

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

Robin Easterbrook, Chair
Lynn Baker
Simon Chamely
Jeffrey Mellow
Noreen Slack
Councillor Fulvio Valentinis (arrives at 5:30 p.m.)

Regrets received from:

Andrew Foot

Delegations:

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

Also present are the following resource personnel:

John R. Calhoun, Heritage Planner
Kevin Alexander, Planner III, Special Projects
Adam Coates, Planner II, Urban Design
Justin Teakle, Policy Planning Assistant
Karen Kadour, Committee Coordinator

I. CALL TO ORDER

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

2. ADOPTION OF THE MINUTES

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

That the minutes of the Windsor Heritage Committee of its meeting held April 9, 2014

BE ADOPTED as presented.

Carried.

3. DECLARATIONS OF CONFLICT

None disclosed.

5. BUSINESS ITEMS

5.1 St. Bernard School, 1847 Meldrum Road

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

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

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

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

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

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

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

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

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

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

Moved by L. Baker, seconded by Councillor Valentinis,

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

Carried.

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

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

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

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

Moved by Councillor Valentinis, seconded by N. Slack

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

Carried.

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

5.3 City Hall, 350 City Hall Square West

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

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

Moved by Councillor Valentinis, seconded by N. Slack,

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

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

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

The motion is put and is lost.

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

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

Carried.

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

5.4 Shopping Centre, 321 I-322 Sandwich Street

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

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

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

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

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

Moved by Councillor Valentinis, seconded by S. Chamely,

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

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

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

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors OJ'en 2014

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

6.2 Archaeological Site

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

6.3 Ontario Heritage Trust Awards

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

7. DATE OF NEXT MEETING

The next regular scheduled meeting will be held on July 9, 2014 at 5:30 o'clock p.m. in Room 407, 400 City Hall Square East.

8. ADJOURNMENT

There being no further business, the meeting is adjourned at 7:32 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule "A"
to the minutes of the
Windsor Heritage Committee
meeting held
Wednesday, June' 11, 2014
at 5:30 o'clock p.m.
Room 407, 400 City Hall Square East

1. **CALL JO ORDER**

2. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held April 9, 2014 (*previously distributed*)

3. **DECLARATIONS OF CONFLICT**

4. **DELEGATIONS**

Mario Iatonna, regarding *Item 5.1*
Peter Spanis, regarding *Item 5.1*
Marwan Taqtaq, regarding *Item 5.2*
Mario Sonego, regarding *Item 5.3*
Wadah Al-Yassiri, regarding *Item 5 J*
Marco Raposo, regarding *Item 5. 4*

5. **BUSINESS ITEMS**

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

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

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

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

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

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

Meeting Agenda

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

5.4 Shopping Centre, 3211-3225 Sandwich Street

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

6. COMMUNICATIONS AND ANNOUNCEMENTS

6.1 Doors Open 2014

Next meeting June 18, 2014

6.2 Archaeological Site

Status of request

6.3 Ontario Heritage Trust Awards

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

7. DATE OF NEXT MEETING

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

8. ADJOURNMENT

Kado1Jr, Klren

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

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

Kevin Alexander, MCIP RPP
Planner 111--Special Projects

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

Good Afternoon,

For your review and comment.
Our thanks to Kevin Alexander for his work on this project.

Thank you!
Dave

David Grimaldi.
Windsor Parade Corporation, Halo Productions & Big Silver Int..
1168 Drouillard Road, Windsor, Ontario N8Y 2R1
T: 519-254-2880 F: 519-254-7735 C: 519-792-3521
mrssanta@wmnsi.net ; www.santaparacle.org

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

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

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

The agenda can be

<http://www.citywindsor.ca/cityha11/committeesofcouncil/Advisory-Committees/Windsor-Heritage-Committee/Documents/WHC%20JUNE%2011%202014%20AGENDA.pdf>

Thank you, Kevin

Kevin Alexander, MCIP RPP
Planner 111--Special Projects

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