Policies		
IDENTIFICATION	8.9.2.1	Council may identify views and vistas which: (a) contribute to the image of Windsor; (b) provide orientation for residents and visitors; and (c) foster a sense of anticipation and arrival.	No change	
PROTECT VIEWS AND VISTAS	8.9.2.2	Council will protect views and vistas of unique landmarks and features, particularly the City Centre skyline, Detroit River, Ambassador Bridge and Detroit skyline, to facilitate orientation and enhance the image of Windsor.	No change	
SCALES OF VIEWS AND VISTAS	8.9.2.3	Council will recognize views and vistas of landmarks and features at the city-wide scale, as well as at smaller scales such as neighbourhoods, roads, public spaces and individual buildings.	Council will recognize views and vistas of landmarks, heritage resources , and features at the city-wide scale, as well as at smaller scales such as neighbourhoods, roads, public spaces and individual buildings.	Added in heritage resources to help protect their context.
VIEWS THROUGH OPEN SPACE	8.9.2.5	Council will provide for the addition, expansion and retention of open space areas to facilitate views and vistas to and from landmarks and features of city-wide importance.	Council will provide for the addition, expansion and retention of open space areas to facilitate views and vistas to and from landmarks, heritage resources , and features of city-wide importance.	Added in heritage resources to help protect their context.
VIEW FRAMING	8.9.2.7	Council will promote the use of framing elements to enhance significant views and vistas in Windsor and will consider the installation of landscaping elements and light standards; the siting, profile and massing of a proposed development; and the location of infrastructure and other urban elements in the implementation of this policy.	No change	
PROTECTION OF VIEWS	8.9.2.8	Council will ensure that significant views and vistas of landmarks and features are not obstructed, dominated or marred by a proposed development or infrastructure undertaking.	Council will ensure that significant views and vistas of landmarks, heritage resources , and features are not obstructed, dominated or marred by a proposed development or infrastructure undertaking.	Added in heritage resources to help protect their context.
	8.10	Art in Public Spaces		
	8.10.1	Objectives		
APPROPRIATE SETTING	8.10.1.2	To ensure that art complements the character of the area in which it is situated.	No change	
	8.10.2	Policies		
TYPE OF ART	8.10.2.1	Council will encourage art in public spaces which: (a) fosters civic identity by reflecting and/or interpreting local history, traditions, culture and values of citizens;	Council will encourage art in public spaces which: fosters civic identity by reflecting and/or interpreting local history, traditions, intangible cultural heritage , culture and values of citizens;	Expressly included ICH as public art is often one of the means to identify, protect, and promote it.
	8.11	Streetscape		
	8.11.2	Policies		
EXISTING ROAD PATTERN	8.11.2.1	Council will encourage the preservation and extension of the existing road pattern and character to enhance orientation, maintain the image of Windsor, and integrate newly developing areas of the city.	No Change	
DECORATIVE SIDEWALKS	8.11.2.8	Council will promote a consistent decorative treatment of sidewalks within strategic areas, such	Council will promote a consistent decorative treatment of sidewalks within strategic areas, such as the	Worded to reflect the requirements of the OHA.

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		as the City Centre, mixed use areas, Mainstreets and commercial centres.	City Centre, mixed use areas, Mainstreets and commercial centres. For those areas located within a heritage conservation district, such works must be consistent with the heritage conservation district plan.	
PAVED SURFACES FOR PEDESTRIANS	8.11.2.9	Council will promote paved surfaces for pedestrian networks with features that: (a) enhance the character of the surrounding area;	Council will promote paved surfaces for pedestrian networks with features that: enhance the character of the surrounding area. For those areas located within a heritage conservation district, such works must be consistent with the heritage conservation district plan;	Worded to reflect the requirements of the OHA.
MAINSTREETS DEFINED	8.11.2.10	Council will promote the development of Mainstreets at the locations identified on Schedule G: Civic Image. Such Mainstreets will be designed to: (c) provide and/or enhance the unique character of the surrounding neighbourhood.	No change	
MAINSTREETS	8.11.2.11	Council will recognize the significance of the roads designated as Mainstreets on Schedule G: Civic Image by: (a) enhancing the public rights-of-way consistent with the established character of the neighbourhood, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complementary features and fixtures; (b) protecting and enhancing significant views and vistas along public rights-of-way; (c) protecting and enhancing heritage resources; (e) encouraging signage which enhances the character of the Mainstreet.	Council will recognize the significance of the roads designated as Mainstreets on Schedule G: Civic Image by: (d) enhancing the public rights-of-way consistent with the established character of the neighbourhood, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complementary features and fixtures; (e) protecting and enhancing significant views and vistas along public rights-of-way; (f) protecting, conserving , and enhancing heritage resources; (e) encouraging signage which enhances the character of the Mainstreet.	Added in <i>conserving</i> , which is a defined PPS term.
CIVIC WAY	8.11.2.3	Council will recognize the significance of roads designated as Civic Ways on Schedule G: Civic image by: (a) enhancing the public rights-of-way along major entry points into Windsor consistent with a highly attractive and distinctive image using unifying elements such as landscaping, fixtures and boulevard and median treatments; and (b) protecting and enhancing significant views and vistas, public space and heritage resources along the Civic Way.	Council will recognize the significance of roads designated as Civic Ways on Schedule G: Civic image by: (a) enhancing the public rights-of-way along major entry points into Windsor consistent with a highly attractive and distinctive image using unifying elements such as landscaping, fixtures and boulevard and median treatments; and (b) protecting, conserving , and enhancing significant views and vistas, public space and heritage resources along the Civic Way.	Added in <i>conserving</i> , which is a defined PPS term.
	8.13	Lighting		
	8.13.1	Objectives		
PROMINENT BUILDINGS AND SPACES	8.13.1.2	To enhance prominent buildings and spaces through the use of lighting.	To enhance prominent buildings, heritage resources , and spaces through the use of lighting.	Added the broader term 'heritage resources.'
	8.13.2	Policies		
CIVIC IMAGE	8.13.2.4	Council will promote the lighting of prominent buildings, monuments and features to accentuate civic and architectural design.	Council will promote the lighting of prominent buildings, heritage resources , monuments and features to accentuate civic and architectural design.	Added the broader term 'heritage resources.'
COMPLEMENT NEIGHBOURHOOD	8.13.2.5	Council will promote the use of lighting which complements and enhances the established character of an area or neighbourhood.	No change	
COMPATIBLE	8.13.2.6	Council will promote the use of lighting which is compatible in scale and intensity to the proposed	No change	

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		activity, and tailored to the size, type and character of a development or space, where appropriate.		
CHAPTER 9. HERITAGE CONSERVATION				
	9.0	<p>Preamble</p> <p>A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources. This chapter of the Official Plan provides goals, objectives and policies to guide the conservation of Windsor's heritage resources and should be read in conjunction with other parts of this Plan.</p>	<p>A community's identity and civic pride is rooted in physical and cultural links to its past. Heritage resources are not only a celebration of Windsor's rich history, but also provide a sense of place to the community, are attractive assets for place-making, and can be capitalized for culture-generating economies. Heritage resources are also inherently sustainable as structures already built, often with weather accommodating features, and their continued use reduce carbon creation and support environmental goals. Therefore, Council is committed to recognizing, conserving, and enhancing heritage resources for the interest and community benefit for all current and future generations.</p> <p>This chapter of the Official Plan provides goals, objectives and policies to guide the conservation of Windsor's heritage resources and should be read in conjunction with other parts of this Plan.</p>	Change recommended through internal City of Windsor Review.
	9.1	Goal		
<i>Recognize, Conserve, and Enhance IDENTIFY, CONSERVE, PROMOTE</i>	9.1.1	The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.	The identification, recognition, protection, conservation, and promotion of heritage resources, to support the understanding, enjoyment, valuing and caring of the historical environment	Change recommended through internal City of Windsor Review.
	9.2	Objectives		
<i>CONSERVATION MANAGEMENT</i>	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.	To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which protects their cultural heritage value or interest and ensures their ongoing and future viability as functional components of Windsor's urban environment.	Updated language to reflect the OHA term CHVI and added ongoing to future viability.
<i>INTEGRATE WITH PLANNING INITIATIVES</i>	9.2.2	To integrate the conservation of heritage resources into comprehensive planning and urban design initiatives.	To integrate and promote the conservation of heritage resources through planning initiatives.	Change recommended through internal City of Windsor Review.
<i>LEADERSHIP BY EXAMPLE</i>	9.2.3	To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage properties as examples of proper conservation and stewardship.	To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage resources as examples of proper conservation and stewardship, and through other corporate programs.	Change recommended through internal City of Windsor Review.
<i>Public Awareness & Participation PROMOTION AND PARTNERSHIPS</i>	9.2.4	To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation.	To increase awareness, education, and appreciation of Windsor's heritage resources and encourage participation and partnerships by individuals, organizations, and other levels of government in heritage conservation.	Change recommended through internal City of Windsor Review.
<i>ARCHAEOLOGICAL CONSERVATION</i>	9.2.5	To identify, protect and conserve Windsor's archaeological resources in place wherever possible and encourage development that respects Windsor's archaeological heritage. Through an understanding of, and measures to protect archaeological heritage, Windsor can incorporate the past into planning for the future.	No change	New policy (Added by OPA #181– September 09, 2024– By law 139-2024)
<i>INDIGENOUS COMMUNITY ENGAGEMENT</i>	9.2.6	To recognize that the lands within its jurisdiction are of interest to a number of Indigenous communities. As such, Windsor will engage with all	No change	New policy (Added by OPA #181– September 09,

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		such communities in the land development process.		2024– By law 139-2024)
PROVINCIAL LEGISLATION	9.2.7	To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Funeral, Burial and Cremation Services Act in order to identify and conserve Windsor's cultural heritage including archaeological resources.	No change	New policy (Added by OPA #181– September 09, 2024– By law 139-2024)
	9.3	Policies		
	9.3.1	General	<i>General Policies and Definitions</i>	Recommended through an internal City of Windsor Review.
CULTURAL HERITAGE RESOURCES DEFINITION	9.3.1.1	For the purpose of this Plan, heritage resources include built heritage resources and cultural heritage landscapes that Council has identified as being important to the community	For the purpose of this Plan, heritage resources include protected heritage properties , built heritage resources, archaeological resources/sites , and cultural heritage landscapes (including cemeteries, heritage conservation districts, and/or heritage areas) that Council has identified as being important to the community	Renamed section to ensure consistency in the OP. Added in new PPS term, 'protected heritage properties,' as well as 'archaeological resources/sites' and defined CHLs as including specific types.
BUILT HERITAGE RESOURCES DEFINITION	9.3.1.2	Built heritage resources include buildings, structures, monuments, installations or remains associated with architectural, social, political, economic or military history.	Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.	PPS 2024 Definition.
CULTURAL HERITAGE LANDSCAPE DEFINITION	9.3.1.3	Cultural heritage landscapes are defined geographical areas of heritage significance, which have been modified by human activities such as archaeological sites, heritage conservation districts, parks/gardens, golf courses, neighbourhoods, cemeteries, trail ways, streets, street patterns and industrial complexes of cultural heritage value.	Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association.	Updated wording to the 2024 PPS.
HERITAGE AREA DEFINITION	9.3.1.4	For the purpose of this Plan, a Heritage Area is an area or neighbourhood where there are collections of important heritage resources.	For the purpose of this Plan, a Heritage Area is an area, district , or neighbourhood where there are concentrations of important heritage resources and which has been formally adopted by Council and identified on Schedule G.	These revisions have been made to buttress the existing identified areas and to clarify existing phrasing. (See note below on Schedule G).
	9.3.2	Identification of Heritage Resources		
	9.3.2.1	Council will identify Windsor's Heritage Resources by:	Council will identify, recognize, and protect Windsor's heritage resources by:	Wording recommended by an internal City of Windsor review.
ARCHAEOLOGICAL MASTER PLAN	9.3.2.1 (a)	Preparing and maintaining an archaeological management plan that identifies known archaeological resources and areas of archaeological potential in Schedule C-1 Archaeological Potential and that provides direction and requirements for the identification, evaluation, conservation and management of archaeological resources in accordance with the Ontario Heritage Act. Maintenance will include updating the inventory of registered archaeological sites and lands for which an archaeological assessment has been completed by a provincially licensed archaeological consultant in accordance	No change	New policy (Added by OPA #181– September 09, 2024– By law 139-2024)

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		with provincial standards and guidelines. Schedule C-1 of the Official Plan is a map indicating areas of archaeological potential in Windsor.		
AREA STUDIES	9.3.2.1 (b)	Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an area or neighbourhood basis in conjunction with Heritage Conservation District studies, secondary plans or other special studies as may be appropriate;	Researching, documenting, and evaluating the history, and cultural heritage value or interest of potential heritage resources on an area or neighbourhood basis. This case be done as part of Heritage Conservation District Study under the Ontario Heritage Act , secondary plans or other special studies as may be appropriate;	Updates language to current PPS terms. Makes it clearer that a HCD study is defined under the OHA.
INDIVIDUAL SITES	9.3.2.1 (c)	Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis;	Researching, documenting, and evaluating potential heritage resources on an individual property basis in accordance with the requirements of the Ontario Heritage Act . <i>This might be required as part of</i> both individual and area-based studies or mechanism including but not limited to: <ul style="list-style-type: none"> • Development applications • Heritage Impact Assessments • Municipal Heritage Register Survey/Inventory Updates • Heritage Conservation District Studies • Secondary Plans • Community Improvement Plans • Environmental Assessments • Archaeological Assessments or other Special Studies 	Makes it clear that the OHA inventory and evaluation process and criteria are defined under the OHA. Adds in recommended language identified as part of an internal City of Windsor review.
PUBLIC ASSISTANCE	9.3.2.1 (d)	Encouraging and supporting individuals and groups in recommending potential heritage resources.	No change	
	9.3.3	Recognition of Heritage Resources	Managing Development and Changes to Heritage Resources	Recommended wording through an internal City of Windsor review.
	9.3.3.1	Council will recognize Windsor's heritage resources by:	Council will protect and manage development and changes to all heritage resources by:	Recommended wording through an internal City of Windsor review.
DESIGNATE HERITAGE PROPERTIES	9.3.3.1 (a)	Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act;	Designating real property, including any buildings and structures thereon that contribute to its cultural heritage value or interest, under the Ontario Heritage Act;	Updated to reflect the language of the OHA.
HERITAGE CONSERVATION DISTRICTS	9.3.3.1 (b)	Designating groups of buildings and areas as Heritage Conservation Districts under the Ontario Heritage Act;	Designating defined geographic areas within the municipality as Heritage Conservation Districts under the <i>Ontario Heritage Act</i> ;	Updated to reflect the language of the OHA.
LIST OF DESIGNATED HERITAGE PROPERTIES	9.3.3.1 (c)	Maintaining a list of designated heritage properties;	Maintaining a Register of designated heritage properties in accordance with the requirements of Section 27 of the Ontario Heritage Act ;	Updated to reflect the language and requirements of the OHA.
PLAQUES	9.3.3.1 (d)	Commemorating heritage resources and Heritage Conservation Districts with plaques or other suitable means; and	Commemorating heritage resources and Heritage Conservation Districts with plaques or other suitable means; and	Included within the definition of 'heritage resources.'
HERITAGE CONSERVATION AWARDS	9.3.3.1 (e)	Presenting plaques and certificates to buildings and persons representing the outstanding restoration and conservation of Windsor's heritage resources by means of an annual heritage conservation awards programme.	Presenting plaques and certificates to heritage resources and persons representing the outstanding restoration and conservation of Windsor's heritage resources by means of an annual heritage conservation awards programme.	Updated from building to the defined OP term of heritage resources.
HERITAGE PROPERTY DESIGNATION CRITERIA	9.3.3.2	In order to be considered for designation under the Ontario Heritage Act, the property needs to meet the requirements set out in Ontario Regulation 9/06.	To be considered for designation under the Ontario Heritage Act, the property needs to meet the criteria set out in Ontario Regulation 9/06 as well as the format under Ontario Regulation 385/21 .	Minor change to criteria. References OReg 385/21 requirements.

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HERITAGE CONSERVATION DISTRICT CRITERIA	9.3.3.3	Council will require each designated Heritage Conservation District to meet one or more of the following criteria: (a) The area will be comprised of buildings, structures or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2; and (b) The area may also include other buildings, structures, sites or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.	Council will require each proposed Heritage Conservation District to meet the requirements of the Ontario Heritage Act and its applicable regulations.	Updated to reflect the requirements of the OHA and supporting regulations.
IDENTIFY HERITAGE RESOURCES HERITAGE REGISTER	9.3.3.4	Council will identify heritage resources by: (a) Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and (b) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image.	Council will identify heritage resources by: (a) Maintaining and updating a Register under Section 27 of the Ontario Heritage Act that includes protected heritage properties, built heritage resources and cultural heritage landscapes, also known as the Windsor Municipal Heritage Register; and (b) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image.	Because the PPS uses the terms 'protected heritage properties,' 'built heritage resources' and 'cultural heritage landscapes,' it is recommended to include these terms. Recommendation that the link to Section 27 be made more overt. Schedule G should be updated to differentiate between heritage areas and HCDs. (Currently they are the same colour). Is unclear if there is overlap.
	9.3.4	Protection of Heritage Resources		
	9.3.4.1	Council will protect heritage resources by:	No change	
ARCHAEOLOGICAL SITES	9.3.4.1 (a)	Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan. Where archaeological resources must be preserved in situ, avoidance and protection measures must be implemented under the direction of a licensed archaeological consultant in accordance with provincial standards and guidelines. Where Indigenous archaeological resources are to be preserved on site, the development proponent, and the consultant archaeologist shall engage with the appropriate Indigenous communities to identify approaches to the landscaping and interpretation of the site if desired, subject to discussions with stakeholders. Where Indigenous archaeological resources are identified and preservation on site is not possible, the development proponent, and the consultant archaeologist shall engage with the appropriate Indigenous communities to identify interpretive and commemorative opportunities relating to the resource if desired, subject to discussions with stakeholders.	No change	New policy (Added by OPA #181– September 09, 2024– By law 139-2024)
HUMAN REMAINS	9.3.4.1(a)(i)	In the event that unexpected human remains or cemeteries are identified or encountered during assessment, development, or site alteration, all work must immediately cease, and the site must	No change	New policy (Added by OPA #181– September 09,

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		be secured. The appropriate provincial and municipal authorities must be notified. Provisions of the Funeral, Burial and Cremation Services Act, the Ontario Heritage Act, and other applicable protocols and policies must be followed. Where there are Indigenous burials, they will be addressed in consultation with the relevant Indigenous communities. A licensed archaeological consultant will be required to carry out an investigation if ordered by the Bereavement Authority of Ontario or the Registrar of Burials, Ministry of Public and Business Service Delivery.		2024– By law 139-2024)
ARTIFACT CURATION	9.3.4.1(a)(ii)	All artifacts found on property owned by the City of Windsor are to be reported to the City of Windsor for review and possible acceptance and curation by Museum Windsor, in accordance with the artifact transfer process of the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism (MCM). Museum Windsor will also consider accepting transfers of significant artifacts found on private land, subject to Museum Windsor's Collections Policy.	No change	New policy (Added by OPA #181– September 09, 2024– By law 139-2024)
CONSERVATION OF HERITAGE RESOURCES	9.3.4.1(b)		Council shall ensure protected heritage properties, which may contain built heritage resources or cultural heritage landscapes, heritage resources shall be conserved. Development and site alteration proposals shall prioritize retention and integrity of heritage resources	New 2024 PPS policy. Language adapted through internal Windsor Staff review.
ADJACENT HERITAGE RESOURCES	9.3.4.1(c)		Council shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved	New 2024 PPS policy.
HERITAGE STRATEGIES	9.3.4.1(d)		Council is encouraged to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes	New 2024 PPS policy.
INDIGENOUS ENGAGEMENT	9.3.4.1(e)		Council shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.	New 2024 PPS policy.
DEMOLITION OR ALTERATION APPROVAL	9.3.4.1 (b) (f)	Requiring any person who proposes to demolish or alter a designated heritage property to submit plans to Council for approval under the Ontario Heritage Act;	(i) Requiring any person who proposes to alter a heritage attribute on designated heritage property to submit plans to Council for approval under the Ontario Heritage Act. (ii) Requiring any person who proposes to demolish a heritage attribute, building, or structure on designated heritage property to submit plans to Council for approval under the Ontario Heritage Act; (iii) Requiring any person who proposes to demolish a building, or structure within a heritage area to submit plans to Staff for review as part of a complete planning application;	Separated 'Alteration' and 'Demolition.' Included new policies for demolition within heritage areas.
MODIFICATION APPROVAL	9.3.4.1 (e) (g)	Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property and/or its Heritage Conservation District;	Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the cultural heritage value or interest and the heritage attributes of the	Updated to the current OHA language.

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			property and/or its Heritage Conservation District;	
RECORD FOR ARCHIVES	9.3.4.1 (e) (h)	Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant prepare, to the satisfaction of the Municipality, an archival record for submission to the municipal archives;	Requiring that, prior to approval of any alteration, partial removals/demolition, or change in use of a designated heritage property, the applicant prepare, to the satisfaction of the Municipality, an archival record for submission to the municipal archives. These records may also be required for other non-designated heritage resources as part of the development process and requirements;	Update to letter identifier and in accordance with wording recommended as part of an internal City of Windsor review.
EASEMENTS	9.3.4.1 (e) (i)	Entering into heritage easement agreements with the owners of designated heritage properties who are recipients of heritage grants and/or loans;	Entering into heritage easement agreements with the owners of designated heritage properties who are recipients of heritage grants and/or loans;	Update to letter identifier.
PROPERTY STANDARDS	9.3.4.1 (f) (j)	Requiring that heritage properties are maintained, in order to retain their heritage values, attributes, and integrity;	Requiring that heritage properties are maintained, to retain their cultural heritage value or interest, heritage attributes, and integrity;	Update to language to reflect the OHA wording.
ADAPTIVE REUSE	9.3.4.1 (g) (k)	Encouraging the adaptive reuse of architectural and/or historically significant buildings and structures;	Encouraging the adaptive reuse of heritage resources;	Update to OP term for consistency.
RELOCATION	9.3.4.1 (h) (l)	Recognizing that the importance of a heritage resource is tied most significantly to its original location, and that all means should be undertaken to include heritage buildings appropriately in new development, the relocation of a heritage resource may only be considered when: (i) The resource is threatened by demolition; (ii) The resource is threatened by alterations which would destroy its heritage value; (iii) The resource will serve a useful function in the proposed location; (iv) The resource will have public exposure in the proposed location; (v) The resource will enhance heritage resources already located in the vicinity of the proposed location; and (vi) The relocation of the resource is feasible in terms of engineering and economic criteria.	Recognizing that the importance of a heritage resource is tied most significantly to its original location, and that all means should be undertaken to include heritage resources appropriately in new development, the relocation of a heritage resource may only be considered when: (i) The resource is threatened by demolition; (ii) The resource is threatened by alterations which would destroy its cultural heritage value or interest; (iii) The heritage resource will serve a useful function in the proposed location; (iv) The heritage resource will have public exposure in the proposed location; (v) The heritage resource will enhance heritage resources already located in the vicinity of the proposed location; and (vi) The relocation of the heritage resource is feasible in terms of engineering and economic criteria.	Language updated for consistency.
ACQUISITION AND JOINT VENTURES	9.3.4.1 (j)-(m)	Considering participation in the development of sites containing significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that will result in the conservation, restoration and/or rehabilitation of those resources; and	Considering participation in the development of properties containing significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that will result in the conservation, restoration and/or rehabilitation of those resources; and	Modification of term to reflect OHA concept of real property.
BEST PRACTICE DOCUMENTS	9.3.4.1 (n)		Shall apply the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (as amended from time to time), The Ontario Heritage Trust's <i>Well Preserved</i> publication, Ontario's <i>Eight guiding principles in the conservation of built heritage properties</i> ; and/or <i>ICOMOS Charters</i> as applicable when preparing and reviewing site alteration or	This new policy, which is like those used in other municipalities, makes clear that specific best practice documents shall be applied.

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			development applications under either the <i>Planning Act</i> or <i>Ontario Heritage Act</i> .	
FINANCIAL SECURITIES	9.3.4.1 (o)		Utilizing financial securities to ensure the implementation of conservation of heritage resources	Wording recommended as part of an internal City of Windsor Review.
BONUSING	9.3.4.1 (p)	Allowing for the transfer of development heights or densities to other areas of the property or Windsor in exchange for the conservation of heritage resources.	No change	
	9.3.5	Enhancement of Heritage Resources		
	9.3.5.1	Council will enhance heritage resources by:		
HERITAGE AREAS AND HERITAGE CONSERVATION DISTRICTS	9.3.5.1 (a)	Ensuring that within any Heritage Area or Heritage Conservation District that:	No change	
INFRASTRUCTURE	9.3.5.1 (a) (i)	Infrastructure undertakings respect and enhance the historic character of the area;	Infrastructure undertakings respect and enhance the historic character of the area. In an HCD, works must be consistent with the policies of the applicable Heritage Conservation District Plan.	Update to clarify that work must be consistent with the HCD plan as required under the OHA.
DEVELOPMENT	9.3.5.1 (a) (ii)	Development be of compatible height, massing, scale, setback and architectural style;	Development be of compatible height, massing, scale, setback and architectural style. In an HCD, works must be consistent with the policies of the applicable Heritage Conservation District Plan.;	Update to clarify that work must be consistent with the HCD plan as required under the OHA.
COMMUNITY HERITAGE FUND	9.3.5.1 (b)	Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;	Promoting, maintaining and administering the Community Heritage Fund for heritage conservation of designated heritage resources;	Recommended wording from an internal City of Windsor Review.
BUILT HERITAGE FUND	9.3.5.1 (c)	Promoting, maintaining and administering the Built Heritage Preservation Fund for special heritage conservation projects;	No change	
GRANTS	9.3.5.1 (d)	Participating in heritage grant programmes or other financial aid programmes of other levels of government or of non-government organizations, when appropriate;	No change	
INFRASTRUCTURE UNDERTAKINGS	9.3.5.1 (e)	Ensuring that any development or infrastructure undertakings enhance the areas surrounding heritage resources, wherever possible;	Ensuring that any development or infrastructure undertakings enhance the context or areas surrounding heritage resources, wherever possible;	Minor addition of context.
OTHER PROGRAMS	9.3.5.1 (f)	Utilizing other programmes administered by the Municipality to further its heritage objectives; and	Utilizing other programmes administered by the Municipality to further heritage objectives, which includes leveraging for the conservation of heritage resources through Community Improvement Plan financial incentive programs	New policy recommended as part of an internal City of Windsor review.
TECHNICAL ADVICE	9.3.5.1 (g)	Providing technical information on the preservation of heritage resources.	Providing technical information on the conservation of heritage resources.	In (g) <i>preserved</i> has been changed to <i>conserved</i> to be consistent with Canadian best practice language and the Provincial Policy Statement (2024).
DEMOLITION CONTROL	9.3.5.1 (h)		The municipality shall apply demolition control to heritage areas and heritage conservation districts. Demolition in heritage areas and heritage conservation districts shall require a Heritage Impact Assessment completed to the satisfaction of the City and if approved, will require a Heritage Documentation and Salvage	Demolition control has already been identified as a tool available to protect heritage resources within the OP, including in Section 9.3.7.1. It is also a tool identified within

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
			<p>Report. Demolition in these areas shall be considered a last resort unless otherwise approved by the City and supported by a qualified heritage consultant.</p> <p>Demolition Permit Requirements:</p> <p>i) Any application for demolition under the Building Code shall also require the information identified within subsection (h).</p>	<p>Council Report s 88/2023 as a strategy in response to Bill 23. This addition makes it overt for heritage areas and heritage conservation districts. It also specifies requirements for a complete application and the necessity for a "Documentation and Salvage Plan." This later document, which is used by several Ontario Municipalities, will also need to be defined.</p>
FORM-BASED ZONING	9.3.5.1 (i)		The municipality may explore Form-Based zoning as a tool to protect the character and heritage resources of heritage areas and heritage conservation districts	<p>Form Based Zoning is a recent tool applied within the Ontario context but has been shown to be effective in translating design guidelines into actionable policy. This type of zoning would be supported by Section 2 (d), (h), and (r) as well as PPS policies 1.7.1 (d) and (e). The PPS vision notes that "Cultural heritage and archaeology in Ontario will provide people with a sense of place."</p>
TAX REDUCTION PROGRAM	9.3.5.1 (j)		Promoting, maintaining and administering the Community Heritage Fund for heritage conservation of Part IV Ontario Heritage Act individually designated heritage properties	New policy recommended through an internal City of Windsor review.
CONSERVATION EASEMENTS	9.3.5.1 (k)		Entering into heritage conservation easement or agreements with the owners who are recipients of heritage incentives on the real property, to guarantee protection of the cultural heritage value and interest of the heritage resource on the real property;	New policy recommended through an internal City of Windsor review.
	9.3.6	Management of Heritage Resources		
	9.3.6.1	Council will manage heritage resources by:		
WINDSOR HERITAGE COMMITTEE	9.3.6.1 (a)	Seeking the advice of the Windsor Heritage Committee on matters associated with associated with heritage conservation;	Seeking the advice of the Windsor Heritage Committee on matters associated with associated with heritage conservation in accordance with its Terms of Reference and all statutory consultations prescribed by the Ontario Heritage Act;	Clarifies that the MHC's role should be linked to a clear Terms of Reference and OHA requirements.
LEADERSHIP	9.3.6.1 (b)	Protecting, conserving and managing Municipally owned heritage resources in a manner which furthers the objectives and policies of this Plan and which sets an example of leadership for the	Protecting, conserving and managing Municipally owned heritage resources in a manner which furthers the objectives and	Recommended through an internal City of Windsor Review.

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		community in the conservation of heritage resources;	<p>policies of this Plan and which sets an example of leadership for the community in the conservation of heritage resources, including:</p> <ul style="list-style-type: none"> i. Identification of all municipal heritage resources in all municipal departments inventories ii. Support for an Asset Management Program that reflects the heritage resources' irreplaceable heritage value iii. Conduct heritage specific Building Condition Assessments for municipal heritage assets for regular monitoring and consideration of maintenance with long-ranging life cycle costs iv. Direct resources where possible to support conservation approaches that adhere to the Standards and Guidelines for the Conservation of Historic Places in Canada v. Develop Conservation plans and maintenance plans for municipally-owned heritage resources 	
MUNICIPAL OPERATIONS	9.3.6.1 (c)	Ensuring that the activities of all Municipal departments respect the character and significance of Windsor's heritage resources;	Ensuring that the activities of all Municipal departments conserve Windsor's heritage resources in accordance with Provincial and Municipal requirements . Where possible, enhance character of heritage resources with appropriate landscape treatments;	Simplified the language and employed the PPS defined term 'conserve.' Also linked the act of conservation to municipal and provincial requirements. Added in wording from an internal City of Windsor review.
PUBLIC PARTICIPATION	9.3.6.1 (d)	Encouraging public participation in the conservation of heritage resources;	No change	
PRIVATE INITIATIVES	9.3.6.1 (e)	Providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means;	No change	
AWARENESS AND EDUCATION	9.3.6.1 (f)	Promoting public understanding, appreciation and enjoyment of Windsor's heritage resources through an on-going public awareness and education programme;	<p>Promoting public understanding, appreciation and enjoyment of Windsor's heritage resources through an on-going public awareness and education programme. This will include:</p> <ul style="list-style-type: none"> i. Commemorating heritage resources and Heritage Conservation Districts with plaques or other suitable means; and ii. Presenting plaques and certificates to buildings and persons representing the outstanding restoration and conservation of Windsor's heritage resources by means of an annual heritage conservation awards programme. 	Added in wording from an internal City of Windsor review.
COORDINATION	9.3.6.1 (g)	Coordinating the Municipality's heritage planning and programmes with other levels of government to avoid duplication of effort and to reinforce mutual objectives;	No change	
REVIEW	9.3.6.1 (h)	Systematically reviewing and updating the Municipalities heritage policies, plans and programmes; and	Systematically reviewing and updating the Municipality's heritage policies, plans and programmes; and	Minor typo.
INFORMATION BASE	9.3.6.1 (i)	Creating a heritage resource information base to identify heritage resources.	Creating a heritage resource information base to identify potential heritage resources.	Clarification that this refers to potential resources that differentiate from the

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
				Heritage Register required under the OHA.
LAND TRANSACTIONS	9.3.6.1 (j)		Place conditions in favour of heritage conservation of the heritage resources on real estate transactions (purchase or lease) where the municipality is the grantor of the property of interest	Wording recommended through an internal City of Windsor review.
ACQUISITION & JOINT VENTURES	9.3.6.1 (k)		Considering participation in the development of sites containing significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that will result in the conservation, restoration and/or rehabilitation of those resources;	Wording recommended through an internal City of Windsor review.
REVIEW	9.3.6.1 (l)		Systematically reviewing and updating the Municipalities heritage policies, plans and programmes	Wording recommended through an internal City of Windsor review.
GOVERNMENT COORDINATION	9.3.6.1 (m)		Coordinating the Municipality's heritage planning and programmes with other levels of government to avoid duplication of effort and to reinforce mutual objectives	Wording recommended through an internal City of Windsor review.
EMERGENCY PROTOCOL	9.3.6.1 (n)		Developing an emergency protocol to internally coordinate emergency, catastrophic incidents, willful damage, and unanticipated events involving heritage resources, with the goals for maximum conservation of the heritage resource while ensuring public safety	Wording recommended through an internal City of Windsor review.
ENERGY EFFICIENCY/SUSTAINABILITY	9.3.6.1 (o)		Partnering with other corporate and energy interest groups to enhance energy efficiency in heritage resources, while maintaining the heritage integrity and character of the resource	Wording recommended through an internal City of Windsor review.
PARTNERSHIP	9.3.6.1 (p)		Encouraging partnerships with private initiatives and organizations or separate entities, to educate, promote, raise awareness, and conserve heritage resources	Wording recommended through an internal City of Windsor review.
	9.3.7	Heritage Resources and Planning Initiatives		
	9.3.7.1	Council will integrate heritage conservation into the development and infrastructure approval process by:		
ARCHEOLOGICAL ASSESSMENT	9.3.7.1 (a)	<p>An archaeological assessment is required as part of a complete application for all development or site alteration application, including municipal projects, if it is determined using the archaeological management plan potential mapping that any part of a potential development area possesses archaeological potential or known archaeological resources as set out in Schedule C-1 Archaeological Potential. Projects involving in-water works may require a marine archaeological assessment if so determined using the Criteria for Evaluating Marine Archaeological Potential checklist published by the Archaeology Program Unit, MCM.</p> <p>Archaeological assessments shall be undertaken to the appropriate stage of assessment by a consultant archaeologist in compliance with provincial requirements and standards.</p> <p>All archaeological assessments reports shall be provided to the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism in accordance with the Ontario Heritage Act. The assessment report shall be provided to the City of Windsor for comment to ensure that the scope is</p>	No change	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		<p>adequate and consistent with the conservation objectives of the WAMP. A copy of the Ministry review letter will be provided to the City by the licensed archaeologist who completed the assessment or the proponent. The City will maintain copies of all reports and review letters for information purposes.</p> <p>Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report shall be provided by the consultant to the appropriate Indigenous communities.</p> <p>Where Stage 3 or Stage 4 archaeological assessments are undertaken on Indigenous archaeological resources, the consultant archaeologist shall engage with appropriate Indigenous communities in accordance with Ministry Standards and Guidelines for Consultant Archaeologists.</p>		
	9.3.7.1 (b)	Ensuring that secondary plan studies, community improvement plans and other planning studies identify heritage resources which may exist in the areas under study and propose means to protect and enhance those heritage resources;	Ensuring that secondary plan studies, community improvement plans and other planning studies identify both known heritage resources (such as those on the City's Heritage Register) and potential heritage resources that may exist in the areas under study and propose means to protect, conserve , and enhance those heritage resources;	Differentiated between known and potential heritage resources. Added in the PPS defined term conserved.
BUILT HERITAGE IMPACT STUDY	9.3.7.1 (c)	<p>To ensure that properties designated under sections IV, V, or VI of the Ontario Heritage Act (designated properties) are conserved, development of any adjacent property shall be required to:</p> <p>(i) Prepare a Built Heritage Impact Study to identify potential adverse impacts on the designated property, and</p> <p>(ii) In the event any adverse impacts are identified in the Built Heritage Impact Study, then the development shall be subject to the Site Plan Control process to ensure appropriate mitigation measures are implemented;</p>	To ensure that heritage resources on or adjacent to a proposed site alteration or development project, a proponent shall prepare a heritage impact assessment in accordance with the City's Terms or Reference for preparing such documents and to the satisfaction of the City as part of a complete application. The City may require a peer review of a submitted heritage impact assessment.	Revisions made to ensure consistency in terms. Also links directly to the City's terms of reference, clarifies both that the document must be to the City's satisfaction and the document may be peer reviewed.
APPROVAL PROCESS	9.3.7.1 (d)	Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources;	Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the conservation of heritage resources, and to ensure any proposed development is compatible with heritage resources;	Change to conservation to better link with the PPS definition.
URBAN DESIGN CRITERIA	9.3.7.1 (e)	<p>Having regard to the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources:</p> <p>(i) Respecting the massing, profile and character of adjacent buildings;</p> <p>(ii) Approximating the width and established setback pattern of nearby heritage buildings;</p> <p>(iii) Respecting the yards, gardens, trees and landscaped grounds associated with the heritage properties and districts which contribute to their integrity, identity, and setting;</p> <p>(iv) Maintaining, enhancing or creating views and vistas of heritage resources; and</p> <p>(v) Minimizing the impact of shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas.</p>	<p>Having regard to the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources:</p> <p>(i) Respecting the massing, profile and character of adjacent buildings;</p> <p>(ii) Approximating the width and established setback pattern of nearby heritage resources;</p> <p>(iii) Respecting the yards, gardens, trees and landscaped grounds associated with heritage properties, heritage areas, and heritage districts which contribute to their cultural heritage value and/or defined character;</p>	<p>Changed buildings/properties to heritage resources to match OP definition. Added in heritage areas as something upon which there can be an impact. Revised discussion on impacts to link to provincial guidance documents. Updated language to be consistent with best practice documents and the PPS definition.</p>

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			(iv) Maintaining, enhancing or creating views and vistas of heritage resources; and (v) Mitigating and/or eliminating impacts on adjacent heritage resources. Impacts include those identified by the Province of Ontario within the Ontario Heritage Toolkit (or as superseded)	
DEMOLITION CONTROL	9.3.7.1 (f)	Utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures;	Utilizing the demolition control provisions of the Planning Act to assist in the conservation of heritage resources ;	Omitted Ontario Heritage Act from provisions on demolition control as this is not included within the legislation.
MAINTENANCE STANDARDS & OCCUPANCY BY-LAW	9.3.7.1 (g)	Utilizing the Maintenance and Occupancy Standards By-law to facilitate the maintenance and conservation of heritage resources and ensuring that the application of this by-law is not detrimental to the conservation of heritage resources;	No change	
HERITAGE ZONING	9.3.7.1 (h)	Ensuring that the development of heritage resources and the development of adjacent properties is complementary to those resources by regulating the use, massing, form, location, setback and other matters of development by means of heritage zones and other zones in the zoning by-law;	No change	
DEVELOPMENT PROPOSALS	9.3.7.1 (i)	Requiring for all development proposals that abut or in the opinion of the City Planner are likely to materially affect a designated heritage building or structure, a Built Heritage Impact Study to the satisfaction of the City Planner;	Delete policy	Now redundant based upon the above revisions.
CHAPTER 10. PROCEDURES				
	10.2	Development Applications		
COMPLETE APPLICATION REQUIREMENTS	10.2.7	The City shall determine if the information and materials necessary for submission with the application based on the nature of the proposal and generally in accordance with the list of Supporting Technical Studies identified in this Plan.	No Change	
TECHNICAL STUDIES REQUIRED	10.2.8	Any or all of the Supporting Technical Studies identified in this Plan may be requested from applicants to ensure that all relevant and required information pertaining to a development application is available at the time of submission, or, if subsequently deemed necessary, prior to a prescribed public meeting.	No Change	
STUDY PURPOSE	10.2.9	It is the intent of the Supporting Technical Studies to enable the City to make informed decisions within the time periods set out in the Planning Act. The City may require provision of Supporting Technical Studies at its sole discretion as part of a complete application, at any time during the processing of an application under the Planning Act: including but not limited to those Studies listed below: (c) Built Heritage Impact Study - The purpose of a Heritage Impact Study is to identify and evaluate cultural heritage resources and determine if any heritage resources, including listed or designated heritage resources, are impacted by development proposals and the potential need for mitigation measures; (d) Archaeological Assessment - The purpose of an Archaeological Assessment is to ensure archaeological resources on site are evaluated, documented and mitigated prior to land disturbance/site development;	No Change	
TERMS OF REFERENCE	10.2.10	The City has prepared terms of reference for a number of the Supporting Technical Studies to provide information on the scope of work required in order to assist in the preparation and review of these studies.	No Change	
STUDY SCOPE	10.2.11	Supporting Technical Studies may vary in scope, depending on the size, nature and intent of the proposal and the level of impact on the adjacent	No Change	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		land use. Proponents of all development applications shall be advised by the City of the required study contents during the Stage 1 consultation process.		
CHAPTER 11. TOOLS				
	11.4.3	Consent Policies		
COMMITTEE OF ADJUSTMENT	11.4.3.1	Council has delegated to the City of Windsor Committee of Adjustment Council's consent granting authority	No Change	
APPROPRIATE CIRCUMSTANCES FOR CONSENTS	11.4.3.2	Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances; (a) Small scale Infilling or intensification for development that is compatible with the neighbourhood; (b) Lot line adjustments; (c) An entire parcel is being developed and there are no remaining lands; (d) There is no need to extend or improve municipal services outside of the subject lands; (e) Where there is no phasing of the development; and (f) Where parkland dedication may be cash-in-lieu.	No Change	
CONFORM WITH PERMITTED USES	11.4.3.3	Consents shall only be granted for the creation of lots which comply with the Zoning By-law and/or unless appropriate minor variances are also granted concurrently.	No Change	
EVALUATION CRITERIA	11.4.3.6	Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; (a) Provincial legislation, provincial policies and applicable provincial guidelines; (b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines; (c) Conformity with the recommendations of any support studies prepared as part of the application; (d) The continuation of an orderly development pattern and the lot pattern in the neighbourhood; (e) Impact of the development on adjacent properties and the lot pattern and density in the community; and (f) The requirements or comments of Municipal departments and public agencies or authorities.	Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; (a) Provincial legislation, provincial policies and applicable provincial guidelines; (b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines; (c) Conformity with the recommendations of any support studies prepared as part of the application; (d) The continuation of an orderly development pattern and the lot pattern in the neighbourhood; (e) Impact of the development on adjacent properties and the lot pattern and density in the community; and (f) The requirements or comments of Municipal departments and public agencies or authorities and, (g) Potential impacts on adjacent or on-site heritage resources.	Added in consideration of heritage resources.
CONDITIONS OF APPROVAL	11.4.3.7	The approval authority may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following: (a) The fulfillment of any financial requirement to the City; (b) The conveyance of lands for public open space purposes or payments-in-lieu thereof in	No change	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		<p>accordance with the Open Space policies of this Plan;</p> <p>(c) The conveyance of lands for public highways or widenings as may be required;</p> <p>(d) The conveyance of appropriate easements;</p> <p>(e) The provision of municipal infrastructure or other services;</p> <p>(f) The completion of a development or servicing agreement with the City if required; and</p> <p>(g) Other such matters as the approval authority considers necessary and/or appropriate.</p>		
<i>USE OF HOLDING ZONES</i>	11.6.5 11.6.5.1	<p>Holding Zone Policies</p> <p>Council may use an “H” or “h” symbol in conjunction with any zoning designation in accordance with the provisions of the Planning Act. The holding provisions shall apply to lands to be zoned for specific uses but held or delayed from development or redevelopment for an interim period until such time as specified development conditions have been satisfied. Holding provisions will be applied in order to meet any one or more of the following:</p> <p>(a) To achieve orderly staging of development or redevelopment, in accordance with municipal and provincial policies;</p> <p>(b) To ensure that the adequate infrastructure and community services and facilities are or will be available in accordance with municipal standards;</p> <p>(c) To adopt measures to mitigate negative impacts resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and welfare;</p> <p>(d) To satisfy policies of the Official Plan related to heritage conservation, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other matters which are deemed by Council or the province to be relevant to development or redevelopment of the lands;</p> <p>(e) To achieve the exchange of facilities, services or other matters set out in the bonusing policies of this Plan; and</p> <p>(f) To ensure the execution of legal agreement(s), approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy the criteria set out in (a), (b), (c), (d) and (e) above.</p>	No change	
	11.8.3	Community Improvement Plans		
<i>COMMUNITY IMPROVEMENT PLANS - PROVISIONS</i>	11.8.3.5	<p>Provisions, as appropriate to the Community Improvement Project Area and in keeping with the Planning Act, for:</p> <p>(a) The revitalization of land and buildings;</p> <p>(b) The acquisition, sale or lease of lands or buildings acquired by the Municipality to facilitate community improvement;</p> <p>(c) The establishment, provision and payment of grants or loans for the purpose of revitalizing the area</p> <p>(d) Other such matters as may be appropriate for the Community Improvement Project Area; and</p> <p>(e) Affordable housing.</p>	<p>Provisions, as appropriate to the Community Improvement Project Area and in keeping with the Planning Act, for:</p> <p>(f) The revitalization of land and buildings as well as the conservation of heritage resources;</p> <p>(g) The acquisition, sale or lease of lands or buildings acquired by the Municipality to facilitate community improvement;</p> <p>(h) The establishment, provision and payment of grants or loans for the purpose of revitalizing the area</p> <p>(i) Other such matters as may be appropriate for the Community Improvement Project Area; and</p> <p>(j) Affordable housing.</p>	Included a reference to heritage resources to allow for CIPs to better support heritage works.
	11.8.4	<p>Implementation</p> <p>In order to implement a Community Improvement Plan in effect within a designated Community</p>	No change	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		Improvement Project Area, Council may undertake a range of actions, including:		
MUNICIPAL INITIATIVES	11.8.4.2	Council may contribute funding toward the revitalization of areas through the capital works budget for projects including, but not limited to: <ul style="list-style-type: none"> (a) Streetscape improvements; (b) Infrastructure improvements; (c) The provision and upgrading of open space areas; (d) The provision and upgrading of community facilities; (e) Environmental site assessment and remediation; (f) Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes; and, (g) The provision of energy efficient uses, buildings, structures, works, improvements or facilities. 	Council may contribute funding toward the revitalization of areas through the capital works budget for projects including, but not limited to: <ul style="list-style-type: none"> (a) Streetscape improvements; (b) Infrastructure improvements; (c) The provision and upgrading of open space areas; (d) The provision and upgrading of community facilities; (e) Environmental site assessment and remediation; (f) Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes; and, (g) The provision of energy efficient uses, buildings, structures, works, improvements or facilities; and, (h) The conservation and revitalization of heritage resources 	Allows for funding towards for heritage resources
CULTURAL HERITAGE SUPPORT	11.8.4.6	Support of cultural heritage resource conservation through the Ontario Heritage Act or other means.	Support for the conservation and revitalization of heritage resources.	Generalizes the language and adds in the idea of revitalization.
	11.11	Redevelopment Plans For areas subject to a Demolition Control By-law, Council shall require the filing of redevelopment plans as a condition of approval for a demolition permit.	No change	
	11.11.1	Policies		
ISSUANCE OF DEMOLITION PERMITS	11.11.1.1	Redevelopment plans to the satisfaction of the City Planner shall be filed with the application for a demolition permit	No change	
CONTENTS OF REDEVELOPMENT PLANS	11.11.1.2	Redevelopment plans shall include plans for: <ul style="list-style-type: none"> (a) Replacement buildings; (b) Replacement of demolished dwelling units and; (c) Landscaped open space. 	No change	
STATUTORY CONDITIONS	11.11.1.5	As a condition of approval of a demolition permit, Council may also impose the statutory conditions dealing with demolition control.	No change	
SCHEDULE A-1 – SPECIAL POLICY AREAS				
	Mature Neighbourhood	Walkerville is identified as a 'Mature Neighbourhood'	No change	
	Traditional Commercial Street	Wyandotte and Devonshire are identified as Traditional Commercial Streets	No change	
SCHEDULE B – GREENWAY SYSTEM				
	Various	This schedule identifies specific linkages at Riverside & Devonshire It also identifies a proposed <i>Recreationway</i> down Devonshire It identifies Willistead Park as a <i>Community & Regional Park</i>	No change	
SCHEDULE G – CIVIC IMAGE				
	Heritage Area	This schedule identifies Walkerville as a 'Heritage Area' It identifies Wyandotte as a 'Mainstreet' It identifies Riverside Drive as a 'Civic Way' It notes that there is a 'Gateway' Via the Train Station.		
SCHEDULE J – URBAN STRUCTURE PLAN				
	Neighborhood Corridor	Wyandotte St as identified as a 'Neighbourhood Corridor'		
VOLUME II				
CHAPTER 1 – SPECIAL POLICY AREAS				
	1.3	Hiram Walker Facilities		
HIRAM WALKER FACILITIES	1.3.1	The Hiram Walker Facilities designated on Schedule A: Planning Districts & Policy Areas in the Primary Plan consists of the lands bounded on	No change	

SECTION	REF. #	EXISTING WORDING	PROPOSED WORDING	RATIONALE
		south by Riverside Drive, on the east by Drouillard Road, on the north by the Detroit River and on the west by Lincoln Road.		
DESIGN GUIDELINES	1.3.2	Notwithstanding the Industrial designation of these lands on Schedule D: Land Use in the Primary Plan, the Hiram Walker Facilities are recognized as important contributors to the identity and experience of the entire Windsor waterfront. Therefore, the design guidelines provided for in the Waterfront Port Section of the Primary Plan shall also be considered when evaluating the proposed design of a development within this special policy area.	No change	
	1.39	Off-Street Parking Areas in the Vicinity of Traditional Commercial Streets		
PURPOSE	1.39.1	The intent of this policy is to allow for the retention of buildings on Traditional Commercial Streets to facilitate continuous building facades and provide a positive impact on the unique character and walkability of these areas. This policy also provides a policy framework for creating new or expanded offstreet parking areas in the Vicinity of Traditional Commercial Streets—to the rear of commercial and mixed use buildings. This policy also prohibits the creation of new surface parking areas or the expansion of existing surface parking areas abutting Traditional Commercial Streets.	No change	
	1.52	Mature Neighbourhoods as Heritage Resources		
MATURE NEIGHBOURHOODS AS HERITAGE RESOURCES	1.52.1	Schedule A-1 identifies Mature Neighbourhoods in the City. These areas are not designated as Heritage Areas or Heritage Conservation Districts. However, the areas reflect the cultural heritage of the City and should be protected. When considering the development of these areas, the policies of Section 9.3.7(d) shall be applied.	Schedule A-1 identifies Mature Neighbourhoods in the City. These areas reflect the cultural heritage of the City and should be protected. When considering the development of these areas, the policies of Section 9.3.7 shall be applied.	Wording recommended through an internal City of Windsor review.
HERITAGE CONSERVATION	1.52.2	Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architectural and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.	Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architecture and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas.	Typo corrected.
SCHEDULE 'G'		Revision to Map	It is recommended that the boundary of the Walkerville Heritage Area be amended to align with the below Figure C-1. It is also recommended to create two separate maps – one showing HCDs and the other heritage areas.	See discussion above.

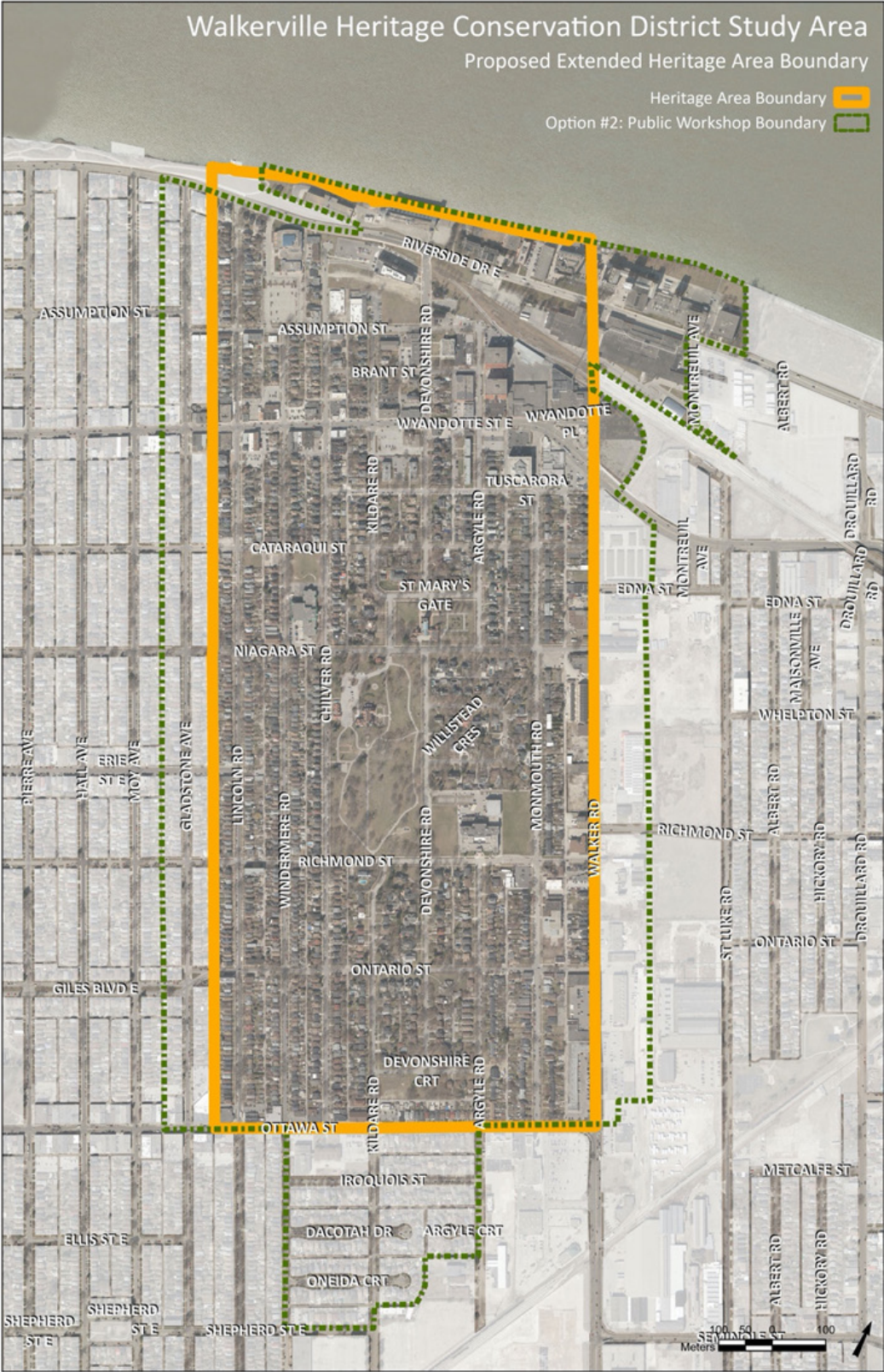


Figure C1: Map showing the recommended expansion to the Walkerville Heritage Area.

City of Windsor Processes

The City of Windsor also has several relevant processes/by-laws that are applicable to this study. This includes the City's existing heritage impact assessment requirements, which were updated in 2024. These Terms of Reference (TOR) were Council adopted as part of OPA 179 which went to the City of Windsor standing committee on 2 July 2024 and City Council for final approval on 22 July 2024. Section 10.2.1.7 of the Official Plan does identify it as a required Study. Recommended changes have been integrated into the below.

Heritage Impact Assessment

Purpose:

The purpose of a Heritage Impact Assessment is to identify and evaluate heritage resources determine if there is any potential impact on any on-site or adjacent heritage resources resulting from site alteration or development proposals, and how any identified impacts will be mitigated. It considers a proposal from both a regulatory and conservation.

This Terms of Reference details the required components of a City of Windsor Heritage Impact Assessment. Definitions employed within this document are defined within the City of Windsor's Official Plan. Completion and submission of a Heritage Impact Assessment (HIA) does not automatically equate to approval. The City of Windsor reserves the right to peer review any document submitted, and that no application will be deemed complete until a Heritage Impact Assessment has been completed to the satisfaction of the City of Windsor.

A Heritage Impact Assessment is a study that considers proposed site alteration and/or development projects from a heritage planning and conservation perspective. The minimum requirements of a Heritage Impact Assessment are outlined in detail below. The HIA shall be based on accepted conservation principles and guidelines, including the following (where applicable):

- The Parks Canada [Standards and Guidelines for the Conservation of Historic Places in Canada](#);
- Ontario Ministry of Tourism, Culture & Sport's [Eight Guiding Principles in the Conservation of Historic Properties](#);
- Ontario Ministry of Tourism, Culture & Sport's [Ontario Heritage Tool Kit](#), in particular,
- Ontario's *Heritage* [Conservation Principles for Landuse Planning](#); and
- [Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation](#)
- [City of Windsor Official Plan](#) Policies
- Windsor Intensification Guidelines (June 2022) resulting from the [Multi-Residential Interim Control By-law Study](#)

Details of Minimum Contents of a Heritage Impact Assessment

9. Site Documentation and Analysis/Site Information

- iv. Document the context in which the site is located (may include Aerial Photo, Location Map and context with the area), including adjacent properties and land uses. This includes identifying all nearby adjacent heritage resources and land uses. Identify any Heritage Register properties through mapping and photographs, in relation to the subject property.
- v. Describe the site and all structures upon property (including landscape features) and its heritage status and
- vi. Document the existing condition or concerns surrounding the property, including detailed photo documentation

10. Discussion of Identified Cultural Heritage Values/ (Re)Evaluation of

- vii. If previously evaluated, describe all heritage resources and values within the subject property (include exterior and interior, landscaping etc.) based upon the existing designation by-law or statement of cultural heritage value of interest,
- viii. If the property has not been evaluated against O.Reg 9/06 (post 1 January 2023) or if its existing Ontario Heritage Act by-law does not meet the requirements for such by-laws identified under O.Reg 385/21. the property should be re-evaluated
- ix. Each (re)evaluation must include a chronological history of the property from land and development history, building history (document any additions or alterations etc. to property), with confirmation to construction dates
- x. Include ownership and user history
- xi. Research material should include relevant historical maps, drawings, photographs, land records, assessment rolls, city directories, news articles etc.
- xii. Provide summary on significance and heritage attributes for each structure existing on the property
- xiii. Provide a draft (or updated) statement of cultural heritage or interest of the property in accordance with Ontario Regulation 9/06 and 385/21.

11. Review of Heritage Planning Framework

- i. Heritage Impact Assessment must include a review of the applicable heritage planning legislation and policies that would apply to the proposed project.

12. Description of proposed Site Changes/Development and Potential; Impact(s) to the Heritage Resource

- vii. Describe proposed site changes
- viii. Describe positive and adverse impacts of site changes to the heritage resource and surrounding lands. Refer to adverse impacts identified in the *Ontario*

Heritage Toolkit which may include but not limited to:

- a. Removal/destruction of heritage features and loss to cultural heritage values
 - b. Changes to the historic fabric and impact on the appearance
 - c. Shadowing impact that may alter the appearance of the heritage attribute and heritage resources through a Shadow Impact Study (particularly during the autumnal equinox and winter solstice)
 - d. Isolation of heritage attribute from its surrounding environment, context or a significant relationship
 - e. Obstruction of significant views or vistas within, from, or of built and natural features
 - f. Change in use and impact on heritage resource
 - g. Land disturbance and impact on soils, drainage patterns affecting built heritage or archaeological resources
- ix. Provide full set of construction drawings (if necessary). Proposal construction drawing must be in context with surrounding heritage resources.
 - x. Provide visual depiction of subject proposal and streetscapes with neighbouring properties (eg. composite photograph of the subject property streetscape with and without the proposed development, cross-section diagrams, for heritage areas/districts a visual contextual analysis with surrounding properties to demonstrate compatibility with common datum regulating lines and floor to height ratios of surrounding heritage buildings)
 - xi. Assess and describe the structural concern of the impact of proposed changes to the heritage resource (if necessary).
 - xii. Construction Vibration Assessment may be required at a later date and is to include consideration of the surrounding heritage resources (if necessary). The assessment may include:
 - (a) Analysis of all construction activities potentially causing vibration impacts on the heritage resources
 - (b) Establishment of more stringent vibration criterion for heritage resource based on the potential for architectural and structural damage
 - (c) Background vibration measurements of the site and surrounding areas
 - (d) Predict extent of vibration impacts and identify all heritage structures within the vibration zone of influence
 - (e) Conduct pre-condition survey to establish condition of existing heritage structures
 - (f) Recommend vibration mitigation and monitoring program with establishment of “do-not-exceed” threshold levels, and a construction vibration control plan.

The Construction Vibration Assessment is to be completed by a qualified vibration engineer, as a condition of development approvals, and to the satisfaction of City Administration prior to any building permit issuance.

13. Analysis of Development Impact

- iii. Demonstrate that policies from the City of Windsor [Official Plan](#) and any applicable Provincial Legislation/Policy, including the Provincial Policy Statement, have been addressed. Address Windsor Intensification

Guidelines (June 2022) resulting from the [Multi-Residential Interim Control By-law Study](#) where relevant.

- iv. Provide description and rationalization of conservation treatment, detailing analysis of each alteration and intervention according to the *guidelines identified above*.

14. Options for Mitigation and Alternatives

- iv. Consider and describe alternative conservation/mitigation and development options that reduce and avoid negative impacts to the heritage resource
- v. Assess and clarify the benefits and negatives of each options proposed and conservation principles used
- vi. Demonstrate effort to mitigate impact, maximizing integrity and compatibility with heritage resources impacted by provision of description of work and analysis of visual impact of proposal with heritage resources

15. Recommended Conservation Strategy

- v. Rationale and Justification for chosen option, specifying how the option ensures protection and enhancement of the heritage resource
- vi. Conservation Scope of Work
- vii. Implementation and Monitoring Plan when development is undertaken
- viii. Provide References/ Samples/ Precedents to Conservation work



Figure C2: Demolition Control Areas within the City of Windsor (City of Windsor)

16. Other Requirements

- vi. Provide bibliographical sourcing of all research material
- vii. HIA is to be prepared by a qualified cultural heritage conservation professional who is a member of the [Canadian Association of Heritage Professionals and with applicable experience](#).
- viii. City Staff will determine completeness or acceptance of the HIA
- ix. For review of the HIA, City staff may require to conduct site visit(s) on the property
- x. City Staff reserves the ability to require an alternative option for mitigation for consideration
- xi. City Staff reserves the right to peer review any submission

Other Recommended Resources:

- National Park Service, U.S. Department of the Interior's [Preservation Briefs](#).
 - National Park Service, U.S. Department of the Interior's [Preservation Tech Notes](#).
 - Region of Waterloo's [Practical Conservation Guides for Heritage Properties](#)
-

Qualifications:

A Heritage Impact Assessment must be completed by a professional who is a member of the Canadian Association of Heritage Professionals with relevant experience, to the satisfaction of the City.

Rationale: While the developed Terms of Reference were detailed and thorough, there are several areas of disconnect between the Official Plan and the document. This includes consistency in terms, which have been revised to ensure that the same definitions are employed. Also revised was new language to ensure it is understood at the outset that the heritage impact assessment requires both a policy and conservation analysis. Revisions were made to the evaluation section to ensure heritage resources that do have sufficient background are not necessarily re-evaluated. Language was also included to indicate both conservation guidelines and specific requirements may be applied as necessary. Based on the authors' extensive experience preparing HIAs, some of the current requirements may not always be required. Lastly, the wording has been revised to refer to this document as a Terms of Reference rather than a Guideline. This would be important in the event of an OLT appeal.

Delegated Authority

Under the authority granted to the Chief Planner via By-law 147-2023, City staff have some delegated authority as authorized under *Ontario Heritage Act* Section 33 (15) or 42 (17). It is recommended these sections be revisited as part of the HCD plan and guidelines phase, should the Council proceed to consider if additional approvals could be delegated to staff.

Demolition Control

As noted in Appendix B, the City of Windsor currently also does not have a demolition control by-law that covers the whole of Walkerville. It is recommended that the applicable by-law be amended to ensure the whole of the Walkerville Heritage Area (as defined above) is identified as a demolition control area.

Conclusions and Recommendations:

This appendix has been written in support of meeting the requirement under the Section 40 of Ontario Heritage Act to make recommendations as to any changes that will be required to the municipality's policy and process. To this end, the following are recommended:

C1) That the recommended amendments to the Official Plan, as outlined with Table 1 of this Appendix, be undertaken.

C2) That the Walkerville Heritage Area be expanded as identified in Figure C1 and that the necessary Official Plan amendment to Schedule G be undertaken.

C3) That the recommended revisions to the existing Heritage Impact Assessment Terms of Reference be adopted.

C4) If Council decides to proceed to the Plan and Guidelines Phase for the Walkerville Heritage Conservation District that the process explore increased delegated authority for City staff to address approvals.

C5) That a demolition control By-law be created to encompass the whole of the Walkerville Heritage Area.

These recommendations should not be considered in isolation and should be considered as part of the recommendations within the body of the main report.


Appendix D

Inventory Work Sheets (Summary)

The preliminary evaluation summary table below is provided as a requirement of the *Ontario Heritage Act* to demonstrate that at least 25% of all properties within a HCD meet two or more criteria under *Ontario Regulation 9/06*.

The table summarizes the preliminary evaluation of contribution status of all properties within the Walkerville HCD Study Area boundary. The properties were researched using readily identifiable sources and evaluated based on cultural heritage value and significance, according to the requirements of *Ontario Regulation 9/06*.

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
Argyle Rd													
480 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
500 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
525 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9	
625-45 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5	
636 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
646 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
654 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
657-93 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5	
662 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
686 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
708 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
709, 711 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
710 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
727 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
751 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
767 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
779 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
793 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
722 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
728 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
746 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
748 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
762 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
782 Argyle Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
796 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
804 Argyle Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
807 Argyle Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
810 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
819 Argyle Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
823 Argyle Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
826 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
840 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
850 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
858 Argyle Rd	Listed	NO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
872 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
880 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
888 Argyle Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1105 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1115 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1131 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1138 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
1139 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1142 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1143 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1146 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1150 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1151 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1155 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1156 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1160 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1167, 1169 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1168 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1170 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1175 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1176 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1184 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1185 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1188 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1194 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1195 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1206 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
1208 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1210 Argyle Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1212 Argyle Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1216 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1218 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1219, 1223 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1220 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1222 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1224 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1225, 1227 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1226 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1229, 1231 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1230 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1232 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1233, 1235 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1234 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1236 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1237, 1239 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1238 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1240 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1241, 1243 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1244 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1246 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1248 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1250 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1252 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1254 Argyle Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1258 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1262 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1264 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1266 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1268 Argyle Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1270 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1272 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1274 Argyle Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1275 Argyle Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1276 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1278 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1280 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1282 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1284 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1288 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1290 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1292 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1294 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1296 Argyle Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
Assumption St													
0 Assumption St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1551-1591 Assumption St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1790 Assumption St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1880 Assumption St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
Brant St													
2090 Brant St	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
Chilver Rd													
247 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
309-11 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
319-21 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
333 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
341-43 Chilver Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
354-398 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
355 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
375 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
400 Chilver Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5	
409 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
425 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
438-442 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
439 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
456 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
459 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
474 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
479 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
491 Chilver Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
509 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
518 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
521 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
532 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
535 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
548 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
549 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
624 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
640 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
654 Chilver Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
655 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
666, 668 Chilver Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
667 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
674, 676 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
675 Chilver Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
684 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
685 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
691 Chilver Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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718 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
719 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
730 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
733 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
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749 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
752, 754, 764, 770 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
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776 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
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793, 795 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
794 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	
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949 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
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995 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
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1011 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1019 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
1023 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
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1033 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1041 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1049 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
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1065 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1069 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
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1123 Chilver Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
1128 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1135 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1136 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1141 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
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1149 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
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1156 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
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1242 Chilver Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1245 Chilver Rd	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1246, 1248 Chilver Rd	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
1250 Chilver Rd	NONE	YES	✓	□	□	□	□	□	✓	✓	□	3	
1251 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1254 Chilver Rd	NONE	YES	✓	□	□	□	□	□	✓	✓	□	3	
1255 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1258 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1259 Chilver Rd	NONE	YES	□	✓	□	□	□	□	✓	✓	□	3	
1262 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1263 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1264, 1266 Chilver Rd	NONE	YES	✓	□	□	□	□	□	□	✓	□	2	
1267 Chilver Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1270 Chilver Rd	NONE	YES	✓	□	□	□	□	□	✓	✓	□	3	
1271 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1272 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1278 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1281 Chilver Rd	Listed	YES	✓	✓	□	□	□	□	✓	✓	□	4	
1284 Chilver Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1288 Chilver Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1290, 1292 Chilver Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
Devonshire Crt													
1912 Devonshire Crt	Listed	YES	✓	□	□	□	□	□	✓	□	□	2	
1924 Devonshire Crt	Listed	YES	✓	□	□	□	□	□	✓	□	□	2	
1948 Devonshire Crt	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1949 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2050 Devonshire Crt	Listed	YES	✓	□	□	□	□	□	✓	□	□	2	
2053 Devonshire Crt	NONE	YES	✓	□	□	□	□	□	✓	✓	□	3	
2062 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2063 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2076 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2079 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2090 Devonshire Crt	NONE	NO	□	□	□	□	□	□	□	□	□	0	
Devonshire Rd													
0 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
300 Devonshire Rd	NONE	YES	✓	✓	□	□	□	□	✓	□	□	3	
325 Devonshire Rd	Designated	YES	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	
350 Devonshire Rd	Designated	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
378-396 Devonshire Rd	Designated	YES	✓	□	□	✓	□	✓	✓	✓	✓	6	
415 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
420 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	□	□	✓	✓	6	
475 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
511, 517 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
514 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
516, 518 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
546 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	
547 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
548, 550 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	
580 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
606, 610 Devonshire Rd & 2017 Wyandotte St E	Designated	YES	✓	✓	□	✓	□	✓	✓	□	✓	6	
618 Devonshire Rd	Listed	YES	✓	✓	✓	□	✓	□	✓	✓	✓	7	
626 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
634 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
642 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
650 Devonshire Rd	Designated	YES	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	
656 Devonshire Rd	Designated	YES	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	
666 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
674 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
684 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
692 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
709 Devonshire Rd	Designated	YES	✓	✓	□	✓	□	✓	✓	□	□	5	
712 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	
721, 725 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
743 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	□	□	5	






















PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
748 Devonshire Rd	Listed	YES	✓	✓	□	✓	✓	□	✓	✓	✓	7	
765 Devonshire Rd	Listed	YES	✓	✓	□	✓	□	□	□	□	□	3	
766 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	
793 Devonshire Rd	Designated	YES	✓	✓	□	✓	□	✓	✓	□	□	5	
794 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	□	✓	✓	✓	7	
800 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
811 Devonshire Rd	Designated	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	
1128 Devonshire Rd	NONE	YES	✓	□	□	✓	□	□	✓	□	□	3	
1129 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	□	□	2	
1136 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	□	□	2	
1144 Devonshire Rd	NONE	YES	✓	□	□	✓	□	□	✓	□	□	3	
1153 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1154 Devonshire Rd	NONE	YES	✓	□	□	✓	□	□	✓	□	□	3	
1162 Devonshire Rd	NONE	YES	✓	□	□	✓	□	□	✓	□	□	3	
1165 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1174 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1177 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1182 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1190 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1218 Devonshire Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
1219 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	□	□	2	
1222 Devonshire Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1223 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
1226 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	✓	□	3	
1229 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
1218 Devonshire Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
1235 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	□	□	2	
1238 Devonshire Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1241 Devonshire Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1244 Devonshire Rd	NONE	YES	□	□	□	□	□	□	✓	✓	□	2	
1245 Devonshire Rd	NONE	YES	✓	□	□	□	□	□	✓	□	□	2	
1441 Devonshire Rd	Listed	YES	✓	□	□	□	□	□	✓	□	□	2	
Kildare Rd													
420 Kildare Rd	Designated	YES	✓	✓	✓	✓	✓	✓	✓	□	✓	8	
423 Kildare Rd	Listed	YES	✓	✓	□	✓	✓	□	✓	□	□	5	
447 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	✓	5	
468 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	□	□	3	
477 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
484 Kildare Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
487 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
487 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
510 Kildare Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
516 Kildare Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
534 Kildare Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
536 Kildare Rd	Designated	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
537 Kildare Rd	Designated	YES	✓	□	□	✓	□	□	✓	✓	□	4	
549 Kildare Rd	Listed	YES	✓	□	□	✓	□	✓	✓	✓	□	5	
621 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
623 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
637 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
649 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
651 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
665 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
677 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
679 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
691-695 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
711 Kildare Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
712 Kildare Rd	Listed	YES	□	□	□	✓	□	□	✓	✓	□	3	
727 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
734 Kildare Rd	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
747 Kildare Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	
759, 765 Kildare Rd	NONE	NO	□	□	□	□	□	□	□	□	□	0	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
760 Kildare Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
776 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
777 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
796 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
805 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
810 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
815 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
825 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	
833 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	
841 Kildare Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
849 Kildare Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
863 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
873 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
889 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
1128 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1141 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1142 Kildare Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	
1151 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1154 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1155 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1166 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	
1167 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1175 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1176 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1181 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1186 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1191 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1195 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1209 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1215 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1219 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1220 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1221 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1224 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1227 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1228 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1232 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1235 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1236 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1240 Kildare Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1241 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1249 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1253 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1257 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1261 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1267 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1271 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1278 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1281 Kildare Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1287 Kildare Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
Lincoln St													
247 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
257-261 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
286 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
395-397 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
416 Lincoln Rd & 1617-1637 Assumption St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
427 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	●
553 Lincoln Rd	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
651, 659 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8	●
1106 Lincoln Rd	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	●
Monmouth St													

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
628 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	☐	☐	3	
704 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
705 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
716 Monmouth Rd	Designated	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
724 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
725 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
729 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
734 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
744 Monmouth Rd	Designated	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
745 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
747 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
756 Monmouth Rd	Designated	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
763 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	4	
765 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
766 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
778 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
779 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
783 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
786 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
796 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
797 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
802 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
803 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
806 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
807 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
808 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
809 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
811 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
812 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
816 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
817 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
820 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
821 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
822 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
823 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
826 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
827 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
830 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
831 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
834 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
835 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
836 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
837 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	4	
840 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
841 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
846 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
847 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
852 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
853 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
858 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
859 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
862 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
863 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
864 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
865 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
868 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
869 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
872 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
873 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
876 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
877 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	
878 Monmouth Rd	Listed	YES	✓	☐	☐	✓	☐	☐	✓	✓	☐	5	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
879 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
882 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
883 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
886 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
887 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
890 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
891 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
892 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
893 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
896 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
897 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
902, 910, 912, 914, 916 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
909 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
917 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
926 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
928 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
930 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
934 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
936 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
940 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
942 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
946 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
950 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
952 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
956 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
958 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
966 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
968 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
972 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
974 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
978 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
988 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
994 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1004 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1008 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1012 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1016 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1024 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1026 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1034 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1036 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1044 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1046 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1054 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1056 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1064 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1066 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1070 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1076 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1084 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1086 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1092 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1094 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1104 Monmouth Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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1133 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1137 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1141 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1147 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1155 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1161 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1165 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
1173 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1177 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1181 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1187 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1191 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1204 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1206 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1207 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1209 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1210 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1211 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
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1219 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1220 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
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1239 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
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1243 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1245 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
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1255 Monmouth Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1259 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1260 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1261 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1263 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1264 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1265 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1266 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1267 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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1273 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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1275 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1276 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1277 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1278 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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1281 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1282 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1283 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1284 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1286 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1287 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1288 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1289 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1290 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1291 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1292 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
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1294 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
1295 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1296 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1297 Monmouth Rd	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
Niagara St													
2033 Niagara St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2049 Niagara St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2079 Niagara St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2107 Niagara St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2131 Niagara St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	
2141 Niagara St	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
2151 Niagara St	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
Ontario St													
1563, 1589 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
1875 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1911 Ontario St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1920 Ontario St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1929 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1945 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1975 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1989 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
1990 Ontario St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2021-2055 Ontario St	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7	
2087 Ontario St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2115 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2123 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2135 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2137 Ontario St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2160 Ontario St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2233 Ontario St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2236 Ontario St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
Ottawa St													
1600, 1610, 1612, 1620, 1626 Ottawa St	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1780 Ottawa St	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	
1818, 1826, 1832, 1834, 1840 Ottawa St & 1294 Chilver Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
1860-1898 Ottawa St & 1293, 1295 Kildare Rd	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1900 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1948, 1950 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1958 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1970 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1980 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
1990 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2004 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
2014 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2022, 2024 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2034, 2036 Ottawa St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2046 Ottawa St	NONE	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
2052 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2062 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2074 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2084 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2090 Ottawa St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
Richmond St													
1815 Richmond St	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
1857 Richmond St	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	
1941 Richmond St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5	
2017 Richmond St	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
2039 Richmond St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
2055 Richmond St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
2100 Richmond St	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	
2135 Richmond St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
2241 Richmond St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2296 Richmond St	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
Riverside Dr													
1579 Riverside Dr E	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
1647 Riverside Dr E	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	●
1755 Riverside Dr E	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
1950 Riverside Dr E, Building 21	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
1950 Riverside Dr E, Building 46	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	
2029 Riverside Dr E	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2072 Riverside Dr E, Building 17	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
2072 Riverside Dr E, Building 20	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2072 Riverside Dr E, Buildings 23, 23A, 23B	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8	
2072 Riverside Dr E, Building 25	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2072 Riverside Dr E, Building 26	Listed	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
2072 Riverside Dr E, Building 27	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
2072 Riverside Dr E, Building 51	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2072 Riverside Dr E, Buildings 55 & 55A	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2072 Riverside Dr E, Building 56	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2072 Riverside Dr E, Building 58	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2295 Riverside Dr E, Building 61	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
2301 Riverside Dr E, Building 59	NONE	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
St Mary's Gate													
1978 St Mary's Gate	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
1938 St Mary's Gate	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8	
2030 St Mary's Gate	NONE	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
2060 St Mary's Gate	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
Tuscarora St													
1920, 1980 Tuscarora St		NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
Walker Rd													
0 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
298 Walker Rd	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
530 Walker Rd	Listed	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
600 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
715 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
721 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
731 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
739 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
749 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
753 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
763 Walker Rd	Designated	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
769 Walker Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
777 Walker Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
785 Walker Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
811 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
817 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
821 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
849 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
879 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
911 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
933 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
935 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
937 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
939 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
941 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
943 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
945 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
947 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
949 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
951 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
953 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
955 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
965 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1005 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1019 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1021 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1023 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1025 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1027 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1029 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1031 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1033 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1035 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1037 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1039 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1041 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1057 Walker Rd	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	●
1107 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1117 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1133 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1149 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1151 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1157 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1161 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1167 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1179 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1183 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1189 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1195 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
1215 Walker Rd	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	●
Walker Rd to Devonshire Rd (approx. 300 block)	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
Willistead Cres													
2002 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2005 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2008 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2011 Willistead Cres	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2014 Willistead Cres	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2019 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2020 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2025 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2026 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2029 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2032 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2035 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2038 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2042 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2046 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2048 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2050 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2052 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2056 Willistead Cres	NONE	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
2060 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2064 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2067 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2068 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2071 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2072 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2077 Willistead Cres	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	
2080 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2083 Willistead Cres	NONE	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	
2088 Willistead Cres	Designated	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	
2094 Willistead Cres	Listed	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	
Windermere Rd													

PROPERTY OVERVIEW			O.REG. 9/06 CRITERIA									Total Criteria Met	Not in Recommended Boundary
Property Address	Current Heritage Status	Contribution Status	i.	ii.	iii.	iv.	v.	vi.	vii.	viii.	ix.		
730 Windermere Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	□	□	5	●
897 Windermere Rd	Listed	YES	✓	✓	□	✓	✓	✓	✓	✓	✓	8	●
905 Windermere Rd	Listed	YES	✓	□	□	□	□	□	✓	✓	□	3	●
917 Windermere Rd	Listed	YES	✓	□	□	□	□	□	✓	✓	□	3	●
936 Windermere Rd	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	□	6	●
967, 969 Windermere Rd	Listed	YES	✓	□	□	□	□	□	✓	✓	□	3	●
1222 Windermere Rd	Listed	YES	✓	□	□	□	□	□	✓	✓	□	3	●
Wyandotte St													
0 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1506-12 Wyandotte St E	Listed	YES	✓	✓	□	□	□	□	✓	□	✓	4	
1514, 1520 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1505-33 Wyandotte St E	Listed	YES	□	□	□	✓	□	□	✓	✓	✓	4	
1526, 1528, 1534 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	□	✓	✓	✓	6	
1564 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	✓	✓	□	✓	6	
1570 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1565 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1580, 1586, 1588, 1598 Wyandotte St E, 567, 571 Lincoln Rd	Designated	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
1585 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	✓	□	1	
1600 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1601 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	□	✓	✓	✓	6	
1623 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1645, 1633, 1655 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1646, 1648 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
1670, 1660-98 Wyandotte St E	Listed	YES	□	□	□	✓	□	□	✓	✓	✓	4	
1687 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	□	□	□	✓	4	
1701 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
1706-1748 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1719-23 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	□	✓	✓	□	5	
1731-37 Wyandotte St E	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
1739, 1747 Wyandotte St E	Listed	YES	✓	□	□	✓	□	□	✓	✓	□	4	
1755, 1759, 1767 Wyandotte St E	Listed	YES	✓	□	□	✓	□	□	✓	✓	✓	5	
1778 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1799 Wyandotte St E	Designated	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
1801, 1815, 1823, 1833 Wyandotte St E	Listed	YES	□	□	□	✓	□	□	✓	✓	✓	4	
1840 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
1850, 1862 Wyandotte St E	Listed	YES	□	□	□	✓	□	□	✓	✓	✓	4	
1880 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	□	✓	□	✓	5	
1900-1942 Wyandotte St E	Designated	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
1958-1998 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	✓	✓	✓	✓	7	
1969 Wyandotte St E	Listed	YES	□	□	□	✓	✓	✓	✓	□	✓	5	
2090 Wyandotte St E	Listed	YES	✓	✓	□	✓	□	✓	✓	□	□	5	
2095 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	
2175 Wyandotte St E	NONE	NO	□	□	□	□	□	□	✓	□	□	1	
2200 Wyandotte St E, Building 62	NONE	YES	□	□	□	✓	□	□	✓	□	□	2	
2200 Wyandotte St E, Building 63	NONE	YES	□	□	□	✓	□	□	✓	□	□	2	
2220 Wyandotte St E	NONE	NO	□	□	□	□	□	□	□	□	□	0	

Appendix E

Properties recommended for potential Section 29 Part IV Ontario Heritage Act Designations

Based upon the work to date, the following property are recommended for further consideration as individual, Section 29 Part IV Ontario Heritage Act Designations.

#	LOCATION	NAME	BUILT	REASONS FOR CONSIDERATION
1	247 Lincoln Rd	J.A. Gardner House	1903	Current OHA Section 27 "Listed" Property Queen Anne Revival
2	257-61 Lincoln Rd	Jones-Miller House	1908	Current OHA Section 27 "Listed" Property Queen Anne Revival
3	286 Lincoln Rd	Fred W. Marshall House	1890	Current OHA Section 27 "Listed" Property Queen Anne Revival
4	395-97 Lincoln Rd	Crouchman House	1885	Current OHA Section 27 "Listed" Property Queen Anne Walkerville
5	427 Lincoln Rd	Robert Kerr House	1896	Current OHA Section 27 "Listed" Property Arch. James G. McLean; Queen Anne Revival
6	553 Lincoln Rd	Superior Piston Ring Company	1924	Current OHA Section 27 "Listed" Property Small industrial, early Ford supplier
7	651 Lincoln Rd	Lincoln Road United Church	1915	Current OHA Section 27 "Listed" Property Arch. Ervin S. Walker; Medieval Revival
8	659 Lincoln Rd	Lincoln Road United Woollatt Church House	1926	Arch. Pennington & Boyde
9	1106 Lincoln Rd	Bell Canada Exchange	1922	Current OHA Section 27 "Listed" Property Utility adapt to residential; arch. D.J. Cameron
10	1563-89 Ontario St	Marentette Apts.	1927	Current OHA Section 27 "Listed" Property Classical Revival
11	730 Windermere Rd	E. Hamilton Collins House	1906	Current OHA Section 27 "Listed" Property Arch. Mason & Rice - Queen Anne Revival
12	897 Windermere Rd	Chalmers United Ch./1st Presbyterian Walkerville now All Nations Full Gospel	1908	Current OHA Section 27 "Listed" Property Arch. Watt & Crane
13	905 Windermere Rd	House	1915	Current OHA Section 27 "Listed" Property Foursquare
14	917 Windermere Rd	House	1915	Current OHA Section 27 "Listed" Property Foursquare
15	936 Windermere Rd	Charles Porter House	1916	Current OHA Section 27 "Listed" Property Arts & Crafts Dutch Col. Rev.; Arch. J.C. Pennington
16	967 Windermere Rd	House	1916	Current OHA Section 27 "Listed" Property Foursquare
17	1222 Windermere Rd	House	1907	Current OHA Section 27 "Listed" Property Foursquare
18	2145 Windermere Rd	McLaughlin House	c1938	Current OHA Section 27 "Listed" Property Tudor Revival
19	2146 Windermere Rd	House	c1926	Current OHA Section 27 "Listed" Property Dutch Colonial Revival

