

AA/
Windsor, Ontario, October 5, 2011

A meeting of the **Economic Development Standing Committee** is held this day commencing at 4:30 o'clock p.m. in Council Chambers there being present the following members:

Councillor Dilkens, Chair
Councillor Sleiman
Councillor Valentinis
Councillor Payne
Councillor Marra

Also present are the following from Administration

Helga Reidel, Chief Administrative Officer
George Wilkki, City Solicitor and Corporate Leader Economic Development and
Public Safety
Neil Robertson, Acting City Planner
John Calhoun, Heritage Planner
France Isabelle-Tunks, Senior Manager, Development & Geomatics
Agatha Armstrong, Deputy City Clerk

Delegations

Flavio Forest, Dillon Consulting

1. **CALL TO ORDER**

The meeting is called to order at 4:32 o'clock p.m.

2. **ADOPTION OF THE MINUTES**

Moved by Councillor Marra, seconded by Councillor Valentinis
That the minutes of the meeting of the Economic Development Standing
Committee held on July 6, 2011 **BE ADOPTED** as presented.
Carried.

3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE
THEREOF**

None disclosed.

4. **REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None requested.

5. **COMMUNICATIONS**

None.

6. **PRESENTATIONS AND DELEGATIONS**

Flavio Forest, P.Eng., Dillon Consulting

Flavio Forest representing Dillon Consulting provides a brief overview entitled, "Master Plan 2010 Windsor International Airport" attached.

7. **COMMITTEE MATTERS**

Report No. 302 of the Windsor Heritage Committee of its meeting held September 14, 2011 (2161 Riverside Drive West)

Moved by Councillor Sleiman, seconded by Councillor Valentinis,
That in accordance with the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN**:

Owner: Frank Massimino
Property: 2161 Riverside Drive West (Plan 766; Lot 19, east part lot 18, south part Lot 20)

Statement of Significance/Reasons for Designation:

Description of Historic Place

The Ross-Struthers House is on the south side of Riverside Drive West between Rankin Avenue and Randolph Place. The house was built c1906 in the Mission/Spanish Colonial Revival style, converted to multiple-family in the 1950s, and has been in continuous use.

Heritage Value

Historical Importance:

This house was built c1906 when the town of Sandwich was growing toward Windsor (the boundary was two blocks east). The first occupant was Edward H. Ross, who in 1914 was a signer of the surrounding plat used for prominent houses. In the 1920s and 1930s the resident was E.R.C. Struthers, proprietor of Concrete Bumper Company. The present owners acquired it in 1989.

Architectural Importance:

This house is stucco, two-storey, with a flat roof and a façade that is almost symmetrical. A projecting one-storey porch is across the full width; it has four piers with wide arches between, and a sculpted parapet with compound arches; original roof drains remain at the corners. The second floor has wide arched windows similar to the porch, all with stucco surrounds. The roofline above the second floor has an arch on the front right corner similar to the porch; on the left front it is castellated. Stucco coping is along parapet edges on both floors.

The style is "Mission" or "Spanish Colonial Revival". Typical style elements include stucco walls, curved parapets with coping, wide porches, and tile roofs; symmetry is a common feature. The identity of the original designer is unknown.

Contextual Importance:

This location is in the former town of Sandwich, built fronting the river-front road, Sandwich Street (now Riverside Drive West in Windsor). The sides of the c1906 house are perpendicular to the river's edge, and the front is set far back from the street (see aerial photo).

In contrast, the 1914 platted lot lines of Registered Plan 766 (and the sides of adjacent houses) are parallel to the farm lot edges, at 28° west of magnetic north or several degrees more northerly than the older house. The plat includes both sides of what is now Randolph Place (formerly Park Place and Casgrain Place) between Riverside Drive and University Avenue West (formerly London Street). That block has several large homes, including Register-listed properties at 205 and 218 Randolph Place.

Character Defining Elements

Feature that contributes to the historical value of the Ross-Struthers House include:

Its association with Edward H. Ross, involved with surrounding development in the municipality of Sandwich, and with Windsor business owner E.R.C. Struthers.

Exterior features that contribute to the architectural value of the Ross-Struthers House include:

- Mission/Spanish Colonial Revival style, constructed c1906.
- Stucco finish.
- Two storeys, flat roof.

- One-storey porch across the full width, with four piers with wide arches between, sculpted parapet with compound arches, original roof drains at the corners, and flat roof.
- Stucco coping along parapet edges on both floors.
- Stucco surrounds for windows and porch openings.
- Second-floor wide arched windows.
- Second-floor roofline has an arch on the front right corner similar to the porch; on the left front it is castellated.

Characteristic that contributes to the contextual value of the Ross-Struthers House include:

- Its location along Riverside Drive West at an angle to its newer neighbours, and set back further from the street.

Carried.

8.

ADMINISTRATIVE ITEMS

Item 1 Windsor International Airport – Master Plan 2010

The salient points of discussion relating to the Windsor International Airport – Master Plan 2010 are as follows:

- If any other entity such as the multimodal plan was reviewed
- The requirements of the height restrictions that are in place
- Ability of the runways to accommodate the largest aircraft
- Short term requirements, suggesting that the air terminal building on the ground floor be expanded to a minimum of 5,800 square meter and whether or not this is required.
- The expansion of the airport will largely depend on the increase of passenger travel; currently the size of the airport is sufficient.
- Concerns regarding the recommended land use plan as it relates to the open space/Natural Heritage
- Once the Master Plan is adopted, what is the process for making changes to the Land Use Master Plan?
- Where did the suggestion of the 120 meter buffer stem from?
- In relation to the Master Plan, no additional funding will be required; additional funding may be needed for other areas of the project.
- Master Plan should be reviewed every 5 years.

Moved by Councillor Marra, seconded by Councillor Sleiman,
That City Council **APPROVE** the Windsor International Airport – Master
Plan 2010;

That City Council **ENDORSE IN PRINCIPLE** the recommendations outlined in Windsor International Airport – Master Plan 2010, as listed in Appendix B (pages 6-14 of attached report).

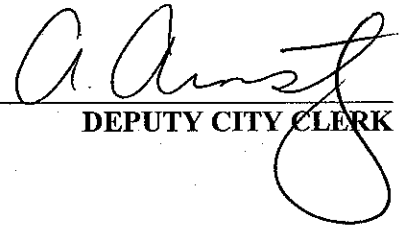
Carried.

9. **ADJOURNMENT**

There being no further business the meeting is adjourned at 5:25 o'clock p.m.



CHAIRPERSON



DEPUTY CITY CLERK