Development & Heritage Standing Committee
Monday, November 9, 2026
Item No. 10.1 - Written Submission

LASSALINE
PLANNING CONSULTANTS INC.

REPORT:	**HERITAGE IMPACT ASSESSMENT (HIA)**
MUNICIPALITY:	**CITY OF WINDSOR**
MUNICIPAL ADDRESS:	1969 WYANDOTTE ST EAST
DEVELOPMENT:	DEMOLITION BLDG PERMIT
DATE:	NOVEMBER 4, 2026

1632 County Road 31
St. Joachim, ON · N0R 1S0
C 519-563-8814· **E** jackie@lassalineplan.ca

TABLE OF CONTENTS

Land Acknowledgement
Executive Summary

1.0 Introduction..... 5
1.1 Context..... 6
1.2 Heritage Registry Dr. C.W. Hoare Residence:1969 Wyandotte Rd ……..... 10
1.3 Designated Dr. C.W. Hoare Residence: 2088 Willistead Cres ……. 12
1.4 Who was Dr. CW Hoare? ……..... 13
1.5 Historical Residences of Dr. CW Hoare.....14
1.6 Historical Use of Walter D. Kelly Funeral Home…… 14
1.7 Progression Over the Years…… 16
2.0 Proposed Development 21
2.1 Concept Plan - Building Design 21
3.0 Heritage Impact Assessment: Demolition 2 4
3.1 Ontario O'Reg 9/06..... 24
3.2 Ontario Heritage Toolkit ……... 29
3.3 Consistency with Provincial Planning Statement (PPS 2024).....30
3.4 Ontario Heritage Act…… 32
3.5 Conformity with Windsor Official Plan ……..... 32
3.6 Community Improvement Plans (CIP) 38
3.7 Conformity with WHCD 39
3.8 Compliance with Windsor Comprehensive Zoning Bylaw 8600.....45
4.0 Heritage Assessment Summary 47
4.1 Engineer's Building Evaluation ……..…….. 47
4.2 Mitigation Measures ……..... 48
5.0 Recommendations & Conclusion 49

APPENDIX

Appendix A: BUILDING CONDITION ASSESSMENT: GS ENGINEERING
Appendix B: DRAFT WHDC LISTING FOR 1969 WYANDOTTE ST E
Appendix C: DRAFT WHDC POLICIES
Appendix D: DR CW HOARE OBITUARY
Appendix E: ATTESTATION PAPERS
Appendix F: WINDSOR TOR FOR HIAS (2023)
Appendix G: WINDSOR DRAFT SOS (1969 WYANDOTTE)
Appendix H ADDITIONAL PHOTOGRAPHS

LAND ACKNOWLEDGEMENT

This Cultural Heritage Impact Assessment (HIA) acknowledges that the lands located at 1969 Wyandotte Street East, Windsor is situated on the traditional territory of the Anishinaabeg people of the Three Fires Confederacy of First Nations. The Three Fires Confederacy includes the Ojibwa, the Odawa, and the Potawatomi.

EXECUTIVE SUMMARY

A demolition request has been submitted for the existing building on the lands municipally addressed as 1969 Wyandotte Street East, Windsor. The lands are in the DRAFT 'Walkerville Heritage District (WHD)' as identified below. The property is not designated under Part IV of the Ontario Heritage Act but is listed on the Windsor Municipal Heritage Register.

The subject property has been listed on the Heritage Register of the City of Windsor. Heritage Register listing identifies the architect, the landowner and the viewscape as the primary reasons for listing.

This HIA concludes that the existing building at 1969 Wyandotte Street East does not meet the criteria for designation under the Heritage Act. Further, that the building is in poor condition and is not a viable building for renovation or restoration.

While the City has completed an evaluation of the subject property through the Walkerville Heritage Conservation District Study and determined that the property meets 5 of 9 criteria under *Ontario Regulation 9/06*, we are of the opinion that the property does not meet the required 2 criteria for designation under Part IV. A response to these criteria is provided under Section 3.4 of this report.

This HIA concludes that the existing building at 1969 Wyandotte Street East:

- Does not meet any criteria under Ontario Regulation 9/06;
- Since the building does not meet any criteria, no heritage resources have been identified;
- The integrity and condition of the building has been adversely impacted, as per the structural condition report and information provided in this report (Appendix A);

- The proposed new building is consistent with the applicable policies of the Official Plan related to urban design in the identified heritage area;

- The draft Walkerville Heritage Conservation District Plan (which is not currently in force) builds upon the policies of the Official Plan and if adopted by Council, would superseded the policies of the Official Plan. This HIA concludes that the proposed demolition and new building is consistent with the draft WHCD Plan policies related to demolition as well as new construction within the identified sub-character area.

The following provides mitigation recommendations should demolition be approved:

- Documentation of the property with photographs to supplement the historic record;

- Salvage of materials at the interior of the building of good condition as opposed to being deposited as landfill;

- Refinement of the proposed new building through the Site Plan Application process.

1.0 INTRODUCTION

Lassaline Planning Consultants (LPC) has been retained to undertake a Heritage Impact Assessment (HIA) of the requested demolition of the existing building known as 1969 Wyandotte Street East, City of Windsor. This HIA has been prepared under the Ontario Heritage Act (OHA) as part of the request for demolition application made for the existing building on site.

The City has requested a number of items to support the requested demolition application, namely: i) a planning opinion on the proposed principal and accessory uses; ii) a Notice of Intent to Demolish a Heritage Listed Property; iii) a feasible redevelopment plan; iv) a building assessment report; and v) necessary information to support the request for demolition. This HIA has been completed to accompany the Notice of Demolition.

This Heritage Impact Assessment (HIA) has been prepared to examine and assess the existing building and property and the viability of a demolition permit. This report will also consider the draft Walkerville HCD Study and Plan (which is not currently in effect at the time of writing this report) and merits of the proposed re-development proposed for the site. This HIA has been drafted to include the required components as outlined in the City's Terms of Reference (**Appendix F**).

1.1 CONTEXT: SITE AND SURROUNDING LAND USES

The subject lands are located along Main Street of Wyandotte Street East, a commercial corridor of the Walkerville Heritage Area as per Schedule G of the City of Windsor Official Plan.

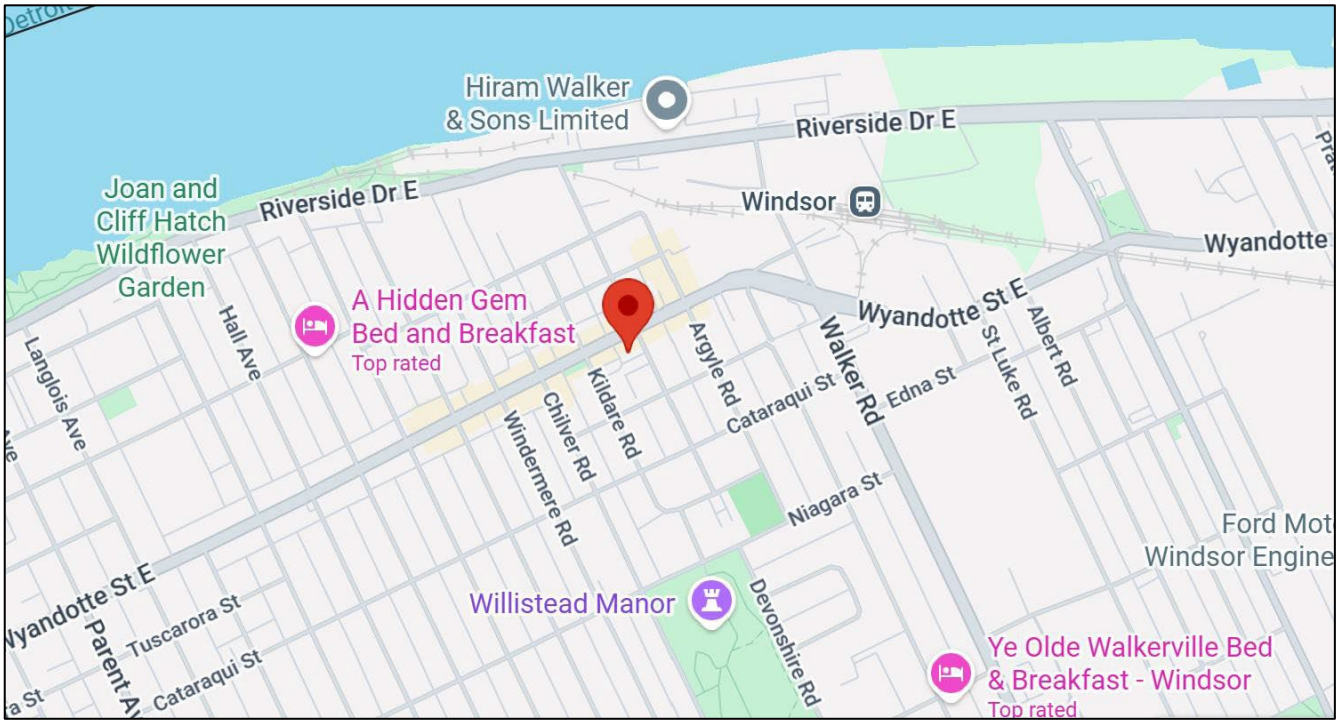


FIGURE 1: LOCATIONAL MAP – 1969 WYANDOTTE ST E

LEGAL DESCRIPTION AND OWNERSHIP:

LOT 1, BLOCK K, PLAN 211, BEING PART 1, PLAN 12R29228; CITY OF WINDSOR

Owner name: 2798315 Ontario Inc.

PIN number: 01133-0919 (LT)

NEIGHBOURHOOD LAND USE:

Site: public parking lot and an existing commercial building;



South: 4 storey Residential Apartments



North:

a) Strathcona Building renovated and restored by Rosati (commercial, second offices);



b) Imperial Building: 3 storeys (main floor commercial, second/third floor offices);



East (Devonshire Road): commercial building



East (Wyandotte Street): single and multiple unit residential buildings



West (Kildare Road): single and multiple unit residential buildings



1.2 HERITAGE REGISTRY: 1969 WYANDOTTE STREET EAST

The subject property at 1969 Wyandotte Street East, Windsor ON is listed on the City of Windsor Heritage Registry as defined by the Ontario Heritage Act, R.S.O, 1990 c.O. 18 and has been identified within the **DRAFT** Walkerville Heritage Conservation District Plan (WHCDP), final draft report issued August 2026.

The subject building at 1969 Wyandotte St E. was constructed in **1907** within the Wyandotte residential neighbourhood. The architect was Fred Louis Smith from the Detroit firm of Smith, Hinchman, and Grylls.

Appendix B to this HIA shows the listing in the Draft WHCD Study for the subject building at 1969 Wyandotte Street East. As noted, I concur, the original building was constructed in the Edwardian Architectural style. Through a number of additions to the building, the original design was changed to the extent that the original design is not representative.

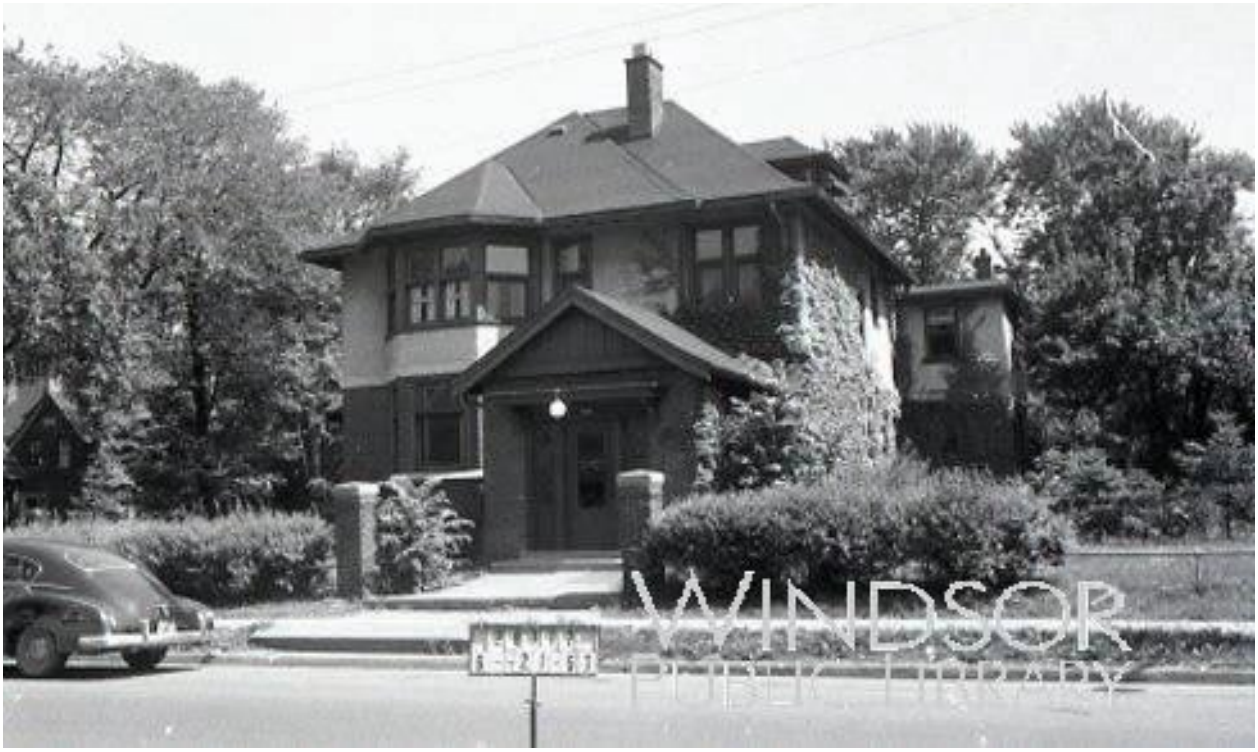


Photo: 1957 Front façade at 1969 Wyandotte St E (Source: Windsor Community Archives)



*Photo: **2026 F**ront façade at 1969 Wyandotte St E (Source: Google Maps)*

1.3 DESIGNATED: DR. C.W. HOARE RESIDENCE 2088 WILLISTEAD CRES.

Of note, Dr. Charles W. Hoare in 1928 built a grand, new residence in Walkerville at **2088 Willistead Crescent.** The 2088 Willistead Crescent residence is **formally** recognized as the "Dr. Charles W. Hoare House" and has been designated under Part IV through Bylaw 307-2001 and described in Historic Places as:

> *"**B**uilt in 1928, the two-and-a-half storey residence at 2088 Willistead Cres. is an example of a well-preserved Tudor Revival style home. It features many characteristics typical of the Tudor Revival style including its asymmetrical massing, ornamental half-timbering, and its use of different building materials such as cast stone trim, brick, and stucco. Many of the features found at the Dr. Charles W. Hoare House, both exterior and interior, are original, adding to its heritage value. The coach house, also built in 1928, still remains at the rear of the property.*
>
> *The Dr. Charles W. Hoare House was built in Walkerville when fine residential development was spreading southward from the core area of Walkerville; this was known as the second phase of development. At this time the sons of founder Hiram Walker were developing their land between Wyandotte and Richmond Streets. They promoted the area as a fine residential neighbourhood that focused on St. Mary's Church and Willistead Manor. Lots were sold only to those who could build homes of at least 3500 square feet, which guaranteed an upscale neighbourhood. The Dr. Charles W. Hoare House is located within this area, and remains a testament to the quality and grandeur of the homes built in the former Town of Walkerville in the beginning of the twentieth century." (Source: The City of Windsor By-law 307-2001, September 4, 2001; Building Analysis Form, November 2000:Dr. Charles W. Hoare House | Heritage Guide:)*



1928 Dr. C.W. Hoare Residence: 2088 Willistead Cres.(Source: City Windsor Archives)

1.4 WHO WAS DR. C.W. HOARE?

"Dr. Charles Westlake Hoare (1863–1931) was a prominent physician, community leader, and served as Mayor of Walkerville, Ontario.

Early Life and Career of Dr. Hoare:

- **Birth:** Born on May 21, 1863, in Strathroy, Ontario, to Dr. Walter Westlake Hoare and Sarah Elizabeth Mackenzie.
- **Medical Background:** Following in his father's footsteps, he pursued a career in medicine.
- **Leadership:** He served as the president of the Essex County Medical Society in 1918.
- **Civic Life:** He lived and practiced in the Essex County area and served as Mayor of the former Town of Walkerville (now part of Windsor). [1, 2, 3]
- **Death:** He passed away on November 10, 1931, in Windsor, Essex, Ontario. [1, 2]

Refer to **Appendix D: Obituary for Dr. Hoare** with the summary of his life and relations.

"Dr. Hoare was very active in both civic affairs and the medical profession. He was appointed treasurer of Walkerville at its inception - a position he held until 1916. He was elected mayor in 1917 for 2 years and he also helped found the Walkerville utilities commission.

In addition, he was the first chair of the Board of Health; he was president of Hotel-Dieu staff, and he helped found Metropolitan General Hospital."

(Source: Windsor Public Library: Dr. Charles W. Hoare House | Heritage Guide**)**

1.5 HISTORICAL RESIDENCES OF DR. C. W. HOARE:

From records provided by the city, the existing building at 1969 Wyandotte Street East was constructed in 1907 where it appears that Dr. Hoare and his family took residence. Dr. Hoare separated his medical practice from his residence in **1916**, as noted on the Attestation Papers for C. W. Hoare's son attached as **Appendix E**. After 1916 the Hoare family was living at a residence at **61 Devonshire Road, Walkerville**.

The **1921** Canadian Census of Walkerville shows Dr. Hoare (58 yrs old), with his wife Elizabeth Hoare (57 years old), and their daughter Mary living in their new residence at **1 Mary's Gate in Walkerville**. From 1 Mary's Gate, Dr. Hoare moved in **1928** to **2088 Willistead Cres.**, Walkerville. Dr. Hoare passed in 1931 while living at the new residence built at **2088 Willistead Cres**, **Walkerville** as noted above (i.e. the "Dr. Charles W. Hoare House", designated under Part IV of the Ontario Heritage Act.

1.6 HISTORICAL OWWNERSHIP AND USE OF EXISTING BUILDING AT 1969 WYANDOTTE ST E:

Registry Office documents confirm the following ownership history of 1969 Wyandotte St E., Walkerville following use of the property by C. W. Hoare:

- In 1927, Lot 1 (Block K, Plan 211) was granted to D. Gordon Little (physician);
- In 1955, the estate of Little was sold to Arthur K. Colley;
- In 1957, the property was sold by the executor of the Colley estate to Walter D. Kelly;
- In 1958, Kelly sold to "Walter D. Kelly Funeral Home Ltd."

(Source: ONLAND, LRO (12), accessed 2026)

The 1911 Union Publishing Directory shows that at this time, Charles W. Hoare was a physician on the subject property. The directory also lists another individual (profession not identified), William Robins, who may have been a tenant.

Between **1913** and **1915**, the Vernon's Directory shows that the subject property was the professional office of Charles W. Hoare as well as L. D. Hogan (Dentist).

The **1928** Vernon and Son Directory shows that the medical practice at 1969 Wyandotte has grown to include Dr. Hoare, Dr. Hogan, and Dr. Little (also a physician). The **1929 and 1930** Vernon and Son Directory shows the three continuing in their practice at this location, on the subject property.

The **1935** Vernon and Son Directory no longer listed Dr. Hoare (d. 1931) and the medical practice at 1969 Wyandotte included Dr. Hogan (dentist), and Dr. Little (physician).

The **1937** Vernon and Son Directory lists the practice of Dr. Hogan (dentist) and Dr. Turner (physician) at 1969 Wyandotte Street East.

The **1945** Vernon and Son Directory shows that Dr. Hogan and Dr. Turner were still practicing from 1969 Wyandotte Street East. Two additional tenants, John Deans and Elizabeth Savage, neither having medical designations, were added to the directory working from the building. It is therefore likely that between 1937 and 1945 that the building was tenanted to others for residential use while continuing to use the property as a medical facility.

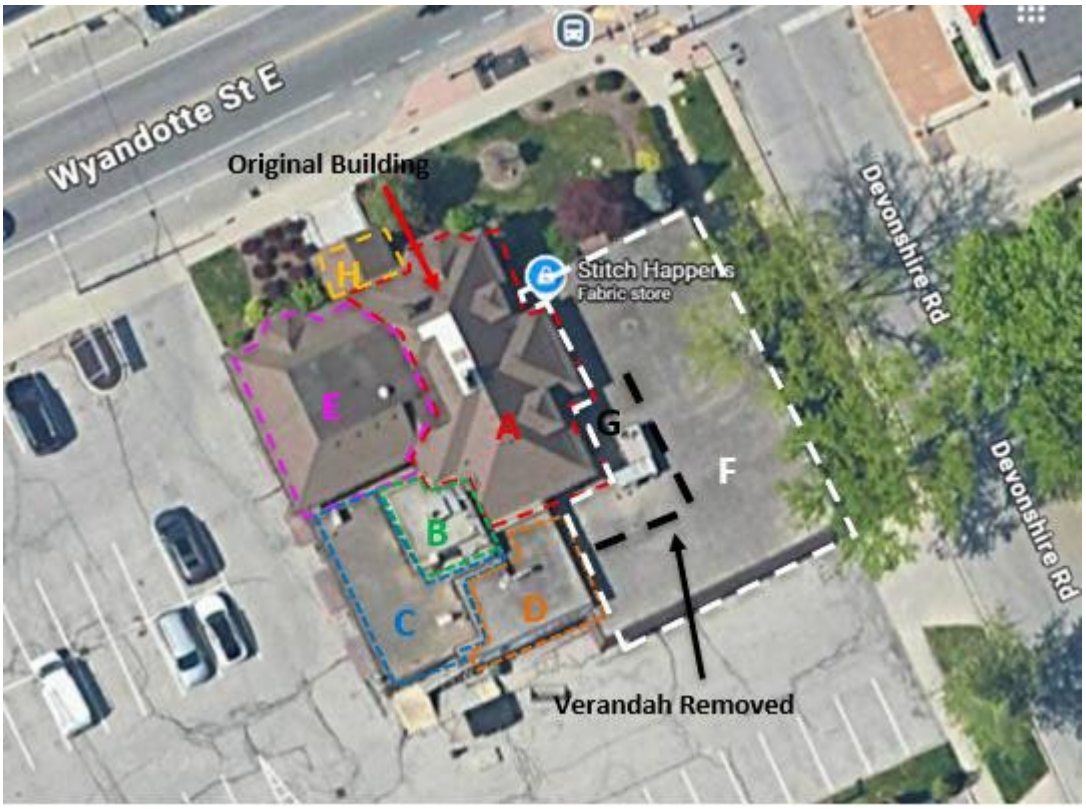
10 years later, in **1955**, new tenants are listed in the Vernon and Son Directory. Those being: Lovina Ricker, Dr. Hogan, Dr. Turner, Windsor Health Services bath and massage, Traders Lumber Ltd., Keith Holmberg, Emma Kultu, and Marie Dempster.

According to records from the Reference Library of the City of Windsor, the residence and medical office was converted to a **funeral home in 1958 owned by Walter Kelly Funeral Home Ltd**. Walter Douglas Kelly founded the Walter D. Kelly Funeral Home in 1958 and ran continuously as a funeral home until 2021, approximately 63 years in this building.

The current owners purchased the property in 2021 and rent a portion of the building for use as a sewing store at ground level.

1.7 PROGRESSION OF THE BUILDING OVER THE YEARS

1) The building has had a number of significant additions with the footprint doubling in size and significant modifications that eliminated the exterior heritage merits of the building. The image below identifies the original portion of the building (outlined in red), with various additions added over time:

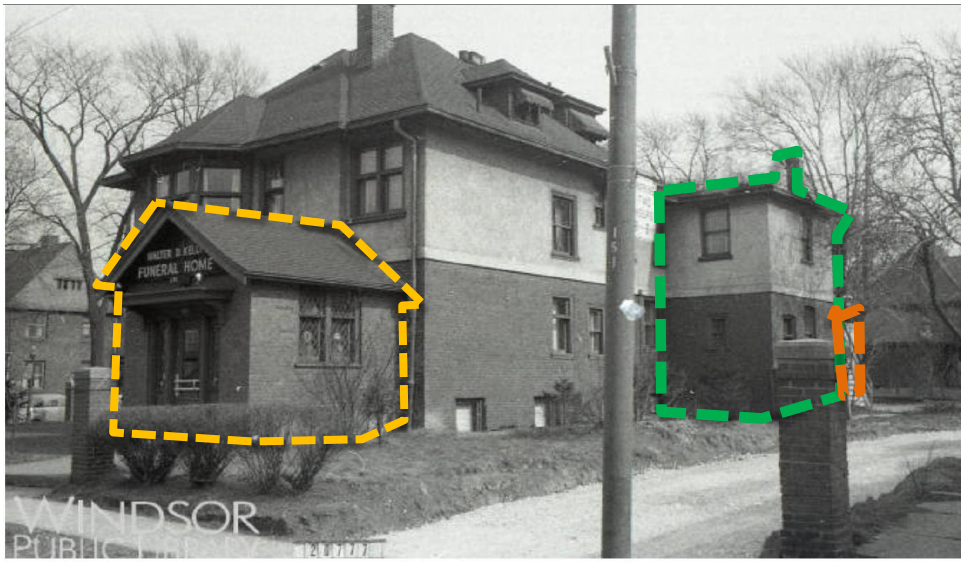


Identifier	**Approx. Date** (as per available photographs)
A	c. 1907
B	Bet. 1907 - 1957
C	Mid. 20th c.
D	Likely bet. 1950s – 1968, second storey added later
E	Post 1958
F	Likely late 20th c.
G	(former Verandah, removed)
H	Bet. 1907 - 1957

NORTH (FRONT) AND WEST FAÇADE:



1957
(Windsor Community Archives)



1958
(Windsor Community Archives)

EAST AND SOUTH SIDES:



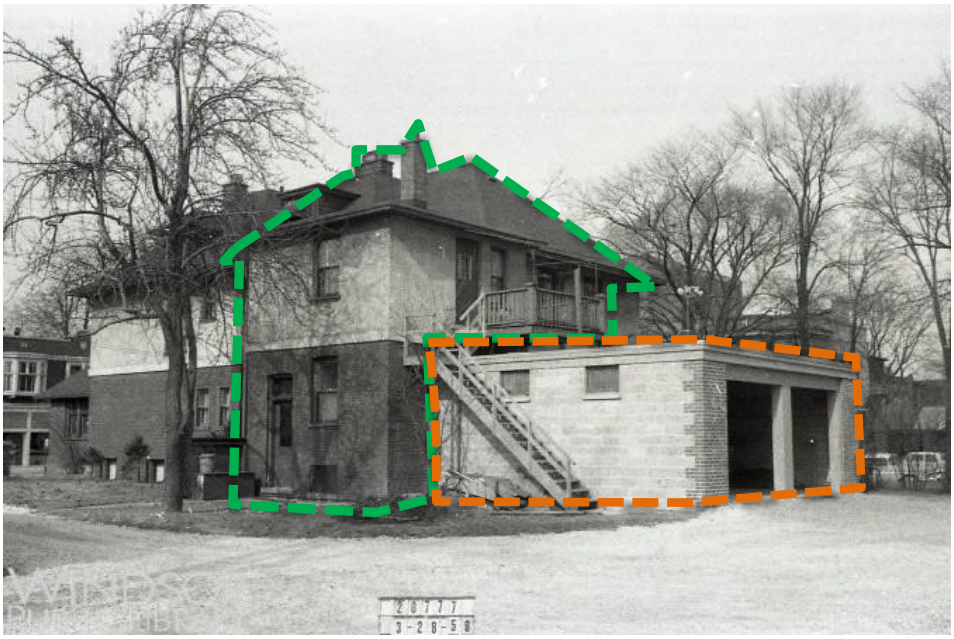
1958
(Windsor Community Archives)



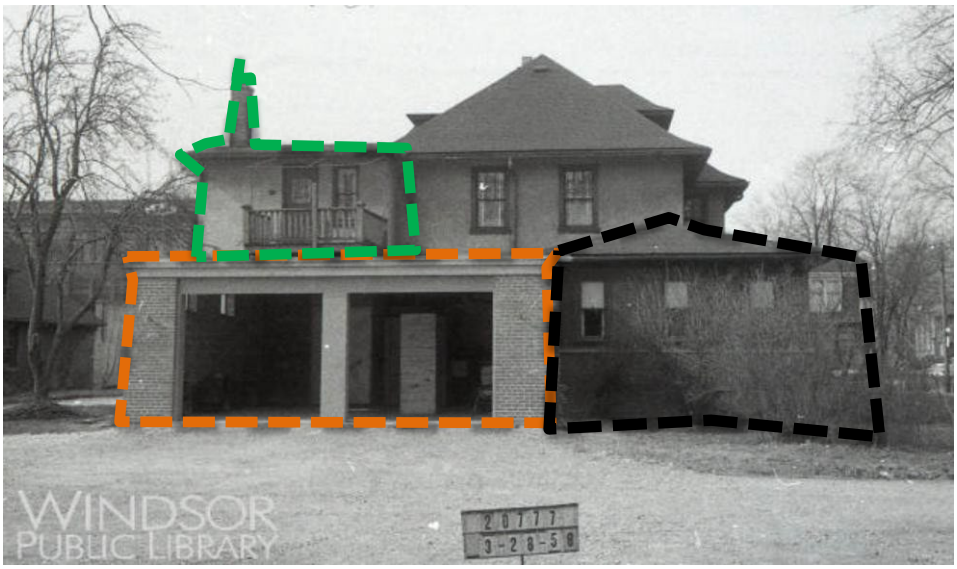
2026
(google maps)

Building addition obscuring elevations along Devonshire Road.

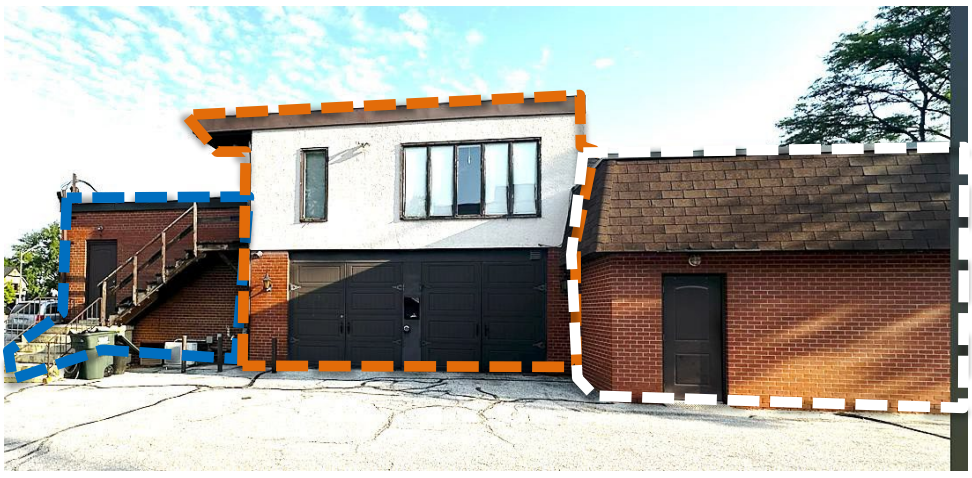
REAR AND WEST SIDE



1958
(Windsor Community Archives)



1958
(Windsor Community Archives)



2026

(Jackie Lassaline)

Please refer to attached **Appendix A** for the full document of building assessment prepared by Tianna Dupuis, P.Eng., Structural Engineer with GS Engineering.

The following is the conclusion of GS Engineering physical condition report for the existing building:

"Based on the conditions observed during the preliminary visual building assessment, the existing building would require extensive renovation and reconstruction to be suitable for continued commercial use and to meet current Ontario Building Code requirements. The anticipated scope includes substantial work to the building envelope, windows and doors, roofing, insulation and vapour barriers, mechanical, electrical, and plumbing systems, accessibility provisions, stairs, travel distances and exiting, and fire-rated separations between commercial units.

In addition, significant structural investigation and repair would be required to address deficiencies associated with fire-damaged attic framing, water-damaged roof and floor framing, cut or modified structural members, sloping and deteriorated floor systems, and other areas of suspected structural deterioration. Foundation and masonry repairs may also be required in areas exhibiting cracking, movement, and settlement.

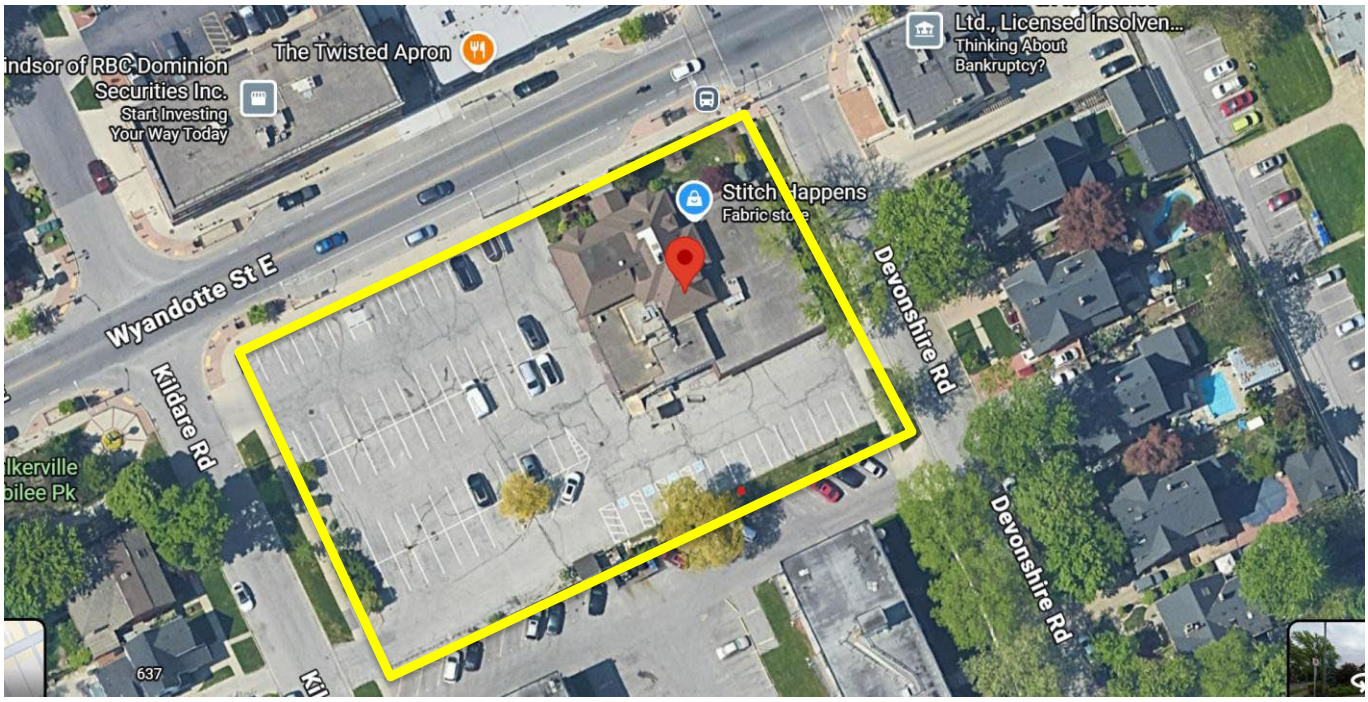
Given the extent of deficiencies identified throughout all major building systems, the level of further investigation and assessment, demolition, and reconstruction that would be required to correct the existing building conditions will be substantial due to the cumulative anticipated cost, duration, uncertainty associated with concealed conditions, and complexity of coordinating the required structural, architectural, building-envelope, mechanical, electrical, plumbing, accessibility, fire-protection, and life-safety upgrades and corrections.

In our opinion, based on the preliminary conditions observed, it will be more cost- and time-efficient to demolish the existing building and construct new commercial units designed and built to meet current Ontario Building Code requirements, rather than undertake the extensive investigation, design, renovation, and reconstruction necessary to bring the existing building into compliance and to ensure the framing and foundations are structurally sound."

2.0 PROPOSED DEVELOPMENT

The subject property has 51.4m of frontage on Kildare Road and 51.4m frontage on Devonshire Road. The property is bounded on three sides by roads with driveway access to all three roads. The lot has an area of 3,952 m2.

FIGURE 2: SUBJECT SITE



2.1 CONCEPT PLAN AND PROPOSED BUILDING DESIGN

Taking neighbourhood heritage buildings as inspiration, the owner is proposing the development of the site for a 2 storey high commercial building. The intent is to build upon the existing character of the neighbourhood to create an aesthetically appealing building that is sympathetic to the existing Wyandotte commercial corridor.

PROPOSED NEW BUILDING FOR 1969 WYANDOTTE ST E



- **Height** is comparable to adjacent commercial buildings across Wyandotte;
- **Massing** is compatible to both the commercial buildings across Wyandotte;
- **Visual Connectivity** will be created to establish a gateway into the commercial area of the Wyandotte Commercial Heritage Street;
- **Architectural features** such as lights and façade are proposed to be sensitive and sympathetic to the neighbourhood commercial buildings.
- **Colours and materials** will be complimentary to the materials present within the neighbourhood along Wyandotte, such as red brick and altering beige bricks.

PROPOSED SITE PLAN/NEW BUILDING FOR 1969 WYANDOTTE ST E



- **Building Setback from Wyandotte** is consistent with the existing front yard setbacks along Wyandotte Street East. Setbacks are varied, with commercial buildings built along the street edge.
- **Lot Coverage is low** with landscaping along Wyandotte Street East, Kildare Road, and Devonshire Road.
- **Parking** will support the employment opportunities within the building.
- **Building orientation** is consistent with other buildings along the street, particularly commercial buildings along Wyandotte Street East which are located along the street edge.

3.0 HERITAGE IMPACT ASSESSMENT

3.1 ONTARIO REGULATION 9/06 EVALUATION:

The following provides an evaluation of the subject property as per Ontario Regulation 9/06. The following evaluation addresses the Cultural Heritage Evaluations provided in a) the WHCD Study (**Appendix C**), and b) the Statement of Significance drafted by the City of Windsor (**Appendix G**).

Design/Physical Value:

The subject property does not meet criterion 1.

The existing building is not representative of any architectural style. The building was constructed c. 1907 in the Edwardian architectural style, but has been unsympathetically altered over time, resulting in a) the removal of features which are indicative of the Edwardian architectural style and b) alterations which are not sympathetic. For example, the HCD Study Inventory notes the building's "boxy" form. However, the building footprint, which is important to the Edwardian style, no longer remains given the additions added over time. Other features have been removed or obstructed by several existing additions. As a result, the building in its current state is not a building which meets criterion 1.

The building is not considered early for its context, being constructed in the early 20th century. The building is not considered rare. Many other examples of Edwardian buildings are noted in the draft HCD Study inventory, many of which are better preserved and illustrate the features of this architectural style.

The subject property does not meet criterion 2.

There is no evidence of a high degree of craftsmanship or artistic merit. The building was constructed with materials and methods which were considered commonplace for its period of construction.

The subject property does not meet criterion 3.

The property does not include any features which display evidence of a high degree of technical or scientific achievement.

Historical/Associative Value:

The subject property does not meet criterion 4.

The location that the City has identified as being directly associated with Dr. Hoare is the "Dr. Charles W. Hoare House" at 2088 Willistead Cres., Walkerville. This location has been identified as being important for its direct associations with Dr. C. W. Hoare and represents his residence and estate prior to his death in 1931. Further, Dr. Hoare only resided at 1969 Wyandotte for a short period of time, likely between 1907 and 1916 when the Attestation papers confirm that Hoare and his family resided elsewhere, at 61 Devonshire Road (not on the subject property). Dr. C. W. Hoare likely retained use of the property solely for his own practice until approximately 1912/1913 when other professionals utilized the building. After 1916, Dr. C. W. Hoare retained his office on the subject property until approximately 1929, with other professionals and tenants. Therefore, the subject property is more associated with a range of professionals (not just C. W. Hoare) primarily for medical use between 1907 and the 1950s.

Dr. Hoare is significant to the community, but his significance within the community is not primarily associated with his profession. Rather, it is primarily with his other activities and responsibilities, including two terms serving as Mayor, serving as a Councillor, local boards and Committees, etc.

Directories show that there were other doctors in the Community who are not recognized as being significant to the local community. C. W. Hoare and his profession in it of itself did not make him significant. Therefore, the subject property being associated primarily with his office for a short period of time does not demonstrate a direct link to the reasons for which Dr. Hoare has been identified as being significant to the local community and does not satisfy this criterion.

The subject property does not meet criterion 5.

The subject property is not likely to yield further information beyond what is currently known.[1]

The subject property does not meet criterion 6.

In order for this criterion to be met, the property must a) demonstrate the work of the architect, and b) the architect must be significant to the local community. The evaluation of the subject property included in the draft HCD study identifies that the architect is best known for "industrial" buildings. Since the criterion states that the building must demonstrate the work of the architect, the existing building (being residential in nature, adapted to include offices), does not meet the first required component of this criterion (a).

The City has not provided evidence that the architect is significant the local community or provided any evidence of other buildings (including residential buildings) being constructed by this architect in Walkerville. Since the architect was based in Detroit, their significance would be associated with that community, not the community in the context of the subject property (i.e. Walkerville, Ontario, Canada).

It is important to note the OHTK (2026) provides the following in Section 5.3 related to integrity and unsympathetic alterations which impact design/physical value, "…a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost." Since the building has been unsympathetically altered, it is no longer an example of the work of an architect.

The City's Statement of Significance identifies that the subject property is associated with the theme of growth and prosperity of Walkerville in the early 20th century. The HCD inventory for the subject property identifies that it is associated with the theme of

[1] Note that this does not include consideration for potential archaeological resources or the studies which are not related to the scope of a Heritage Impact Assessment.

“Walkerville’s origins as an independent town with a traditional main street”. However, the building is not consistent with the identified heritage attributes of the Main Streat Area, as described in the HCD Plan. The building is not commercial in nature and therefore does not meet this criterion as described by the City.

Contextual Value:

The subject property does not meet criterion 7.

Figure 5 of the draft HCD Plan identifies that the subject property is located within the “Commercial Area Sub-District”. The draft HCD Plan describes the character of this area as having “…many examples of architect-designed commercial and mixed-use buildings.” The attributes of this area include…building massing with flat roofs, ornamented parapets, cornices, and name/date stones and plaques, storefronts…” etc. These identified features are not consistent with the existing building on the subject property. Therefore, the information in the draft HCD Plan would support that the existing building is not important to defining, maintaining, or supporting the identified character of the area as defined in the City’s HCD Plan.

The subject property does not meet criterion 8.

There is no material/physical link between other properties or features that would meet this criterion. There is no functional link to other properties/features within the community. Note that the OHTK identifies that a functional link must be “…necessary to fulfill a particular purpose, e.g. a lighthouse”.

There is no evidence of an important visual link that would meet this criterion. According to the OHTK, merely being seen does not satisfy this criterion. The OHTK, states that “…visual – i.e., when there is a visual connection between it and at least one feature in the context, e.g. a structure built on a high point of elevation to ensure it would be highly visible from the surrounding area as a sign of the property’s importance to the community. It is not visually linked merely because adjacent properties can be seen from it.”

The subject property does not demonstrate an important historical relationship. While Hoare owned several buildings during his lifetime, this is not considered important. Since the City has identified the location of the “Dr. C. W. Hoare House” at 2088 Willistead

Crescent, the historical relationship between Dr. Hoare is with the property at this location, rather than the subject property at 1969 Wyandotte Street East. This report identifies that Dr. C. W. Hoare held an office at this location and lived here for a short period of time. However, this individual is more important for being mayor/councillor and involved in the local community. Therefore, his significance is less important for his place of work, which was shared with other professionals.

The subject property does not meet Criterion 9.

The existing building does not serve as a local landmark. The OHTK identifies that landmarks are often well-known within their communities, are memorable and easily discernible, and serve as orientation guides or local/regional tourist attractions.

Since the subject property does not meet any criteria under Ontario Regulation 9/06, no heritage attributes have been identified.

The building has undergone extensive changes and the hard use of the building as a funeral home has impacted design/physical value.

Based on the evaluation of the property as per O-Reg 9/06 as well as an assessment on integrity, the existing building does not meet the definition of a cultural heritage resource as per Provincial Policy Statement which is worthy of long-term conservation.

3.2 IMPACT ANALYSIS

The following is a review and assessment of the requested demolition within the context of both municipal and provincial policies and legislation. This includes an evaluation of both a) the removal of the existing building, and b) the proposed construction of a new building.

The following analysis utilizes what is considered best practice in identifying potential adverse impacts to cultural heritage resources:

Potential Sources of Adverse Impacts	IMPACT	ASSESSMENT AND ANALYSIS
DEMOLITION of any, or part of any, heritage attributes or features;	**NONE**	The evaluation of the subject property has determined that no criteria are met under Ontario Regulation 9/06. Therefore, the subject property does not include heritage features worthy of conservation. As a result, no adverse impacts are anticipated as a result of demolition.
ALTERATION that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	**NOT APPLICABLE**	Not Applicable. Since the building is proposed for demolition, no alterations are proposed. Alterations to the site include the construction of a new building, which is evaluated separately in this report.
SHADOWS created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	**NOT APPLICABLE**	Not applicable. The HIA outlines and defines the reasons for demolition of the existing building. Through demolition there will not be shadows cast or obstructions
ISOLATION of a heritage resource or part thereof from its surrounding environment, context or significant relationship;	**NONE**	There are no other buildings or sites within the neighbourhood associated with this building. There will be no isolation created as a result of the demolition.
OBSTRUCTION of significant identified views or vistas within, from heritage conservation districts;	**NOT APPLICABLE**	Since the proposal is related to demolition, potential adverse impacts related to obstruction do not apply to the scope of the proposed redevelopment concept.

A CHANGE IN LAND USE where the change affects the property's cultural heritage value;	**NOT APPLICABLE**	The existing building historically included both residential and commercial use. The proposal will not result in adverse impacts directly related to a change of land use.
LAND DISTURBANCE such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	**NOT APPLICABLE**	The proposed demolition is not anticipated to result in land disturbances from construction activities which would potentially impact nearby cultural heritage resources. The existing building is sited away from other buildings, across lanes and the public right of way.

Whether or not the proposed new building is anticipated to result in adverse impacts to the character of the area is provided in Section 3.4 of this report, which provides responses to whether or not the proposal conforms to the policies and guidelines of the draft WHCD Plan.

3.3 PROVINCIAL PLANNING POLICIES (PPS 2024)

The Provincial Planning Statement (PPS 2024) provides: "*As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians."*

The subject lands are designated 'Mixed Use' on Schedule 'D' Land Use of the City of Windsor Official Plan.

"2.8 Employment: 2.8.1. Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*

d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*

e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses."*

4.6 Cultural Heritage and Archaeology

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3 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.

4.6.4 Planning authorities are encouraged to develop and implement:

a) archaeological management plans for conserving archaeological resources; and

b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes."

The subject property is **not a Protected Heritage Property** as per the definition in the PPS. The draft WHDP, if adopted by Council, would provide policies related to all properties within its boundary related to both demolition and new construction.

The existing building does not meet the legislated criteria as a cultural heritage resource. As a result, the proposed demolition is consistent with the PPS.

3.4 ONTARIO HERITAGE ACT

The subject property not identified by the Municipality as a designated property under Part IV of the Heritage Act but has been identified on the Heritage Registry for the City of Windsor. Should the HCD be designated, the property would be subject to Part V of the Ontario Heritage Act.

Refer to attached **Appendix B** which provides a description of the subject property in the City's heritage register. The policies of the Ontario Heritage Act require that the proposed demolition of any building on a listed property requires Notice to Council in writing. The purpose of this HIA is to provide information to the Council of the municipality related to this requirement of the Ontario Heritage Act. Since the existing building does not meet the legislated criteria for designation, it cannot be designated under Part IV of the Ontario Heritage Act. However, the building may be included in a Heritage Conservation District. Should the WHCD Plan be adopted by Council, it would include policies related to both demolition and new construction.

3.5 CONFORMITY WITH OFFICIAL PLAN POLICIES

The subject lands are designated 'Mixed Use' on Schedule 'D' Land Use plan for the City of Windsor.

Section 9 of the Official Plan for the City provides policies to recognize, conserve and enhance heritage within the city and provide policy to guide the conservation of Windsor's heritage resources.

9.2. Objectives

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.*

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

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 Heritage Policies

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.*

9.3.1.2 *Built heritage resources include buildings, structures, monuments, installations or remains associated with architectural, social, political, economic or military history.*

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.*

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.*

9.3.3 Recognition of Heritage Resources

9.3.3.1 *Council will recognize Windsor's heritage resources by:*

(d) Commemorating heritage resources and Heritage Conservation Districts with plaques or other suitable means;

9.3.4 Protection of Heritage Resources

9.3.4.1 *Council will protect heritage resources by:*

(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;*

(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;"*

"**9.3.7 Heritage Resources and Planning Initiatives**

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**;*

*(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;*

*(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.

- Section 9. Policies identify that the priority is the conservation and preservation of heritage buildings. Section 9.3.4 requires the submission of a demolition permit to demonstrate that the demolition will not adversely impact the heritage significance of the Draft WHD. The conformity with this policy has been outlined throughout this HIA.
- A demolition permit has been requested for the subject building that has been identified in this HIA to not meet the legislated criteria for identifying Cultural Heritage Value or Interest.
- In conformity with the Official Plan policies, extensive examination and review of the history of the building and noted in this HIA as a record of history of the building.
- Tianna Dupuis, P.Eng, GS Engineering has identified why the structure is no longer sound and retention and conservation is not feasible.
- In my professional opinion, this HIA demonstrates the appropriateness of the requested demolition and the positive rebuild of a new heritage sensitive building that will improve the viewscape and vista of the commercial main street of Wyandotte St. in Walkerville in conformity with OP policies.

URBAN DESIGN

Section 8.2.2.2 of the City's Official Plan identifies that Schedule G includes heritage areas. This includes the Walkerville Heritage Area. The following policies are therefore related to the scope of this HIA:

> *"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.*
>
> The City has completed an in-depth description of the character of the area through the Walkerville HCD Study and Plan. The WHCDP would provide detailed policies related how any new development would maintain and enhance the character of the area."

3.6 COMMUNITY IMPROVEMENT PLANS (CIP)

There are a number of CIPs within the City of Windsor that will support the redevelopment of the site located within the Walkerville Main Street:

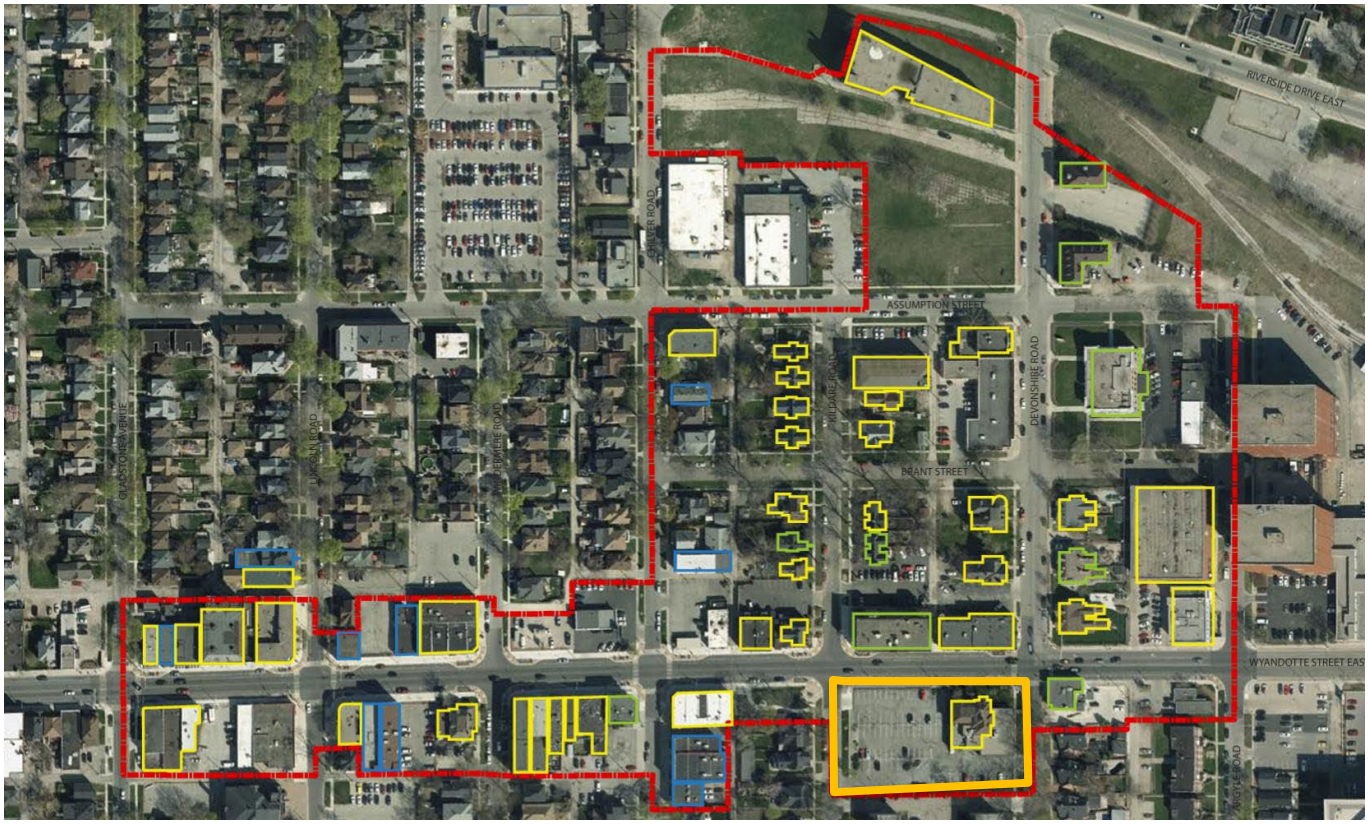
1) ***The Mian Street CIP****:*

   These initiatives were created to encourage the retention of main-street buildings, to preserve the unique character and walkability of these areas, to prohibit the creation of surface parking areas abutting main streets, and to encourage improvement on vacant and underutilized property within these main-street areas.

   The Walkerville Main Street area forms the majority of the retail/commercial area formerly known as the Town of Walkerville, which was established in 1858 but did not become a town until 1890.

The properties identified along Wyandotte Street, Chilver, Kildare and Devonshire Roads within the Walkerville BIA identified on Schedule 'B' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The subject property is situated within the Walkerville BIA. Offering an economic incentive to improve the façades of buildings within the Walkerville BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of the CIP.



3.7 DRAFT WALKERVILLE HERITAGE DISTRICT (WHCD)

The subject property has been identified as "contributing" to the character of the WHCD (See **Appendix C)**. The following provides a response to the draft policies of the WHCD

Plan. While not yet in force, the policies of the HCD Plan related to demolition and new construction have been considered as it relates to the proposal.

The existing building is located within the Walkerville HCD Commercial Main Street Sub-District character area and is described as follows in the WHCD Plan:

> *"The Commercial Main Street Sub-District 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 areas to the south.*
>
> *The Commercial Main Street Sub-District 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 (rectangular block form) and height of 2 to 3 storeys.
- Buildings with a 0 lot line frontage (located right up to the sidewalk) and with a continuous street wall covering the full width of the property frontage.
- Flat roofs with ornamented parapets, cornices, and name/date stones or plaques.
- Storefronts with large display windows, recessed entrances, and transom windows.
- Regularly spaced window openings with vertical articulations and decorative lintels or sills.
- Varied lot sizes.

The following provides a review of policies of the draft HCD plan related to demolition:

"3. Demolition of a Contributing property is a last resort and will only be considered where the applicant has demonstrated, through a Heritage Impact Assessment prepared by a Professional Member of the Canadian Association of Heritage Professionals (CAHP), to the satisfaction of Council, that:

i. Conservation, adaptive reuse, incorporation of the existing heritage resource (including but not limited to buildings and landscapes) into redevelopment, or relocation are not appropriate or feasible; and

ii. The proposed redevelopment will demonstrably support and reinforce the cultural heritage value and heritage attributes of the District to a greater extent than retention of the existing heritage resource would, having regard to the property's contribution to the cultural heritage value and heritage attributes of the District; and

iii. The proposed redevelopment represents an overall enhancement to the interpretation, appreciation, or long-term viability of the District and will better implement the heritage objectives and conserve the heritage attributes as identified within this Plan; and

iv. The proposed redevelopment will conform with Policy B.11 New Development/Infill and all other applicable policies of this Plan; and

v. All required planning approvals and building permits associated with the redevelopment have been obtained and construction will commence immediately following demolition.

"Demolition

5. Where significant damage to a Contributing property has occurred due to unforeseen and unavoidable circumstances (such as fire, tornado, flood, earthquake or as defined by the City Chief Building Official), demolition or removal may be considered. The Contributing property shall be assessed by a licensed professional engineer or architect with heritage conservation experience to confirm its condition. In such circumstances, applications to demolish the primary building/structures on a Contributing property will not be permitted unless:

i. Prior to demolition, the Chief Building Official (or their designate) determines that the building or structure is in a condition that is unsafe and the remedial step(s) require the building to be demolished to render the building or structure safe in an Order issued under the Building Code Act; and/or

ii. The heritage attributes and heritage value of the Contributing property have been lost, which the City will require to be demonstrated through a Heritage Impact Assessment. Staff have the authority to waive or scope any Heritage Impact Assessment. "

A structural condition report is provided in Appendix and this HIA provides an analysis on the integrity/condition of the building which has adversely impacted its heritage value.

"6. Unforeseen and unavoidable circumstances do not include those situations that are the result of neglect, deferred maintenance, deliberate removal or damage, or criminal act (excepting those that are determined to not the fault of the owner).

7. Notwithstanding Policy C.6(1)3(v), where demolition is approved as a result of unforeseen and unavoidable circumstances, Council may permit demolition without an approved redevelopment plan. In such cases, the owner shall maintain the property in a safe, secure, and orderly condition and

shall submit any required redevelopment applications within a reasonable timeframe, having regard for insurance settlements, financing arrangements, and other circumstances beyond the owner's control. Any future redevelopment shall conform with Policy C.5 (New Development and Infill) and all other applicable policies of this Plan.

8. *Where a demolition has been approved by Council, the Contributing property shall be documented in written / photographic form, for deposition in the municipal archives, and consideration given to salvaging any materials, where possible, for reuse on site or on other properties within the District or within the City."*

The WHCD Plan identifies that while the demolition of contributing buildings is discouraged, there are circumstances where demolition could be supported. Since the existing building has a) been demonstrated to not meet any criteria under Ontario Regulation 9/06 through a more comprehensive cultural heritage evaluation, and b) has been demonstrated to be impacted by unsympathetic alterations that have resulted in a loss of integrity, and c) is in poor condition as a result of adaptive reuse as a funeral home over time, the WHCD Plan provides policies which would allow demolition. The HCD plan specifies that there may be cases where retention into a development proposal and conservation is not a viable alternative given condition issues, and supported by analysis in a Heritage Impact Assessment.

The WHCD Plan identifies potential forms of mitigation related to a demolition, including a Commemoration Plan, documentation, salvage, etc.

The policies of the WHCD Plan also identify that demolition may be considered where a proposed redevelopment is in conformity with other applicable policies, including those related to new development.

WHCD PLAN POLICIES – NEW DEVELOPMENT AND INFILL

Section C.5 of the WHCD Plan provides policies for new development and infill.

Policy *Infill and New Development (district wide)*	**Response**
New development and infill shall be consistent with the character and heritage attributes of the District and Sub-District in which it is located. This means examining both the identified heritage attributes as outlined in section A.6 as well as the character of the surrounding area, which may include lot patterns, heights, massing, setback, building scale, roof pitches, and exterior materials.	The proposed new building is consistent with the identified commercial character of the area, as described in the WHCD Plan. This includes consideration for lot patterns, height, massing, setback, scale, roof pitches, and materials. The proposed new building is 2 storey scale and massing with flat roof and parapet, which is an interpretation of historic commercial built forms. The existing building is proposed to include a red brick exterior which is compatible with the existing context. The proposed setback, being set close to the street edge is also consistent with the identified commercial character of the area.
New construction shall respect the height and massing of the surrounding Contributing properties. Buildings that are proposed to be substantially taller than adjacent Contributing properties shall provide an appropriate transition in height and massing and shall demonstrate through roof form and pitch, stepbacks, and/or other architectural techniques how the transition conserves the heritage value and the heritage attributes of the surrounding area (including both the District as a whole and the relevant Sub-Districts).	The proposed 2 storey scale and massing is consistent with the surrounding properties along Walkerville Street East. The proposed roof form, pitch and setback, are also consistent with the identified character of the area and list of heritage attributes as per page 15 of the WHCD Plan.
Variations in height or massing from the zoning by-law must be justified and, where required, informed by a Heritage Impact Assessment (HIA).	The proposed height/massing conforms to the policies of the HCD Plan and is consistent with the character of the area in terms of built form. The proposal does not require a ZBA related to height.
Roofs shall be consistent with typical roof forms, pitches, and materials of those on existing	The proposed new building is consistent with commercial roof forms and the identified

buildings in the Sub-District.	character of the area, which includes flat roofs with parapets.
New buildings or structures are permitted to be contemporary in design, provided that they are demonstrably consistent with the heritage attributes of the District and Sub-District, including established patterns of scale, massing, proportion, roof form and pitch, and façade composition.	The proposed new building is consistent with the identified heritage character and attributes of the identified sub-district.
New construction must maintain consistent front wall alignments and front yard setbacks with those of adjacent Contributing properties. In the absence of adjacent Contributing properties, setbacks and street wall heights shall follow Official Plan policies or zoning by-law requirements.	The subject property is not located directly adjacent to any existing building since it is separated by Devonshire Road and Kildare Road. However, its setback along the street edge is consistent with the character of the area, including existing commercial buildings across the street.
New construction shall respect the established patterns of façade rhythms, divisions, and frontage widths found on neighbouring Contributing properties. Buildings composed of multiple units shall organize horizontal and vertical architectural elements to reflect the rhythm, scale, proportions, unit widths, frontage lengths, and floor plate heights characteristic of the Sub-District.	The proposed new building is a contemporary interpretation of the commercial built form that exists along the street, including those located across Wyandotte Street East.
The ratio of solid (walls) to void (openings, windows, doors, glass) on elevations shall be characteristic of the surrounding Sub-District.	The proposed rhythm of positive and negative space is consistent with those in proximity, including existing commercial buildings across Wyandotte Street East.
Windows and doors on the main elevation shall be compatible with the character of the Sub-District, respecting typical shapes, sizes, orientations, and positionings.	The proposed windows and doors are reflective of the historic commercial main street buildings which exist in the context of the subject property.
The principal entrance of new buildings shall face and be clearly visible from the public street. Entrance features such as porches, verandahs, stoops, or canopies shall be characteristic of the streetscape and be incorporated in a compatible form, type, and proportion to adjacent properties, particularly those which are Contributing.	The proposed entrance is clearly visible, and addresses the street edge. The proposed features are consistent with the established built form along the street for commercial buildings.

Windows must be included on all elevations that face an intersection. Blank facades that face the street or are easily visible from the street are not permitted.	Windows are able to be included on elevations which face the street/intersections (i.e. east and west elevations).

The HCD Plan also includes guidelines which assist in assuring a proposed new building conforms to the above-noted policies. This includes favoring contemporary interpretations of architecture, providing for architectural detailing which is consistent with the immediate context, window and door rhythms and profiles, consideration of architectural proportions and symmetry, compatibility with adjacent heritage resources, etc. It is our opinion that the proposed development is consistent with these guidelines.

Policy – ***Commercial Main Street Sub-District***	**Response**
Along Wyandotte Street East, new buildings shall be built to the property line, to maintain and enhance the continuous street wall.	The proposed new building is built along the street edge to maintain the established commercial street wall along Wyandotte Street East.
On frontages along Wyandotte Street East, buildings built to the property line shall present a clear commercial storefront presence at grade.	The proposed new building includes a clear commercial storefront presence at grade.
The City of Windsor shall consider options for the redesign of the intersection at Wyandotte Street East and Walker Road as a vibrant urban gateway and entrance to the Walkerville neighbourhood.	This policy is not applicable to the scope of this HIA.
Roof additions and additional storeys shall be set back from the building façade fronting Wyandotte Street East.	The proposed new building does not include additional storeys or roof additions.
The policies and guidelines within this HCD for Sub-District 2 shall be read in conjunction with the design guidelines within the Main Street	This HIA response to the direction provided in the CIP (See Section 3.6)

Community Improvement Plan (CIP), where the "Schedule A-2: Walkerville Business Improvement Area" CIP applicability boundary overlaps with the District boundary.	This HIA responds to the CIP (Section 3.6)

These policies are accompanied by guidelines for the commercial main street area. The proposed development conforms to these guidelines. The proposed design is a contemporary interpretation of a historic main street commercial building in terms of its built form, scale/massing, proportions, positive and negative space (window and door openings), and materials. The building includes a prominent commercial storefront design and contributes to the identified heritage value and character of this sub-district.

3.8 COMPREHENSIVE ZONING BYLAW 8600

The governing bylaw respecting land use in the City of Windsor is Comprehensive Zoning Bylaw 8600.

	CD2.1 ZONE PROVISIONS	**SUBJECT SITE**
Permitted Uses	• ASSORTED COMMERCIAL; • Public Parking area;	• ASSORTED COMMERCIAL; • Public Parking area;
Building Height	14 m	14m

***"PUBLIC PARKING AREA** means **one or more** of the following:*

1. ***a parking area which is a main use** and is not accessory to any other permitted use;*
2. *a parking area which is accessory to a permitted use, but is not located on the same lot as the use it is intended to serve;"*

Presently the existing funeral home and the separate, public parking area are both in compliance with the CZB 8600. The parking area is rented as a principal use of the lands as a defined permitted use. During the period between the demolition and the establishment of the new commercial building, the parking lot will continue for rental as a main use.

With the demolition of the existing building, site plan approval will be required to ensure compliance of the new development with bylaw regulations. During SPC review, aspects of the heritage neighbourhood will be considered (e.g.: established building line) and respected. The proposed redevelopment concept can be refined through the planning process as it relates to site plan approval.

4.0 HERITAGE ASSESSMENT SUMMARY

4.1 GS ENGINEERING EVALUATION OF BUILDING

Please refer to attached **Appendix A** for the full document of building assessment prepared by Tianna Dupuis, P.Eng., Structural Engineer with GS Engineering.

The following is the conclusion of GS Engineering physical condition report for the existing building:

"Based on the conditions observed during the preliminary visual building assessment, the existing building would require extensive renovation and reconstruction to be suitable for continued commercial use and to meet current Ontario Building Code requirements. The anticipated scope includes substantial work to the building envelope, windows and doors, roofing, insulation and vapour barriers, mechanical, electrical, and plumbing systems, accessibility provisions, stairs, travel distances and exiting, and fire-rated separations between commercial units.

In addition, significant structural investigation and repair would be required to address deficiencies associated with fire-damaged attic framing, water-damaged roof and floor framing, cut or modified structural members, sloping and deteriorated floor systems, and other areas of suspected structural deterioration. Foundation and masonry repairs may also be required in areas exhibiting cracking, movement, and settlement.

Given the extent of deficiencies identified throughout all major building systems, the level of further investigation and assessment, demolition, and reconstruction that would be required to correct the existing building conditions will be substantial due to the cumulative anticipated cost, duration, uncertainty associated with concealed conditions, and complexity of coordinating the required structural, architectural, building-envelope, mechanical, electrical, plumbing, accessibility, fire-protection, and life-safety upgrades and corrections.

In our opinion, based on the preliminary conditions observed, it will be more cost- and time-efficient to demolish the existing building and construct new commercial units designed and built to meet current Ontario Building Code requirements, rather than undertake the extensive investigation, design, renovation, and reconstruction necessary to bring the existing building into compliance and to ensure the framing and foundations are structurally sound."

4.2 MITIGATION RECOMMENDATIONS

Documentation:

Should demolition be approved, it is recommended that the building be documented with photographs. This is considered best practice to supplement the historic record.

Salvage:

Over the years there has been degradation of most heritage features at the interior of the building. While the building has not been identified as having design/physical value, the building includes some remanent early 20th century materials at the interior which are in varying degrees of condition. Where possible, building materials which are in good condition, such as wooden doors, fireplaces, windows, etc. could be salvaged for re-use as opposed to being deposited as landfill.

Commemoration:

Since the building has been demonstrated to not meet any criteria under *Ontario Regulation 9/06*, no heritage attributes have been identified and commemoration is not necessary.

5.0 RECOMMENDATIONS AND CONCLUSIONS

This HIA considers the impact of the proposed demolition of the existing building at 1969 Wyandotte St. E. The site is listed on the City of Windsor's Heritage Register and is included in the boundary of the proposed Walkerville Heritage Conservation District (WHCD).

This HIA concludes that the existing building at 1969 Wyandotte Street East:

- Does not meet any criteria under Ontario Regulation 9/06;
- Since the building does not meet any criteria, no heritage resources have been identified;
- The integrity and condition of the building has been adversely impacted, as per the structural condition report (Appendix A) and information provided in this report;
- While not yet in force, the proposed new building is consistent with the policies of the Official Plan and draft Walkerville Heritage Conservation District Plan related to new construction within the identified sub-character area; and
- The WHCDP provides policies which support demolition of buildings in certain circumstances, and when supported with an HIA. This includes the building at 1969 Wyandotte Street East, as described in this report.

The following provides mitigation recommendations should demolition be approved:

- Documentation of the property with photographs to supplement the historic record;
- Salvage of materials at the interior of the building of good condition as opposed to being deposited as landfill;
- Refinement of the proposed new building through the Site Plan Application process.

I hereby certify that this report was prepared by Jackie Lassaline RPP MCIP, a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Lassaline Planning Consultants Inc.

Jacqueline Lassaline

Jacqueline Lassaline BA MCIP RPP
Principal Planner LPC



And,

Vanessa Hicks, MA, CAHP
Associate, MHBC Planning LTD.

I have contributed to the review and preparation of this report and support its overall conclusions and recommendations. The main author of the report remains Jackie Lassaline Planning Consultants Inc. My involvement does not assume ownership, and should not be interpreted as sole authorship.

Appendix A: BUILDING CONDITION ASSESSMENT: GS ENGINEERING

2026-08-24

Rosati Group
6555 Malden Rd.
Windsor, ON
N9H 1T5

Attention: Vince Rosati Jr.

Dear Vince,

Subject: **Building Condition Assessment Report – 1969 Wyandotte St. E., Windsor**
Project E26247

GS Engineering Inc. (“GSE”) has completed a preliminary assessment of the current condition of the building located at 1969 Wyandotte St. E., Windsor. Assessment is based on a visual field review completed by Tianna Dupuis, P.Eng., on August 14, 2026.

A select number of photographs from the field review are included at the end of this report to illustrate typical conditions throughout.

1 SCOPE

The scope of review is limited to the accessible portions of the building structure, building envelope, building foundations, and Ontario Building Code (“OBC”) related architectural requirements such as stairs, exiting, and fire-ratings. The observations and conclusions contained herein are based on conditions visible and accessible at the time of the inspection. Concealed conditions, including walls, ceilings, floor assemblies, foundations, and other inaccessible areas, have not been fully investigated and may differ from those observed.

2 FINDINGS

2.1 Building Envelope

Windows throughout the building were in generally poor condition and many had rotten sills. The condition of the window assemblies is consistent with prolonged exposure to moisture and age-related deterioration. Replacement of the existing windows and window frames is anticipated as part of any comprehensive renovation.

The insulation and vapour barrier assemblies within the exterior walls and ceilings are inconsistent throughout the building. This is likely due to the various renovations, additions, alterations, and differing ages of construction that have occurred over the life of the building. The existing

assemblies cannot reasonably be assumed to provide consistent thermal, air, or vapour control throughout the building.

Given the extent of inconsistency in the existing assemblies, a comprehensive renovation would likely require removal of existing exterior wall and ceiling finishes, followed by installation of new insulation, air/vapour control layers, and associated building-envelope components to provide a consistent and code-compliant assembly.

The existing flat roof areas show evidence of leaks with water damage visible to ceiling finishes below throughout the building. The extent of the observed damage raises concerns regarding deterioration of concealed structural roof and ceiling framing in these areas. Further investigation and selective removal of finishes is required to establish the full extent of concealed structural framing deterioration.

2.2 Interior Finishes

The interior finishes of the building are in generally poor condition and exhibit evidence of prolonged deterioration, moisture intrusion, and deferred maintenance throughout.

Visible conditions include peeling ceiling paint, cracked and deteriorated plaster, peeling wallpaper, stained and water damaged ceiling tiles, and cracked flooring. These conditions are consistent with prolonged exposure to moisture and inadequate interior humidity control.

The building also contains evidence of numerous renovations, additions, and alterations undertaken at different times. These modifications have resulted in a building with a mixture of construction assemblies, materials, finishes, and building systems. The extent of these previous alterations makes it difficult to establish the condition and continuity of many concealed assemblies without significant destructive investigation.

For any substantial renovation, it is anticipated that extensive removal and replacement of existing interior finishes would be required to reconstruct the building in accordance with current OBC requirements.

2.3 Interior Conditions

The building has reportedly been abandoned and unoccupied for a period exceeding five years. During the site investigation, conditions were observed that were consistent with prolonged vacancy, limited maintenance, and inadequate heating, ventilation, and environmental conditioning. Evidence of unauthorized entry and break-ins was also observed, along with indications of pest and animal infestations within portions of the building.

Visible mold growth and staining consistent with prolonged exposure to elevated moisture conditions were observed throughout portions of the building. The mold growth identified on various building materials is consistent with elevated interior humidity and condensation, which likely occurred during the extended period the building has remained vacant. The presence of

visible mold also indicates localized water leakage. Given the duration of the building's vacancy, concealed mold growth may also be present within wall, ceiling, floor, and other enclosed assemblies that were not accessible for visual review.

Further investigation by an environmental consultant is recommended to determine the extent of mold and remediation requirements. Removal of interior finishes or other destructive investigation may be required to fully assess concealed conditions

2.4 Building Structural Framing

The existing structural framing exhibits several conditions that are of concern and warrant further investigation.

2.4.1 Damaged Floor Framing

At the basement level, portions of the main floor framing had visible locations with cut, altered, and damaged members. The observed conditions appear to be associated with previous renovations, modifications, and interior plumbing leaks. Cutting or removal of structural framing members can significantly affect load paths and the capacity of the existing floor system.

On the main floor and upper levels, areas of sloping floors and noticeable floor movement and creaking were observed. These conditions may be indicative of long-term deflection, deterioration, alterations, settlement, or other deficiencies within the floor framing structures.

2.4.2 Water-Damaged Flat Roof Framing

The building contains several flat roof areas where water damage is evident on the interior ceiling finishes below. Prolonged water infiltration into the roof assembly can result in deterioration, decay, and loss of structural strength in the wood roof framing and sheathing. Although the concealed framing could not be fully assessed as part of the visual field review, the visible water damage throughout indicates there is likely widespread roof, floor, and ceiling framing deterioration.

2.4.3 Fire-Damaged Original Roof Framing

In the original attic, visible fire damage on the rafters and sheathing was observed at the southwest corner. The wood rafters have significant char and deterioration. In at least one location, a key could be pushed approximately 1/8 inch into the affected wood member. This is an indication of loss of the structural capacity of the wood, consistent with fire exposure and subsequent deterioration.

Based on the combination of fire damage, water infiltration, alterations, cutting of framing members, floor slope, and general deterioration, substantial structural repairs are likely required throughout the building. Any areas exhibiting significant damage, alterations, or deflection should be investigated and repaired as part of a comprehensive renovation. The extent of these repairs cannot be determined without additional destructive site investigation and engineering review.

2.5 Building Foundation

A cracked concrete block foundation wall was observed at the rear of the building below the garage. The condition of the rest of the foundation walls is concealed and would require removal of finishes throughout for further engineering assessment.

Exterior brickwork has localized indications of movement, exhibited by cracking and displacement. Movement in the exterior masonry may be associated with movement of the supporting foundation or differential settlement. Further investigation would be required to determine the relationship between the observed masonry deficiencies and the foundation conditions.

Any areas exhibiting significant cracking, settlement, or movement should be investigated and repaired as part of a comprehensive renovation. Depending on the findings, repairs could include localized foundation repair, masonry reconstruction, underpinning, stabilization, or other remedial measures.

2.6 Ontario Building Code Review

A preliminary review of observable architectural items indicates that significant upgrades would be required for the building to meet current OBC requirements.

2.6.1 *Interior Stairs*

The existing interior stairs are deficient. Stair rise and run dimensions, landings, handrails, and available headroom do not appear to meet current OBC requirements in all locations.

The existing stair configurations would require substantial modification or replacement as part of a comprehensive renovation to meet current OBC requirements. The extent of work would depend on the final building layout, occupancy classification and occupant loads.

2.6.2 Accessibility

The existing building does not provide accessibility consistent with current OBC requirements. Significant upgrades would be required to provide accessible entrances, routes, doorways, elevators, washroom facilities, and other applicable building elements.

Given the existing configuration and the numerous additions and alterations, achieving current accessibility requirements will require substantial reconstruction of portions of the building.

2.6.3 Exiting and Travel Distances

The existing interior configuration consists of a maze of rooms, corridors, doors, and areas resulting from various additions and renovations over the years. Based on the observed configuration, the existing exit locations, means of egress, and travel distances are unlikely to satisfy current OBC requirements without significant reconfiguration.

A detailed code analysis would be required based on the proposed occupancy classifications, occupant loads, floor areas, and final building layout. However, the existing configuration is not considered readily adaptable to current exiting requirements without substantial renovation.

2.6.4 Mechanical, Electrical and Plumbing Systems

Exposed wiring and older electrical installations were observed, including apparent knob-and-tube wiring. The existing electrical systems are considered outdated and would require substantial upgrading as part of any comprehensive renovation.

A complete electrical assessment and upgrade would be anticipated, including replacement of obsolete wiring and provision of systems suitable for the proposed occupancy and current applicable requirements.

The same is anticipated for the mechanical and plumbing systems throughout the building due to the age, various renovations, and configuration of the building units.

2.6.5 Fire Separations

Fire-rating and fire-separation upgrades would be required between commercial units and other applicable areas as part of any renovation to meet OBC requirements. Existing assemblies would need to be removed or upgraded to provide the required fire-resistance ratings.

The final requirements would depend on the proposed occupancy classifications, building area, construction materials, fire-protection systems, and final configuration.

3 CONCLUSION

Based on the conditions observed during the preliminary visual building assessment, the existing building would require extensive renovation and reconstruction to be suitable for continued commercial use and to meet current Ontario Building Code requirements. The anticipated scope includes substantial work to the building envelope, windows and doors, roofing, insulation and vapour barriers, mechanical, electrical, and plumbing systems, accessibility provisions, stairs, travel distances and exiting, and fire-rated separations between commercial units.

In addition, significant structural investigation and repair would be required to address deficiencies associated with fire-damaged attic framing, water-damaged roof and floor framing, cut or modified structural members, sloping and deteriorated floor systems, and other areas of suspected structural deterioration. Foundation and masonry repairs may also be required in areas exhibiting cracking, movement, and settlement.

Given the extent of deficiencies identified throughout all major building systems, the level of further investigation and assessment, demolition, and reconstruction that would be required to correct the existing building conditions will be substantial due to the cumulative anticipated cost, duration, uncertainty associated with concealed conditions, and complexity of coordinating the required

structural, architectural, building-envelope, mechanical, electrical, plumbing, accessibility, fire-protection, and life-safety upgrades and corrections.

In our opinion, based on the preliminary conditions observed, it will be more cost- and time-efficient to demolish the existing building and construct new commercial units designed and built to meet current Ontario Building Code requirements, rather than undertake the extensive investigation, design, renovation, and reconstruction necessary to bring the existing building into compliance and to ensure the framing and foundations are structurally sound.

Should you have any questions or require additional details, please contact our office.

Sincerely,
GS Engineering Inc.



Tianna Dupuis, P.Eng.

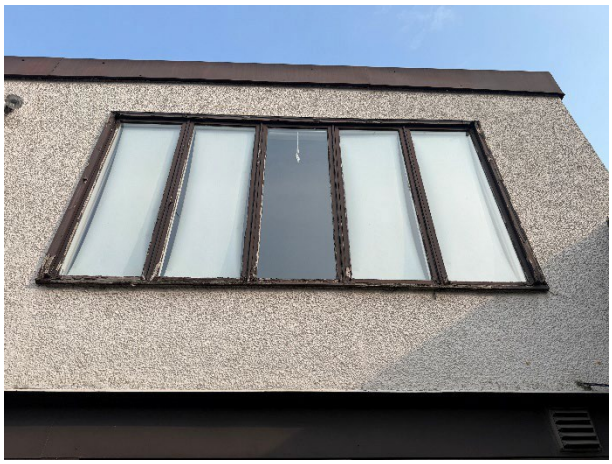


Figure 1: Rotted exterior window frame



Figure 2: Rotted interior windowsill



Figure 3: Ceiling damage (cracks, peeling paint, staining)



Figure 4: Collapsed drop tile ceiling



Figure 5: Peeling ceiling surface



Figure 6: Damaged/cut framing with water damage



Figure 7: Charred attic roof rafter and sheathing



Figure 8: Service panel and wiring



Figure 9: Exposed plumbing in ceiling

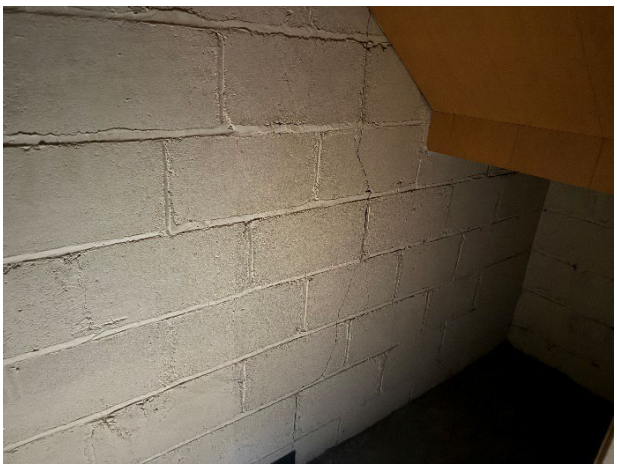


Figure 10: Cracked masonry at foundation wall

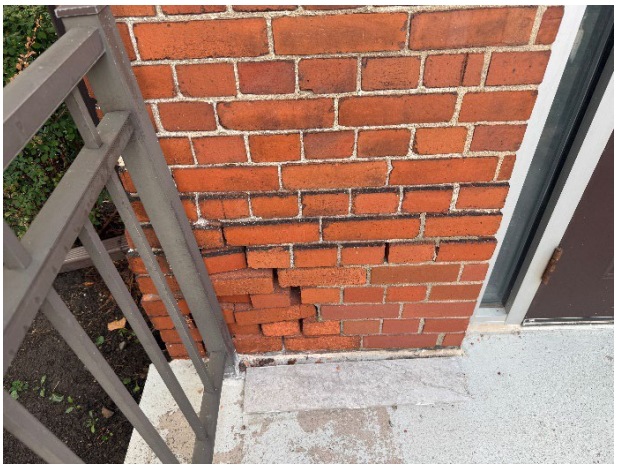


Figure 11: Damaged and cracked bricks of exterior wall

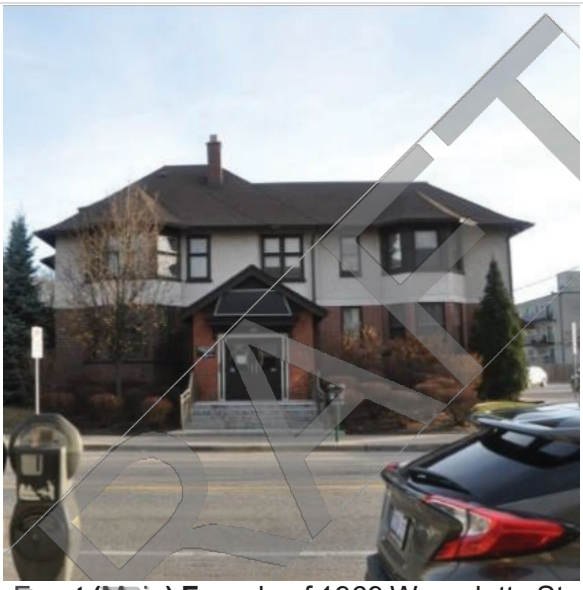


Figure 12: Damaged and cracked bricks of exterior wall

Appendix B: DRAFT WHDC LISTING FOR 1969 WYANDOTTE ST E

1969 Wyandotte St E

Property Information	
Common Name	Dr. C. W. Hoare Residence
Year Built	1907
Architect / Builder	M. L. Smith
Architectural Style / Influence	Vernacular / Edwardian
Primary Façade Material	Red Brick / Stucco
Storeys	2
Part IV Designation	N/A



Front (Main) Façade of 1969 Wyandotte St E

Criteria	O.Reg. 9/06 Evaluation
	Design / Physical Value
i.	Representative of the Vernacular Edwardian architectural style, which is demonstrated in this property through its boxy form, horizontal emphasis, low pitched hipped roof, brick and stucco cladding, and minimal ornamentation.
ii.	
iii.	
	Historical / Associative Value
iv.	Directly associated with notable Walkerville resident, Dr. C. W. Hoare, who was a physician, Treasurer of Walkerville, Coroner of Walkerville, and Mayor of Walkerville. He worked and lived on the property, as the residence included his personal physician office. Directly associated with the theme of Walkerville's origins as an independent town with a traditional commercial main street servicing the town residents and employees prior to its incorporation into the City of Windsor in 1935.
v.	
vi.	Demonstrates the work of Detroit-based architect Fred Louis Smith (1862-1941), who was a founding partner of the influential Detroit firm Smith, Hinchman & Grylls, playing a key role in shaping early 20th-century industrial architecture in both the United States and Canada, particularly through his leadership in large-scale automotive and commercial projects.
	Contextual Value
vii.	Defines, maintains, and supports the character of the area through its Vernacular Edwardian architectural style. The property is typical of the homes built by the

DRAFT
FINAL

Disclaimer: This draft property inventory sheet provides a summary-level evaluation of the property's contribution to the Walkerville HCD basedon the criteria in O. Reg. 9/06 (Part V, Ontario Heritage Act). It is not a comprehensive analysis. The absence of information does not indicate a lack of cultural heritage value or interest, and further research may identify additional significance.

	Walkerville Land & Building Co. for residents of the newly incorporated town of Walkerville in the late 19th century. The property complements and aligns with the overall style of the surrounding historic properties through shared architectural features like its 2-storey height, red brick materiality, hipped roof, asymmetrical massing, and bay windows.
viii.	Physically and visually linked to surrounding buildings down Devonshire Road through its residential form, scale, height, and setbacks, and functionally and historically linked to Wyandotte Street East through its long-standing commercial and mixed-use function that establishes Wyandotte Street East as Walkerville's historic commercial core.
ix.	
Total:	**5**

FINAL DRAFT

Disclaimer: This draft property inventory sheet provides a summary-level evaluation of the property's contribution to the Walkerville HCD basedon the criteria in O. Reg. 9/06 (Part V, Ontario Heritage Act). It is not a comprehensive analysis. The absence of information does not indicate a lack of cultural heritage value or interest, and further research may identify additional significance.

2090 Wyandotte St E

Property Information	
Common Name	Walkerville Hydro Electric Comm. Bldg.
Year Built	1922
Architect / Builder	Harold McEvers
Architectural Style / Influence	Commercial Block / Classical Revival
Primary Façade Material	Brick (Painted) / Sandstone
Storeys	2
Part IV Designation	N/A



Front (Main) Façade of 2090 Wyandotte St E

Criteria	O.Reg. 9/06 Evaluation
	Design / Physical Value
i.	Representative of the commercial Classical Revival architectural style with Beaux Arts influence, which is demonstrated in this property through its symmetrical façade, regularly spaced pilasters, rich ornamentation, and classical details such as relief carvings, including twin cornucopias above the central entrance and urns draped with garlands below the second-storey window.
ii.	
iii.	
	Historical / Associative Value
iv.	Directly associated with the Hydro Electric Commission of Walkerville, for whom this building was constructed, and at the time was considered one of the finest of its kind in the province and the business seat of the Hydro-Electric System of Walkerville and Ford City. Directly associated with the theme of Walkerville's origins as an independent town with a traditional commercial main street servicing the town residents and employees prior to its incorporation into the City of Windsor in 1935.
v.	
vi.	Demonstrates the work of architect Harold Eric McEvers (1893–1963), a native of Montreal, Que., who opened an office in Windsor, Ontario in 1921. He won the competition for the design of the Walkerville Hydro Electric Commission Offices.
	Contextual Value

FINAL DRAFT

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Appendix C: DRAFT WHDC POLICIES







WALKERVILLE

Draft Heritage Conservation District Plan & Guidelines

Prepared in accordance with the requirements of the
Ontario Heritage Act, Section 41.1, Part V

Final Draft Report

August 2026

Indigenous Acknowledgement

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 Metis peoples and their valuable past and present contributions to this land.

Project Team

City of Windsor:

Project Team:	Tracy Tang, MCIP, RPP Kristina Tang, MCIP, RPP Jason Campigotto, MArch, RA, MCIP, RPP
With support from:	Sophia Di Blasi, MArch Olivia Laforet Shantal Beckford Ryan Upton, OALA Derek Heinbuck University of Waterloo Co-op Students

Supporting Consultants:

Marcus R. Létourneau, PhD, MPlan, MCIP, RPP, CAHP, CIPM II
M. R. Letourneau and Associates Inc.

Carl Bray, PhD, CSLA, CAHP, MCIP, RPP
Bray Heritage

Denise Horne, MA, CAHP
Natalie Majda, MA, CAHP Intern, RPP Candidate
Patrick Wincher, MSc
NPG Planning Solutions

Mitchell May, MArch, OAA, CAHP, CPHD
Giaimo Architects and Associates Inc.

Table of Contents

Indigenous Acknowledgement ..... **i**
Using the Walkerville HCD Plan 1
I. How to Interpret this Plan 2
II. District Boundaries and Contributing / Non-Contributing Properties 3
III. Policies, Guidelines, Maintenance, and Major or Minor Works 7
IV. Maintenance (Not Requiring Approvals) 8
V. Principles for Conservation 9
VI. Emergency Repairs 11
VII. Key Terms for this Plan and Guidelines 11
PART A: Conserving and Enhancing District Character **15**
A.1 Why Walkerville? 16
A.2 The District's Heritage Value or Interest and Heritage Attributes 17
A.3 Objectives 26
A.4 District Planning Process and Mandate 27
PART B: District-Wide Policies and Guidelines **31**
B.1 Existing *OHA*-Designated or Easement Properties 32
B.2 Internal Policy Conflict 33
B.3 Accessibility and the *Accessibility for Ontarians With Disabilities Act, 2005* 33
B.4 Conflict Between the Plan and Other Legislation/By-laws 35
B.5 General District Policies 35
B.6 Alterations and Additions 38
B.7 Alterations to Contributing Properties 45
B.8 Alterations to Non-Contributing Properties 51
B.9 Demolition, Removal, and Relocation 53
B.10 Sites of Religious and Spiritual Practices 57
B.11 New Development and Infill 58
B.12 Climate Adaptation and Sustainability 62
B.13 New Materials and Technologies 68
B.14 Landscapes and Streetscapes 69

B.15 Disaster and Risk Management 79
PART C: Sub-Districts Policies and Guidelines **80**
C.1 Distillery Area Sub-District 80
C.2 Commercial Main Street Sub-District 85
C.3 Second Phase Development Sub-District 88
C.4 Later Residential Development Sub-District 90
PART D: Implementation Process **92**
D.1 Heritage Management 92
D.2 Periodic Review 93
D.3 Process to Amend the Plan 93
D.4 Insurance 95
D.5 Heritage Permit Applications 96
PART E: Property Inventory and Evaluation **105**
Appendices **106**
Appendix I – Summary of Recommended Policy Amendments 107
Appendix II – Summary of Public Engagement 110
Appendix III – Recommended Maintenance Schedule 113
Appendix IV – Helpful Resources 114
Appendix V – Heritage Property Risk Prospectus 120

Using the Walkerville HCD Plan

The Walkerville Heritage Conservation District Plan and Guidelines (the "Walkerville HCD Plan") is designed to help everyone – property owners, tenants, City staff, members of the Development and Heritage Standing Committee and Council – to conserve and enhance the heritage value and heritage attributes of Walkerville. The Walkerville HCD Plan is based upon the requirements of Part V of the *Ontario Heritage Act*. This Plan has five sections:

Part A	**Conserving and Enhancing District Character** This section of the Walkerville HCD Plan describes the reasons for the district's designation. It lists the district's heritage values and the heritage attributes. It illustrates both the Contributing and Non-Contributing properties within the district as well as the district's boundaries. Lastly, it lists the conservation goals and objectives for the Walkerville HCD Plan. All this information informs subsequent sections. This section begins on page 15.
Part B	**District-Wide Policies and Guidelines** This section of the Walkerville HCD Plan provides mandatory conservation policies and discretionary guidelines within the district. This section begins on page 31.
Part C	**Sub-Districts Policies and Guidelines** This section of the Walkerville HCD Plan establishes the mandatory conservation policies and discretionary guidelines for each of the Sub-Districts. These policies and guidelines apply notwithstanding those identified in Part B of the Plan. This section begins on page 76.
Part D	**Implementation Process** This section of the Walkerville HCD Plan sets out the process for regulating change in the District, including Heritage Permit applications and a list of minor alterations that do not require a heritage permit. This section begins on page 84.
Part E	**Property Inventory and Evaluation** This section of the Walkerville HCD Plan provides individual property statements and evaluations. This information can be found under separate cover.
Appendices	This information, also found under separate cover, does not form part of the Walkerville HCD Plan but includes important supporting documents. This information can be found beginning on page 100.

This Walkerville HCD Plan contains interconnected **policies** and **guidelines** that are designed to achieve the Plan's objectives. The Walkerville HCD Plan is to be read and understood in its entirety.

I. How to Interpret this Plan

1. Confirm that your property is within the boundaries of the District as shown in Figure 1.
2. Is the work considered maintenance for which no approvals are required (see Section IV. Maintenance [Not Requiring Approvals] below)? If so, you may proceed with the work. If no, continue to review the Plan. If not maintenance, proceed to the next steps.
3. Confirm which Sub-District your property is located within per Figure 1.
4. Confirm whether your property is a Contributing or Non-Contributing property per Figure 2.
5. Find your property in Part E. Discuss with City Staff the key elements of your property that must be conserved. Also identify the heritage attributes of the Sub-District and District that apply (see Section A.2).
6. Consult the applicable policies and guidelines for your project.
7. Determine whether City staff or Council are the approval authority (see Section D.5).
8. Reach out to City staff with any questions of clarification if needed.

The following chart is provided to assist the user in finding sections of the Walkerville HCD Plan for common types of changes to properties. Several sections may apply and the user must consult all applicable sections.

Proposed Changes:	Refer to Plan Section:
Alterations and/or additions	**B.6 (All Properties)** **B.7 (Contributing Properties)** **B.8 (Non-Contributing Properties)**
Demolish, remove, or relocate a building or structure	**B.9**
Alter a site of religious or spiritual practice	**B.10**
Apply for a heritage permit	**D.5**

II. District Boundaries and Contributing / Non-Contributing Properties

The boundary of the District is illustrated in Figure 1. The District is divided into four different Sub-Districts:

- **The Distillery Area Sub-District**
  - The Distillery Area Sub-District represents the industrial core of Walkerville and is strategically located along the Detroit River riverfront.
- **The Commercial Main Street Sub-District**
  - The Commercial Main Street Sub-District reflects the commercial main street of Walkerville and provides a transition area between the Distillery Area Sub-District and the residential and institutional areas to the south.
- **The Second Phase Development Sub-District**
  - The Second Phase Development Sub-District is adjoined to both previous Sub-Districts and is the most completed example of development initiated by the three Walker sons; and
- **The Later Residential Development Sub-District**
  - The Later Residential Development Sub-District contains a mix of original planned developments and modern infill construction as part of the final phase of Walkerville's development.

All properties within the District have been identified as either Contributing or Non-Contributing to the heritage character of the District. Details on each of the properties can be found in Part E of this document. Contributing and Non-Contributing properties both play an important role in supporting the District as a living neighbourhood, and each property type has specific policies and guidelines.

What does "Conservation" mean?

Conservation is all actions or processes that are aimed at safeguarding the character defining elements or heritage attributes of a cultural resource to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes.

Figure 1 – Map of the Walkerville Heritage Conservation District Boundaries

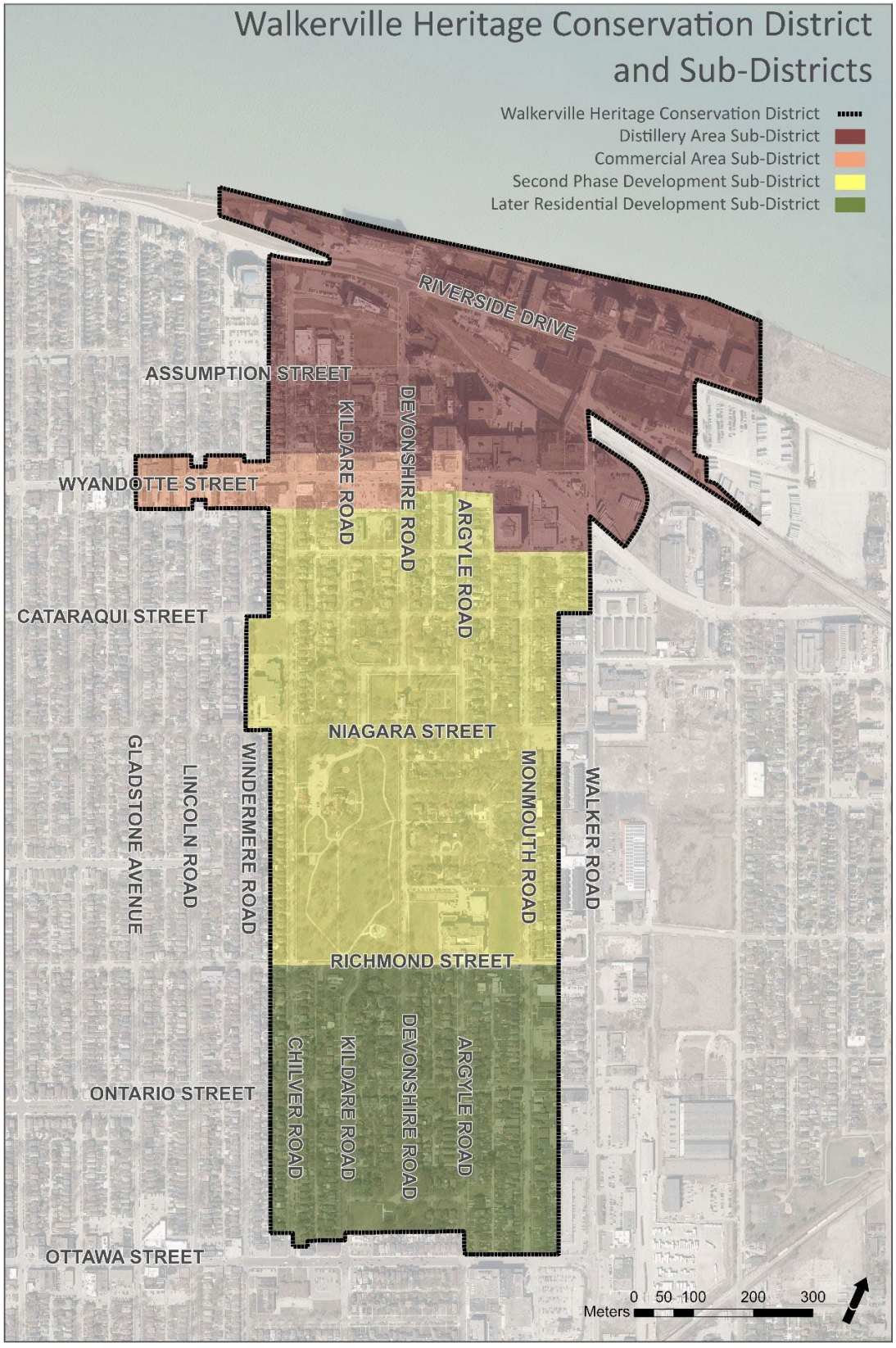


Figure 2 – Map of Contributing and Non-Contributing properties within the Walkerville Heritage Conservation District



Figure 3 - Residential Streetscape in Walkerville



III. Policies, Guidelines, Maintenance, and Major or Minor Works

The Walkerville HCD Plan has mandatory **policies**, discretionary **guidelines**, and identifies **maintenance** works that require no approval. The Plan also outlines works that require Council approval (**Major works**) and works that are delegated to staff for approval (**Minor works**)**.** These can be found in Section D.5. **Generally,** works that are consistent with the Walkerville HCD Plan will be delegated to staff for approval.

Interior renovations are not covered in the Walkerville HCD Plan. However, properties designated under s. 29 Part IV of the *Ontario Heritage Act* or that have an *Ontario Heritage Act* easement should confirm with City staff whether interior attributes are present on their property.

Policies

Policies regulate the conservation of the heritage values and heritage attributes of Walkerville Heritage Conservation District. These mandatory requirements set the direction for management within the District. It is not the intent of these policies to stop or freeze change, but to appropriately manage it. This is done in concert with the applicable policies and guidelines of the City of Windsor Official Plan and Walkerville Theming and Districting Plan. Some policies apply to the whole District area (Part B); others apply only to specific Sub-Districts (Part C).

Guidelines

Guidelines are recommendations to achieve the policies based upon conservation best practices. The guidelines were created to address a wide range of situations, but exhaustive guidelines considering all possible circumstances are not possible. Guidelines should be applied as appropriate and should be used to consider options for changes to a property that support the conservation and enhancement of the heritage values and heritage attributes identified in this Plan. The identification of specific guidelines does not preclude the application of other heritage conservation best practices.

Maintenance

Maintenance refers to those regular actions necessary to slow the deterioration of a property. This includes periodic inspection; routine, cyclical, non-destructive cleaning; small repairs and refinishing operations, and the replacement of damaged or deteriorated materials. Maintenance is required to ensure long-term conservation of properties within the district. Approvals are not required for maintenance.

IV. Maintenance (Not Requiring Approvals)

Properties within the District should be maintained on an ongoing basis, using recognized conservation methods. The materials and methods used for repairs should be compatible with the structure's original materials and method of construction and should not negatively impact the life cycle of any heritage attributes. The following works are considered maintenance and do not require *Ontario Heritage Act* municipal review and approval:

- General Maintenance and Inspections:
  - Periodic inspections;
  - Any work defined as maintenance within s. 29 Part IV of the *Ontario Heritage Act* designation by-law or *OHA* easement agreement;
- General Landscape Maintenance and Decorations:
  - General property cleanup of rubbish and refuse;
  - General gardening/landscaping that does not negatively impact the heritage attributes of the streetscape, as defined in the Plan or identified as a heritage attribute within an individually designated property;
  - Seasonal decorations and flagpoles;
- In Kind Repairs/Replacement:
  - Stucco and cement work when done in kind;
  - Replication of decorative trim in same material and colour;
  - Repairs to existing window frames;
  - Replacement of broken glass in windows with same;
  - Replacement in kind of existing hardware;
  - Replacing roofing material in the same material, size, and shape;
  - Installing or replacing eavestroughs, gutters, or downpipes with the same;
  - Repaving existing parking areas (on private property);

- Paint:
    - Re-painting exterior building features or façade to match existing;
    - Painting of wood (new or repainting); and/or
- Erection of a small accessory building not requiring a Building Permit.

NOTE:
Sandblasting and high-pressure water blasting of older materials can deteriorate and irreparably damage the materials and are **not** considered maintenance.

For a schedule detailing suggested ongoing maintenance, please refer to the chart in Appendix III of this Plan. If you are unsure whether something is considered maintenance, please consult with City staff prior to undertaking work.

V. Principles for Conservation

Heritage conservation best practices are to be employed to inform changes to properties. Conservation work must be based upon three key actions, which are found within the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010):

Understanding a Heritage Resource

Understanding is the result of research combined with on-site investigation. It also considers the significance of a heritage resource combined with its current condition and evolution. The information collected in this phase is used throughout the conservation decision-making process.

Planning for Conservation

Planning links a comprehensive understanding of a heritage resource with a review of possible interventions or changes. Interventions must respect a heritage resource's heritage value and heritage attributes. The most effective planning and design approach combines heritage conservation with other planning and project goals.

Intervening through Projects or Maintenance

Conservation activities fall within the three main interventions:

- *Preservation*: which involves protecting, maintaining and/or stabilizing the existing materials, forms, and integrity of a heritage resource while protecting its heritage attributes.
- *Rehabilitation*: makes possible continuing or compatible use for a heritage resource while protecting its heritage attributes; and

- *Restoration*: accurately reveals, recovers or represents the state of a heritage resource as it appeared at a particular period in its history, while protecting its heritage attributes.

Conservation may involve aspects of all three of these, but most projects are those that rehabilitate a heritage resource. This conservation planning process also needs to be flexible to allow for discoveries of new information and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments. All works shall also consider the following conservation principles which are based on heritage conservation best practices.

- **Maintain and repair:** Heritage resources require some continuous methods of conservation. Heritage resources deteriorate from the effects of weather and use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties.
- **Support adaptive-reuse and support existing uses:** Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to conserve heritage resources. Council should also seek to support existing business and uses that reinforce the identified heritage values of the District.
- **New interventions:** Must be secondary and supportive of the existing heritage resources.
- **Decisions must be based on an understanding of heritage value:** Proposed changes must address the identified heritage values and heritage attributes identified within the Plan.
- **Respect documentary evidence:** When repairing, restoring, or rehabilitating heritage resources, rely on documentary evidence such as historic photographs, drawings, or physical evidence where available. Avoid restoring based on conjecture.
- **Alterations should be designed with reversibility in mind:** When making additions or alterations, consider methods that could be reversed in the future.

VI. Emergency Repairs

In the event of an emergency, repairs that cannot be delayed and are necessary to ensure the long-term conservation of a property, such as emergency roof or structural stabilization or repair, shall be permitted. In such situations, the property owner shall advise the City of the work completed and document all repairs undertaken.

All work should be undertaken in a manner that does not destroy identified heritage attributes where possible. Documentation of 'before and after' conditions of a heritage resource (such as photographic documentation) and the nature of the finished repairs should be supplied to City staff as a record of the necessary emergency repairs.

NOTE:
Repairs necessary due to deferred maintenance shall not be considered an emergency repair.

VII. Key Terms for this Plan and Guidelines

This section provides a list of abbreviations and key terms to assist in understanding and interpreting the Walkerville HCD Plan document. Notwithstanding the definitions below, in the event of a conflict between a definition provided below and a definition provided by federal or Provincial legislation, particularly in cases where such policies are periodically updated, the most current legislated definition shall apply. The below abbreviated terms are referenced throughout this document.

In the absence of a definition provided herein, the Oxford English Dictionary terms shall be used.

Abbreviated Terms	Full Term
CHVI	Cultural Heritage Value or Interest
***OHA* Designation By-law**	The municipal by-law that designates the property as having heritage value or interest per the *Ontario Heritage Act.* The specific section and Part of the *OHA* will be referenced in conjunction with this term.
OHA	*Ontario Heritage Act*, R.S.O. 1990, c. O.18
O. Reg.	Ontario Regulation
PPS 2024	2024 Provincial Planning Statement
Walkerville HCD Plan	Walkerville Heritage Conservation District Plan and Guidelines

Alter: means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning; ("transformer", "transformation") (*Ontario Heritage Act*).

Built Heritage Resource: means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's heritage value or interest as identified by a community, including an Indigenous community (Provincial Planning Statement 2024).

Compatible (heritage): For the purposes of this Plan, means changes that are not necessarily the same as their surrounding context, but that nonetheless conserves identified heritage attributes. Compatible work avoid creating any undue, negative impacts on the District and any adjacent properties. Compatible is a lesser standard than "consistent."

Conserve: means the identification, protection, management, and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or

adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments (Provincial Planning Statement 2024).

Consistent: For the purposes of this Plan, means changes that directly reflect the pre-existing context and surrounding Contributing properties. Consistent is a higher standard than “compatible.”

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having 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 (Provincial Planning Statement 2024).

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 heritage value or interest; (“attributs patrimoniaux”) (*Ontario Heritage Act*).

Heritage Resources: means, for the purpose of the Walkerville HCD Plan, 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.

Heritage Value: means the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses, and cultural associations, or meanings (*Standards and Guidelines for the Conservation of Historic Places in Canada*).

Integrity: means the assessment of whether the surviving physical features (heritage attributes) still represent or support the CHVI of the property (‘Heritage Property Evaluation’, Ontario Heritage Tool Kit 2025).

Ontario Heritage Tool Kit: means a series of resources and guidance documents by the Government of Ontario that provides guidance and resources on heritage conservation.

Preservation: means the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. *(Standards and Guidelines for the Conservation of Historic Places in Canada*).

Protected Heritage Property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (Provincial Planning Statement 2024).

Rehabilitation: means the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value *(Standards and Guidelines for the Conservation of Historic Places in Canada*).

Restoration: means the action or process of accurately revealing, recovering, or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (*Standards and Guidelines for the Conservation of Historic Places in Canada*).

Significant: means, in regard to cultural heritage and archaeology, resources that have been determined to have heritage value or interest. Processes and criteria for determining heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Provincial Planning Statement 2024).

PART A: Conserving and Enhancing District Character

What is a Heritage Conservation District (HCD)?

A heritage conservation district (HCD) is a geographically defined area with 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. Districts can range in size from a group of buildings to entire settlements and must contain a special character or historical association that distinguishes it from its surroundings.

A HCD allows a municipality to manage change in ways that conserves the area's heritage values and heritage attributes while encouraging compatible development and change. A HCD plan and guidelines document is a tool that establishes objectives, policies and guidelines for a district to guide such development and changes.

Figure 4 – Streetscape in Walkerville along Monmouth Road



A.1 Why Walkerville?

Walkerville has been a focus of cultural heritage work for the City of Windsor for many years. Previous studies and histories of Windsor have repeatedly identified Walkerville as a special place, and there was an earlier effort to designate it as a heritage conservation district in 1997. More recent studies, such as the *Walkerville Theming and Districting Plan* (2022), and subsequently the *Walkerville Heritage Conservation District Study* (adopted by Council on 26 May 2025) have also identified that a heritage conservation district would be an appropriate means to protect and conserve the area.

The process to identify the heritage values and heritage attributes of Walkerville to date have included community engagement with property owners, stakeholders, Council, and City Staff. This has been done to ensure that the District is responsive to community needs, priorities, and aspirations for protection and management of heritage attributes. Critical to the development of this heritage conservation district is an understanding that it must meet the needs of the community. Walkerville must remain a liveable and viable community that also remains functional as a commercial and industrial area. Helpful resources that may aid in this process have been included in Appendix IV.

The rationale for the District's designation, as stated within the Walkerville Heritage Conservation District Study, is:

- The Walkerville Study Area has significant 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-Districts 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 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.

The following is the Council-approved Statement of Cultural Heritage Value or Interest and Heritage Attributes for both the Walkerville District as a whole and the Sub-Districts.

Figure 5 - Streetscape in Walkerville



A.2 The District's Heritage Value or Interest and Heritage Attributes

What is Cultural Heritage Value or Interest?

Cultural heritage value or interest ("CHVI") is the identified significance of a cultural heritage resource, such as properties, neighbourhoods, landscapes, or archaeology sites. Nine criteria established in O. Reg. 9/06 for heritage conservation districts help identify CHVI by considering design or physical value, historical or associative value, and contextual value. Identifying CHVI is an important step in protecting and conserving cultural heritage resources that are locally and/or provincially significant.

As outlined within the Walkerville Heritage Conservation District Study, Walkerville consists of several distinct Sub-Districts that contribute to the overall heritage value of the District. To help guide changes within the District, and recognizing the distinctive

nature of these Sub-Districts, a statement of CHVI was developed for the District as a whole and for each of the Sub-Districts. Each of the Sub-Districts collectively comprise the District and support the overall heritage values of the entire District.

Sub-Districts, referred to as “Character Areas” in the Walkerville Heritage Conservation District Study, are simply frameworks for describing the attributes of each Sub-District in the District. They do not direct land use. The District’s heritage attributes have been described in the Walkerville Heritage Conservation District Study (and are repeated here) and include the physical and associative patterns of development that, collectively, define the District’s heritage character and heritage value.

The area of the Walkerville Heritage Conservation District includes the original settlement initially developed 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 and Interest

1. Walkerville Heritage Conservation District

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 include:

- Red brick as the primary exterior cladding material on buildings and structures
- Stone lintels, sills, and decorative elements
- Varied streets and blocks pattern (square, rectangular, curvilinear)
- Comprehensive rear alley system
- Extensive tree planting (boulevards in the public realm) (Figure 6)
- 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 (from Monmouth Road to Devonshire Road) of house types and designs

- Closed vistas to St. Mary's Church, Willistead Park/Manor, and Walkerville Collegiate Institute
- Church/cemetery/manor/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

2. Distillery Area Sub-District

The Distillery Area Sub-District 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 and early 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 Area Sub-District 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 East (except east of Argyle Road, where it includes former industrial properties south of Wyandotte Street East, west to Walker Road), and to the west by the rear alley 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 Hiram Walker & Sons Ltd. corporate headquarters building (2072 Riverside Drive East)
- The early block pattern (irregular and grid) with rear alleys
- Surviving elements of early residential and commercial buildings (pre-1890)
- Wyandotte Street East at Walker Road is the key eastern gateway to Walkerville
- Archaeological evidence of early buildings from the Hiram Walker era (up to 1890) and up to amalgamation (1935)

Figure 6 – The Hiram Walker & Sons Limited distillery



Figure 7 - Walkerville Post Office



Figure 8 – Intersection of Devonshire Road and Assumption Street (top left); Devonshire Road north of Wyandotte Street East (top right); Kildare Road north of Wyandotte Street East (middle left); Intersection of Kildare Road and Brant Street (bottom)









3. Commercial Main Street Sub-District

The Commercial Main Street Sub-District 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 areas to the south.

The Commercial Main Street Sub-District 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 (rectangular block form) and height of 2 to 3 storeys
- Buildings with a 0 lot line frontage (located right up to the sidewalk) and with a continuous street wall covering the full width of the property frontage
- Flat roofs with ornamented parapets, cornices, and name/date stones or plaques
- Storefronts with large display windows, recessed entrances, and transom windows
- Regularly spaced window openings with vertical articulations and decorative lintels or sills
- Varied lot sizes
- Rear alleys (discontinuous)

Figure 9 – Buildings located along Wyandotte Street East (Kildare Road at left)



Figure 10 - Wyandotte Street East looking west from the intersection with Kildare Road



4. Second Phase Development Sub-District

The Second Phase Development Sub-District is the most formal of the Sub-Districts, 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 (C.M. Walker, F.H. Walker and H.E. Walker). However, the street's formal 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 East (now proposed to be part of the Distillery Area Sub-District). 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-influenced urban design is most evident here, as is the pseudo-feudal combination of church, cemetery, manor house and park in the Sub-District'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 boundaries, in a variety of period styles from the late 19th and early 20th centuries, with high quality materials and fine architectural details. The Sub-District has heritage value for the overall streetscape's formal design and for the many architect-designed buildings that line its streets.

The Second Phase Development Sub-District extends south from the rear property boundaries of properties on the south side of Wyandotte Street East to Richmond

Street. In the west, it extends from the rear property lines along Chilver Road to Monmouth Road in the east. A section also extends eastwards beyond Monmouth Road and ends on the west side of Walker Road between Tuscarora Street and Cataraqui Street.

Heritage attributes include:

- Mature tree-lined boulevards
- Extensive rear laneway [alley] 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/rowhouse, 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)
- Walkerville Collegiate Institute (2100 Richmond Street)

Figure 11 – Buildings along Monmouth Road (top); near the intersection of Argyle Road and Tuscarora Street (bottom left); looking east along Niagara Street near the intersection with Devonshire Road (bottom right)






Figure 12 - Cataraqui Street, looking east toward the intersection with Devonshire Road



5. Later Residential Development Sub-District

The Later Residential Development Sub-District contains much of the infill development that occurred following the deaths of the three Wallker sons and represents the final phase of Walkerville's development with direct involvement from the Walker family. Following the sale of the distillery and up to amalgamation in 1935, the Walker grandsons, through the Walkerville Land and Building Company, added new buildings on the remaining sites in their existing plans of subdivision. This Sub-District 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 Second Phase Development Sub-District.

The Later Residential Development Sub-District extends south from Richmond Street to Ottawa Street in the north, and east from Monmouth Road to the rear alley behind the Chilver Road properties in the west.

Heritage attributes include:

- Extensive laneway [alley] system
- Varied block and lot sizes and configurations
- Tree-lined streets with consistent setbacks
- Concentrations of early semi-detached and terraced housing/rowhousing
- Devonshire Court Park
- Closed vistas to parks (Devonshire Road, both ends) and to the Walkerville Collegiate Institute entrance (Argyle Road)

Figure 13 – Residential buildings within the Later Residential Development Sub-District



A.3 Objectives

The objectives of the Walkerville HCD Plan seek to conserve the District's heritage value and interest and heritage attributes, while managing change and sustaining a liveable community. The District's heritage value and interest stems from its design/physical, historic/associative, and contextual values that are found in the District as a whole, in the District's Sub-Districts as well as individual properties. The District's

heritage attributes are physical, spatial, and material elements that represent the District's heritage value and interest; they are tangible and include built heritage resources, cultural heritage landscapes, streetscapes and the public realm, alleys and archaeological resources as identified in the City's Archaeological Management Plan.

The Council-approved objectives of the Plan, as defined in the Walkerville Heritage Conservation District Study, are set out below. While the objectives are numbered, the numeric sequence does not establish a priority among the objectives.

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-Districts 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.*

All policies, guidelines, and processes stem from these objectives. Further, it is intended that this document will be responsive to community needs, priorities, and aspirations for conservation, protection and management of the identified heritage values and heritage attributes. It will also seek to ensure that Walkerville remains liveable and viable as a living and growing neighbourhood, and functional as a commercial and industrial area.

A.4 District Planning Process and Mandate

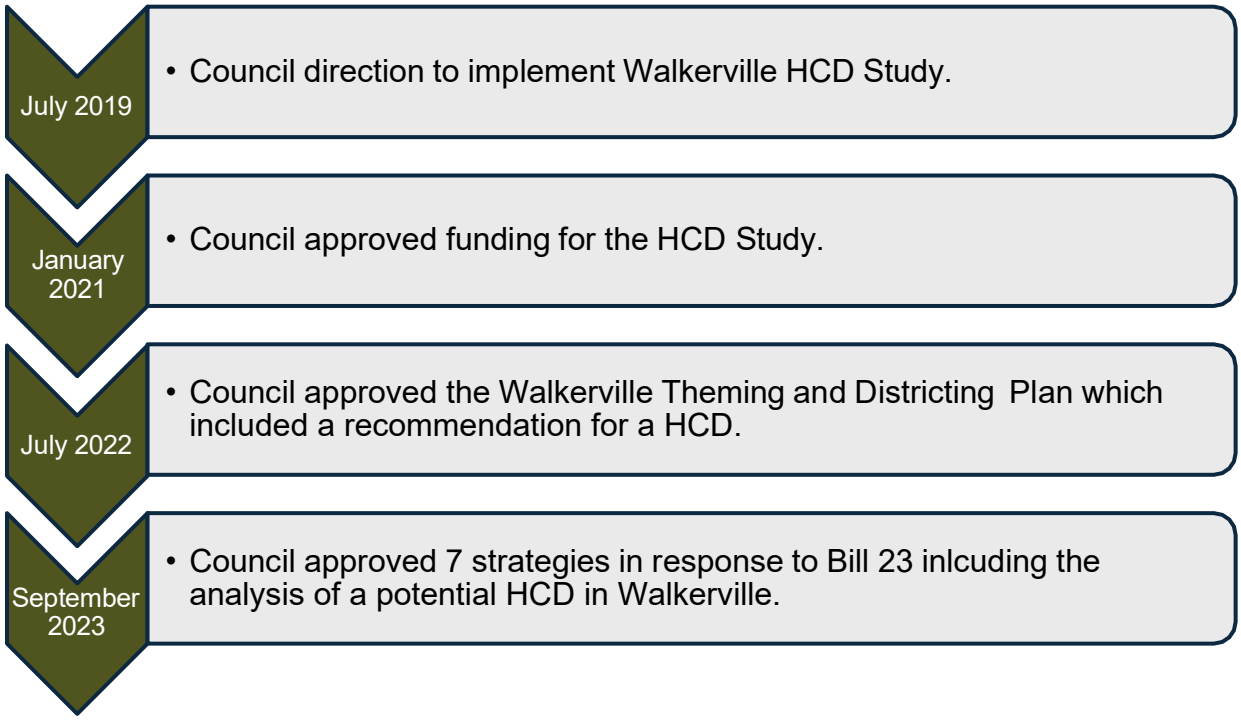
Subsection 41.1(1) of the *Ontario Heritage Act* enables municipal councils to designate all or part of the municipality as a Heritage Conservation District. The process for designating an area as a Heritage Conservation District is prescribed by the province. The following graphic illustrates the key steps in the process:

The Study Phase	
Step 1	Request to designate
Step 2	Consultation with the municipal heritage committee
Step 3	The Area Study and Interim Control (as necessary)

Step 4	Determination of heritage value or interest and identification of heritage attributes
Step 5	Delineation of boundary of a Heritage Conservation District
Step 6	Public consultation
The Implementation Phase	
Step 1	Preparation of the Walkerville HCD Plan
Step 2	Passing the designation by-law and adoption of the Walkerville HCD Plan
Step 3	Registration of bylaw on title
Step 4	Identification of necessary amendments to existing official plan provisions and by-laws
Step 5	Implementing the Walkerville HCD Plan

Community and staff consultation is a critical part of the Walkerville HCD Plan process. As noted, a summary of consultation completed for this project is provided as Appendix II. This feedback has been incorporated into the Walkerville HCD Plan and has informed the development of the policies and guidelines, as well as specific process recommendations.

There is a long history of municipal initiatives related to conserving Walkerville. The following graphic illustrates the recent timeline of Council decisions related to the initiation of this project.



This Plan is based on the research and planning found in the Walkerville Heritage Conservation District Study (adopted by City Council on 26 May 2025). The Council of the City of Windsor authorized staff and the consulting team to proceed with the preparation of a District Plan through resolution on September 2025.

The following outlines the mandatory requirements of the *OHA* for Heritage Conservation District Plans and Guidelines and where they can be found in this document.

***Ontario Heritage Act* (Subsection 41.1 (5) and (5.1) Requirements**	**Location within this Plan**
i. A statement of objectives to be achieved in designating the area as a heritage conservation district;	**Section A.3**
ii. A statement explaining the heritage value or interest of the heritage conservation district;	**Section A.2**
iii. A description of the heritage attributes of the heritage conservation district and of the properties in the district;	**Section A.2**

iv.	**Policy statements, guidelines, and procedures for achieving the stated objectives and managing change in the heritage conservation district; and**	**Part B and Part C**
v.	**A description of the alterations or classes of alterations that are minor in nature and that the owner of the 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.**	**IV (Maintenance) and Section D.5**
vi.	**(5.1) Where criteria have been prescribed for the purposes of clause 41 (1) (b), the statement referred to in clause (5) (b) of this section must explain how the heritage conservation district meets the prescribed criteria. 2022, c. 21, Sched. 6, s. 6 (1).**	**Section A.1 and Part E.**

PART B: District-Wide Policies and Guidelines

Under the *OHA*, within a Heritage Conservation District Plan, a municipality can include both policies and guidelines to manage change. As noted, District **policies** are mandatory requirements and can prevail over a municipal by-law that affects the District to the extent of a conflict (Section 41.2 (2) of the *OHA*).

The second way in which the Walkerville HCD Plan manages change is through **guidelines.** Guidelines provide information so that those proposing changes do so with the benefit of the best advice. Guidelines identify recommended actions as well as incompatible changes that should be avoided. The Walkerville HCD Plan informs the decision-making process for City staff and heritage committee members.

The following are the policies and guidelines grouped by key topics (NOTE: this list shall not be construed as implying a particular order or priority for conservation activities):

Section	Topic
B.1	Existing *OHA*-Designated or Easement Properties
B.2	Internal Policy Conflict
B.3	Accessibility and the *Access for Ontarians With Disabilities Act, 2005*
B.4	Conflict between the Plan and other Legislation/By-laws
B.5	General District Policies
B.6	Alterations and Additions
B.7	Alterations to Contributing Properties
B.8	Alterations to Non-Contributing Properties
B.9	Demolition, Removal, and Relocation
B.10	Sites of Religious and Spiritual Practices
B.11	New Development and Infill
B.12	Climate Adaptation and Sustainability
B.13	New Materials and Technologies
B.14	Landscapes and Streetscapes
B.15	Disaster and Risk Management

B.1 Existing *OHA*-Designated or Easement Properties

All properties within the boundaries of the District are designated under Part V of the *OHA*. Some properties in the District are also individually designated under s. 29 Part IV of the *OHA* or may be subject to an *OHA* easement. The by-laws for individually designated properties under the *OHA* are currently required to have a statement of CHVI and list of heritage attributes; some older by-laws which predate 2005 might not. Changes to properties designated under s. 29 Part IV or subject to an individual easement under the *OHA* must conserve the individual property's heritage value and heritage attributes while conserving the heritage values and heritage attributes of the District as a whole.

1. POLICIES

1. Changes to properties in the District that are also individually designated under s. 29 Part IV of the *OHA* and/or under the *OHA* easement must ensure that the heritage values and heritage attributes of the properties, as identified within the property's *OHA* designation by-law and/or easement, are conserved.
2. If there is conflict between the heritage attributes ascribed with a property's s. 29 Part IV *OHA* designation by-law and/or *OHA* easement, and the heritage attributes identified within the Walkerville HCD Plan, both sets of heritage attributes shall be considered, and any work shall ensure that the highest conservation standard shall apply.
3. If the requirements of any heritage conservation easement agreement enacted under the *OHA* conflicts with the requirements of this Plan, conservation of the heritage values and heritage attributes specified for the property subject to the heritage easement agreement will take precedence over the conservation of District-wide heritage values and heritage attributes to the extent of the conflict. If the easement is held by the Ontario Heritage Trust (OHT), any approvals on such properties by the City shall be subject to OHT approval.

2. GUIDELINES

a) Properties may be designated under both Parts IV and V of the *OHA* and owners may enter into easements under the *OHA*. Individual property *OHA* Designation by-laws prepared after adoption of this Plan should consider the heritage values and heritage attributes identified in Part E of this Plan.

B.2 Internal Policy Conflict

The following policy applies if there is a contradiction between existing policies within this Plan.

1. POLICIES

1. In the event of a potential conflict between any policies within this document, the approach which ensures the highest level of conservation shall apply. In such cases, an explanation shall be provided outlining how the highest level of conservation was determined.

2. In the event a matter arises that is not specifically addressed within this Plan, any application or proposal must outline how any proposed works, site alteration, and/or development will reflect heritage conservation best practices.

B.3 Accessibility and the *Accessibility for Ontarians With Disabilities Act, 2005*

Heritage conservation must consider how to address issues of accessibility. In the past, heritage resources, such as buildings and landscapes, were not always designed with accessibility considerations. Today, the *Accessibility for Ontarians with Disabilities Act, 2025* (*AODA*) and related codes and regulations represent provincial requirements. However, accessibility is more than just meeting existing legislation; it reinforces the concept that communities should be designed for people of all ages.

1. POLICIES

1. In the event of a conflict between this Plan and *AODA* and its regulations, the *AODA* shall prevail to the extent of the conflict subject to the following provisions:
    i. All efforts shall be made to minimize impacts to identified heritage values and heritage attributes; and,
    ii. All efforts shall be made to develop solutions that prioritize reversibility.
2. Barrier-free design is required on new streetscape, open space, and park designs except where exempted by Ontario Regulation 191/11 (or as superseded).
3. Wayfinding materials and signage shall be visibly legible under *AODA* guidelines.
4. The use of markers, grip-tape or finishes or similar devices on entry surfaces such as steps landings or ramps is permitted.
5. The use of accessible door handles and railings at entrances on Contributing and Non-Contributing properties is permitted.

2. GUIDELINES

a) When locating new accessibility-related features in a cultural heritage landscape, efforts should be made to respect the existing landscape forms.

b) Where questions arise regarding the application of accessibility requirements in a heritage context or to gain insight into lived experience, consultation with Windsor Accessibility Advisory Committee should be undertaken where feasible.

B.4 Conflict Between the Plan and Other Legislation/By-laws

The following policy applies if there is a contradiction between existing policies within this Plan and the requirements of other legislation.

1. POLICIES

1. In accordance with Subsection 41.2(1) of the *OHA*, in situations of disagreement between the Walkerville HCD Plan and any other municipal policy or by-law, the policies of the Walkerville HCD Plan shall prevail to the extent of the conflict.
2. Current codes and standards pertaining to health, safety, security, and sustainability requirements shall be adhered to in a way that does not negatively impact the heritage values and heritage attributes of Contributing properties and the District. The municipality will encourage and support the exploration of alternative solutions and other code compliance approaches to facilitate heritage conservation and the retention of heritage attributes.
3. In the event of a conflict between the policies of this Plan, and the *Funeral, Burial, and Cremation Services Act* (*FBCSA*), the *FBCSA* shall prevail to the extent of the conflict.

B.5 General District Policies

The following policies apply to all properties within the District as well as the public realm.

1. POLICIES

1. The heritage values and heritage attributes of the District and Sub-Districts, as defined in this HCD Plan, shall be conserved, maintained and/or enhanced.

2. Built heritage resources and cultural heritage landscapes shall be conserved.

3. Views as identified on Figure 31 shall be conserved and/or enhanced views within the District.

4. Works proposed on properties and in the public realm in the District must be evaluated holistically, considering both the impact on the subject property and the District.

5. Planning Applications for development or site alteration of properties within the District will require preparation of a Heritage Impact Assessment (HIA) by a qualified heritage professional to the satisfaction of the City Planner/Executive Director or their delegate and in accordance the City's Terms of Reference. Additional supporting studies, such as a Conservation Plan, Temporary Protection Plan, Documentation/Salvage Plan and/or Commemoration Plan, may also be required. Staff are authorized to determine if a HIA or any other necessary supporting studies are necessary and/or can be scoped.

6. Staff are authorized to require the preparation of a Heritage Impact Assessment for Heritage Permits as outlined within the specific policies of this Plan. Such Heritage Impact Assessments must be prepared by a qualified heritage professional to the satisfaction of the City Planner/Executive Director or delegate and in accordance the City's Terms of Reference.

7. Public works within the District shall be consistent with this Plan. A Heritage Impact Assessment will be required for any works that are likely to negatively impact heritage attributes.

8. The policies and guidelines within this HCD shall be read in conjunction with the design guidelines within the City of Windsor Intensification Guidelines (2022) Section 2 for Stable & Mature Neighbourhoods, as per Official Plan Schedule A-1 Special Policy Areas.

9. Where required within the City's Archaeological Management Plan, archaeological assessments shall be completed.

10. The City shall meaningfully engage with Indigenous communities having an interest in the District.

11. Alterations and new construction shall use the following prescribed materials for exterior wall cladding: wood, brick, stone, or fibre-cement siding that replicates traditional textures.

12. Notwithstanding Policy 11, synthetic cladding materials such as vinyl siding, metal panels, concrete, or Exterior Insultation and Finish System (EIFS or synthetic stucco) will be considered for use as exterior wall cladding, subject to staff discretion, where: already existing; as a secondary or detail material; and/or when not used on the primary front elevation of a building.

13. Alterations and new construction shall use the following prescribed materials for roofing: asphalt shingles, cedar shake/shingle, or composite roofing that replicates traditional shingle, slate, or cedar shake/shingle.

14. Notwithstanding Policy 13, contemporary metal panel roofing, roofing tiles, or copper panel roofing will be considered for use as roofing materials, subject to staff review, where: already existing or as a secondary or detail material.

15. Mirrored and/or reflective glass is not permitted.

16. Amendments to the City of Windsor Official Plan and Zoning By-law 8600 (as amended or superseded) shall be made in accordance with this Plan to facilitate its implementation.

17. Enforcement of the City's Property Standards By-law (By-law 148-2025 as may be amended) shall be consistently undertaken by City staff within the District and shall, in addition to the policies found in that By-law, be consistent with the policies and guidelines of this Plan.

18. Alterations and/or demolition shall require an application for alteration and/or demolition (heritage permit) under the *OHA*. Any application shall be subject to the approval process described in Section D.5 of this Plan which shall reflect the requirements of the *OHA* and its applicable regulations.

19. The City shall use all tools available to it to address any violations of the Walkerville HCD Plan and the *OHA*, including those found within s. 69 of the *OHA* (or as amended or superseded) and the *Provincial Offences Act* (or as amended or superseded). This includes its authority under Section

69.5.1 of the *OHA* to require the restoration of an illegally demolished heritage resource as similar as possible to its previous condition and may recover the cost of the restoration from the property owner.

20. The decisions of the City of Windsor Committee of Adjustment or Planning and Heritage Committee shall be consistent with the Walkerville HCD Plan when reviewing applications within or adjacent to the Heritage Conservation District.

B.6 Alterations and Additions

The policies and guidelines that follow contain recommendations for alterations/contemporary repairs, new work/additions, and demolitions. There are general policies for all properties as well as specific policies and guidelines for "Contributing" and "Non-Contributing" properties. Please review Figure 2 to confirm the status of a particular property.

1. POLICIES

Alterations

1. Alterations will require replacement with in-kind materials. Substitute materials for in-kind materials will only be considered when original materials are demonstrated to be unattainable, unsustainable, or to reduce deterioration. Substitute materials shall be durable and compatible with existing materials in level of performance and appearance to the greatest extent possible so as not to comprise materials and heritage value.
2. Materials such as brick, stone, wood, or stucco shall only be cleaned when necessary to remove heavy soiling or graffiti, and when it has been demonstrated that cleaning will not result in increased deterioration of the material. Cleaning of materials shall be completed using the gentlest method possible.
3. Previously unpainted masonry surfaces, including brick, shall not be painted or stained.

4. Heritage attributes such as windows, doors, porches, and verandahs shall be retained and restored whenever possible.

Additions

5. Additions on a Contributing property shall be complementary to the main building and clearly secondary in terms of scale, massing, and height; they shall be clearly distinguishable in form and detail.
6. Construction of additions shall not result in negative impacts on the property or on the heritage attributes of the District.
7. Additions to existing buildings and new Additional Dwelling Units (e.g., secondary suites) or accessory buildings (e.g., garages, and sheds), shall be located at the rear of existing buildings.
8. Notwithstanding Policy 7, should there be sufficient side yard setback, side additions will be permitted if it is demonstrated that there are no negative impacts on the property or on the heritage attributes of the District.
9. The height of any residential building addition shall not exceed the roofline of the existing building. Where the existing roof is a mansard roof, the top of the parapet will be considered as the building height.
10. Dormers shall be permitted on a case-by-case basis. Shed dormers extending across the entire front elevation of the roof shall not be permitted.
11. To conserve the properties and heritage attributes of the District, Additional Dwelling Units shall be designed in one of the following ways:
    i. As residential units atop garages, in accordance with the City of Windsor Zoning By-law and standards. Such units are to be accessed from the street where a driveway exists, or from a rear alley, and setback to the rear of the residential property
    ii. As side or rear additions, where feasible, and where there is no negative impact on the main building;
    iii. As separate structures, where the Additional Dwelling Unit or accessory building is designed to be compatible with the main building (i.e., materials, massing, and architectural style). The building height of any Additional Dwelling Unit or accessory building shall be subordinate to, and not exceed, the existing main building height.

12. Where Additional Dwelling Units or accessory buildings are visible from the street, their design shall address the horizontal and vertical patterns of the existing and/or neighbouring buildings including overall proportions, alignment of windows and doors, as well as of cornice lines and rooflines.

13. Existing mature trees and shrubs shall be retained where possible when determining the location of Additional Dwelling Units (see Figure 14).

Alterations and Additions to Duplexes and Row Houses

14. Alterations and additions to duplexes and row houses shall be assessed holistically. Efforts shall be made to conserve the symmetry of adjoined structures where feasible.

15. Alterations and additions proposed for duplexes or row houses shall be reviewed for their potential negative impacts not only on the subject property but also on the adjoined structures.

Signage

16. Commercial signage shall be contained within the signboard above the main floor display façade or perpendicular to the façade.

17. Signs shall not obscure or damage heritage attributes such as windows, cornices, pilasters, or decorative elements.

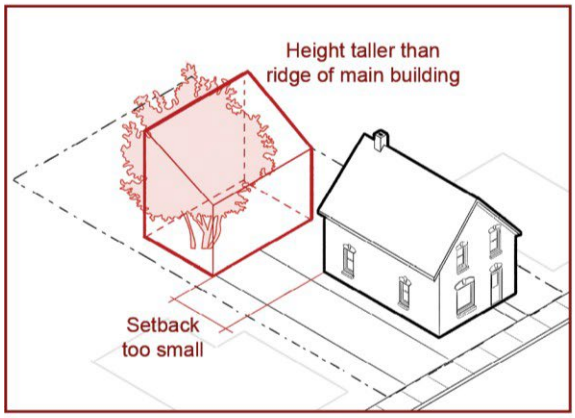
18. Lighting over fixed or hanging signage shall meet dark sky guidelines to avoid light pollution by being directed downwards.

19. If mounting signage on a masonry facade, mounting hardware shall be reversible and shall be mounted through the mortar joints. All signage shall be compatible with the scale of the building and be located within the traditional signage board of the building.

20. Backlit signs are prohibited.

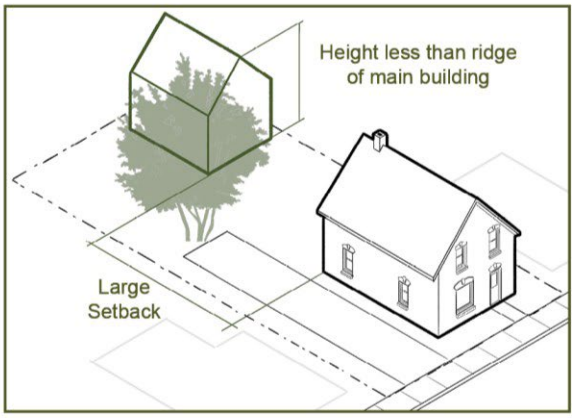
Figure 14 – Public view of Additional Dwelling Unit (ADU) from street (B.6 (1) Policy 9, 10, and 11.iv).

Avoid



- Height is greater than ridgeline of main building
- Massing overshadows main building
- Roof form does not relate to contributing building pitched roof

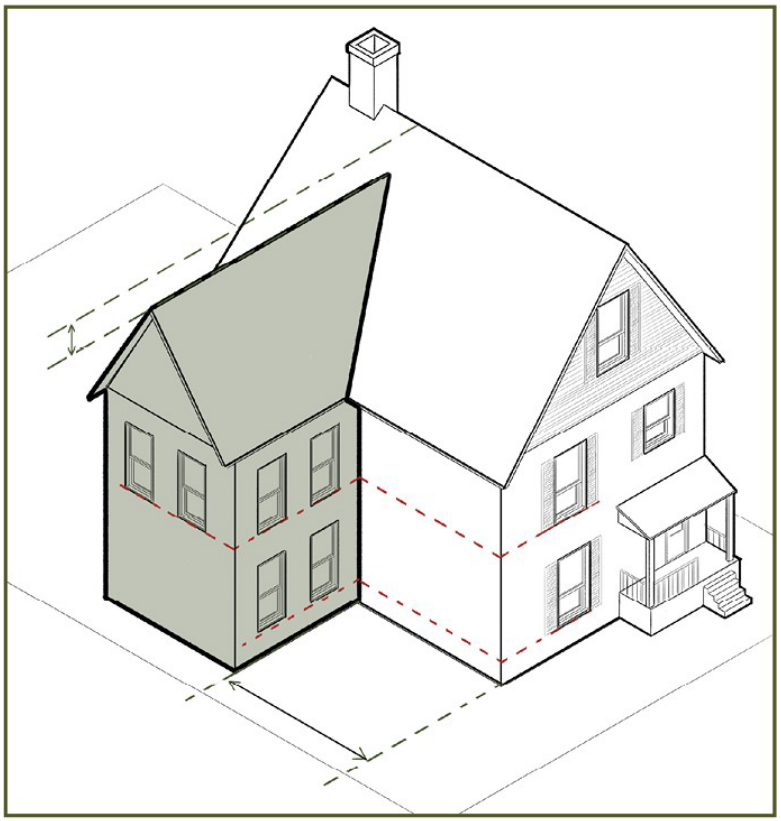
Preferred



- Form aligns with main building
- Height is lower than the ridgeline of the main building
- Less visible from street

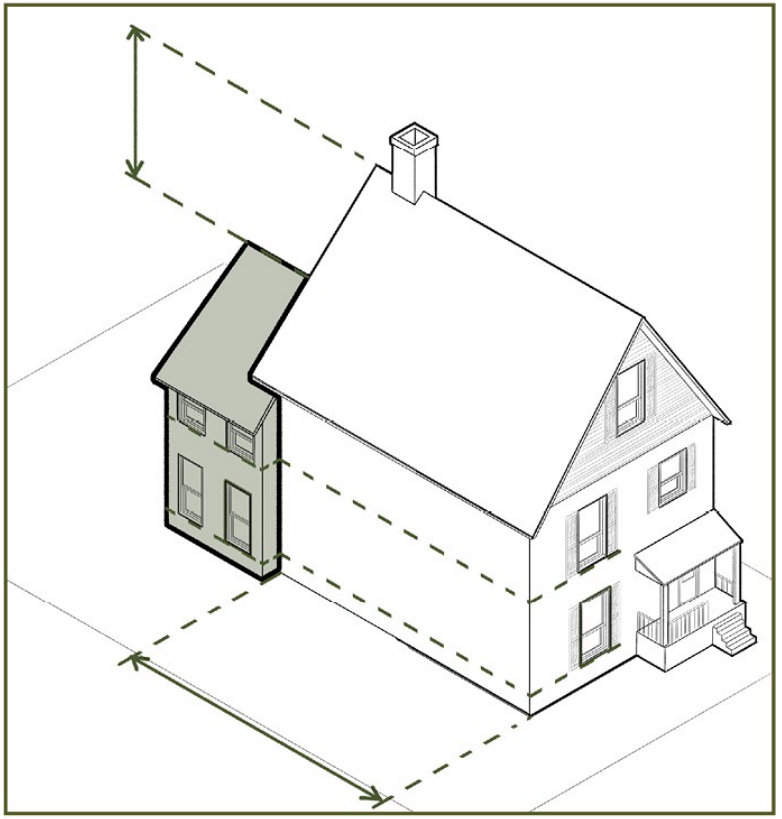
Figure 15 – Side addition to Contributing properties (B.6 (1)Policy 5 and 7, B.6 (2) Guideline j).

Preferred



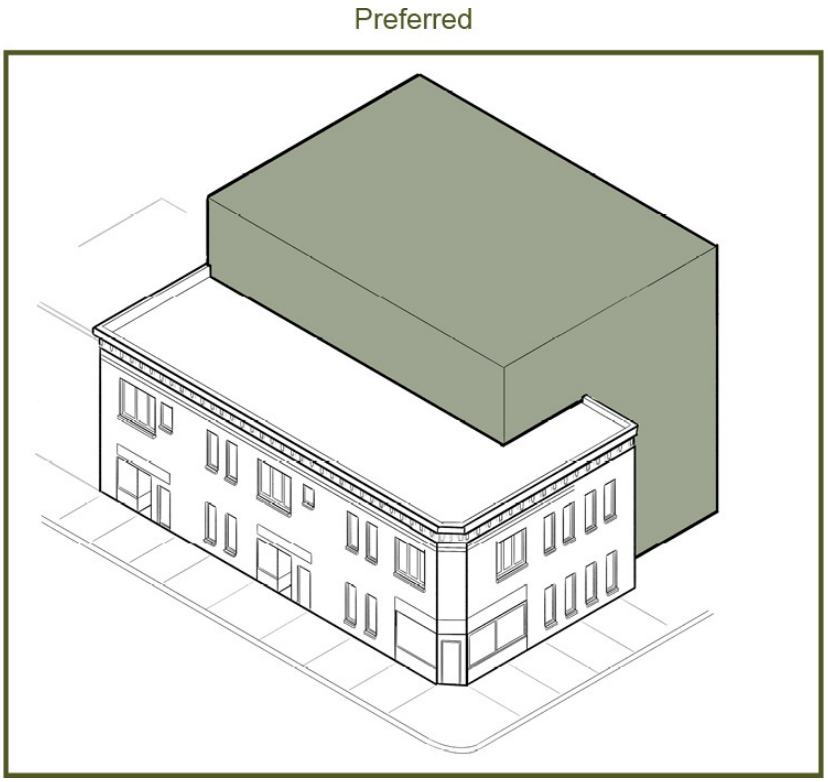
- Addition is set back from main house
- Height of addition is lower than the ridge of the main house
- Follows main building form
- Windows follow overall proportions and alignment of main house

Preferred



- Addition is set back from main house
- Height of addition is lower than the ridge of the main house
- Follows main building form
- Windows follow overall proportions and alignment of main house

Figure 16 - Addition on commercial storefront building set back from Wyandotte Street East (B.6 (1) Policy 8).



2. GUIDELINES

Alterations

a) Find out as much as possible about the appearance of a building during its various evolutions to determine the best options for alteration that respect the property's heritage attributes.

b) In the absence of documentary evidence, examine a building itself to determine original design details, materials, and layouts.

c) Look for properties within the District, and as indicated in historic plans or by-laws for Walkerville, that are similar in age and style for further evidence of details and materials suitable for use in an alteration.

d) If a porch or verandah is being restored or replicated, do so only after finding documentary evidence of the original appearance. Since such exterior elements deteriorate more quickly due to exposure to the elements, decisions may need to be made as to which of several earlier versions of the structure should be the model for the proposed work, based on the heritage attributes of the building.

e) Model replacement features and building forms on the originals in style, size, proportions, and materials, whenever possible.

f) Make changes as reversible and compatible as possible.

g) Record any alteration and provide copies of any documentation to the City for its records.

h) Consult a heritage masonry specialist for exterior brick surfaces that have been already painted to determine whether to repaint peeling paint or remove paint completely.

i) Applicants are recommended to review the City's Heritage Masonry Guidelines.

Additions

j) For commercial buildings, in cases where additional height is permitted, rear additions should be stepped back from the façade of the main building (see Figure 16).

k) Additions should avoid causing irreversible changes.

l) If possible, record any alteration and provide copies of any documentation to the City for its records.

Figure 17 - An alley with ancillary structures in Walkerville



B.7 Alterations to Contributing Properties

1. POLICIES

General

1. Alterations to a Contributing property shall repair rather than replace the heritage attributes where the original can be repaired. Replace in-kind heritage attributes where the original cannot be repaired.

Roofs

2. Replacement roofing material shall be compatible with the age and architectural style of the existing building.
3. Alteration or removal of roof features shall only be permitted when not prominently visible from the public realm or do not contribute to the heritage value and heritage attributes of the property or District.
4. Where a roof or roof features of a Contributing property are damaged or deteriorated beyond repair, replacements shall reference the existing roof and/or roof features.
5. Conserve historic or original chimneys. The removal of chimneys shall be discouraged.

Windows

6. Retain and conserve existing openings where possible.
7. Retain and conserve existing heritage attributes such as architectural elements at openings, including jambs, sills, arches, voussoirs, keystones, and other architecturally significant brickwork or stonework.
8. Existing stained-glass windows shall be conserved and repaired; replacements for broken or missing glass should replicate the original and complete replacements should have glass details in colours and shapes like the original.
9. Tinted and mirrored glass are prohibited.

Cladding

10. Damaged or deteriorated exterior wall cladding that is appropriate to the age and architectural style of the property, as well as exterior wall features on Contributing properties, shall be repaired rather than replaced.
11. Existing cladding that contributes to the heritage value of the property shall not be covered or concealed with a different cladding material, unless it can be demonstrated that the alteration will conserve or enhance the heritage character of the property and the District.

Entrance, Porch and Verandah

12. Alterations to the features and details of entrances, porches, and balconies of Contributing properties shall conserve the legibility of the primary structure's architectural style and typology.

13. Enclosing porches with solid walls is prohibited. Glazed and screened enclosures will be considered if reversible and visually minimal.

14. Porches or verandahs shall only be removed where they pose a life/safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.

15. Restoration of a missing porch must be based upon historical, pictorial, and physical documentation, rather than conjecture, wherever possible.

Incorporation in New Development

16. When a project incorporates existing Contributing heritage resources into a larger development, those resources will continue to be featured prominently on the lot and within the streetscape. The proposed development must be compatible with the existing structure(s).

2. GUIDELINES

Roofs

a) On roof areas visible from the public right-of-way, replacement roofing material should match existing roof material.

b) Roof profile visible from the street should remain unaltered.

c) Vents, skylights, and other new roof elements should be sympathetic in type and material and should be located out of general view from the public realm, where possible.

d) Maintenance of original roof shape is encouraged.

e) Non-functioning chimneys should be retained, capped, and re-pointed.

Windows

f) Efforts should be made to re-build or recondition existing windows before replacing them.

g) Where existing windows are too damaged beyond reasonable repair, new replacement windows should replicate the type, pattern, and detailing of the original (e.g., frame, sash, muntin bars, pane sizing, trim detailing).

h) Surface-mounted muntin bars are permitted and should have true muntins at the exterior of the glass (not grilles installed between panes).

i) Avoid altering the location, size, shape, and number of existing windows facing, or visible from, the street, unless required by the Ontario Building Code (for example, for egress).

Cladding

j) Replace exterior cladding that has degraded beyond reasonable repair with new or reclaimed material to match.

k) Acceptable cladding for a new addition should reference cladding types that are common to the District (where permitted by the Ontario Building Code) or use the prescribed materials as detailed in Section B.5.10 of this Plan.

Entrance, Porch and Verandah

l) The design and construction of a new entrance/porch should be compatible with the character of the building.

Figure 18 - New windows on Contributing properties (B.9 (1) Policy 6, B.9 (2) Guideline f-j).

Avoid



- Removal of heritage elements like sills, headers, and contributing elements
- Door and window size not compatible with typology
- Change in size and location of windows and doors

Preferred



- Maintain original sash profile
- Maintain size and location of windows and doors
- Mainting heritage elements such as sills and headers
- Replacement windows and doors compatible in size and shape with building typology

Figure 19 - New porch that does not follow height or shape found within the surrounding context and has removed existing Contributing elements (B.9 (1) Policy 9 and 11, B.9 (2) Guideline o and p).

Avoid



- Roof shape not compatible with building or context
- Height of canopy disproportionate to building massing
- Removal of contributing details such as railings and columns
- Portion of porch enclosed

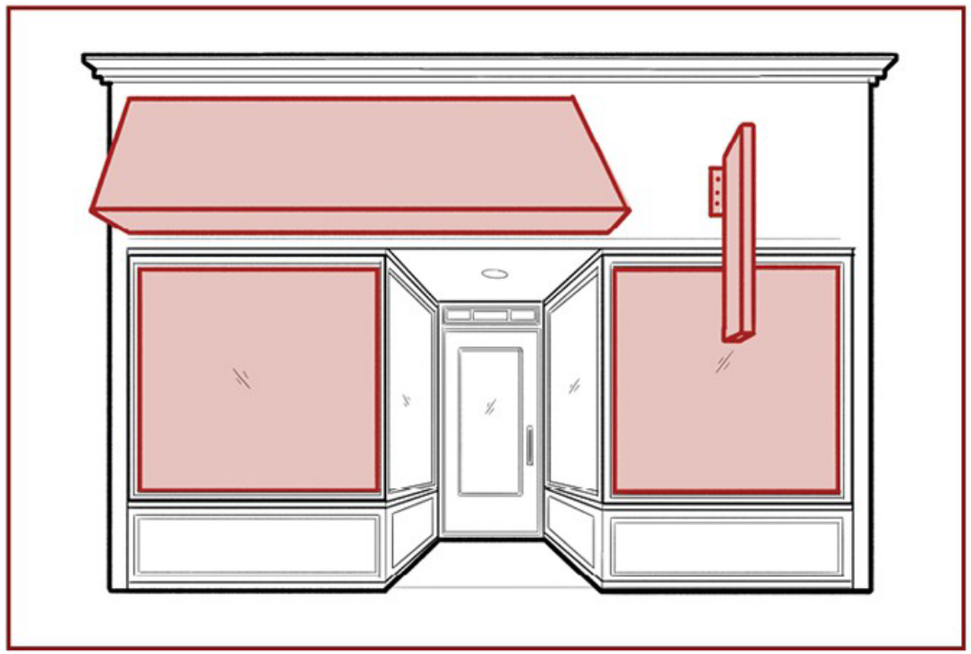
Preferred



- Maintain original roof shape
- Maintain contributing columns and architectural details
- Height of canopy is proportionate to building massing

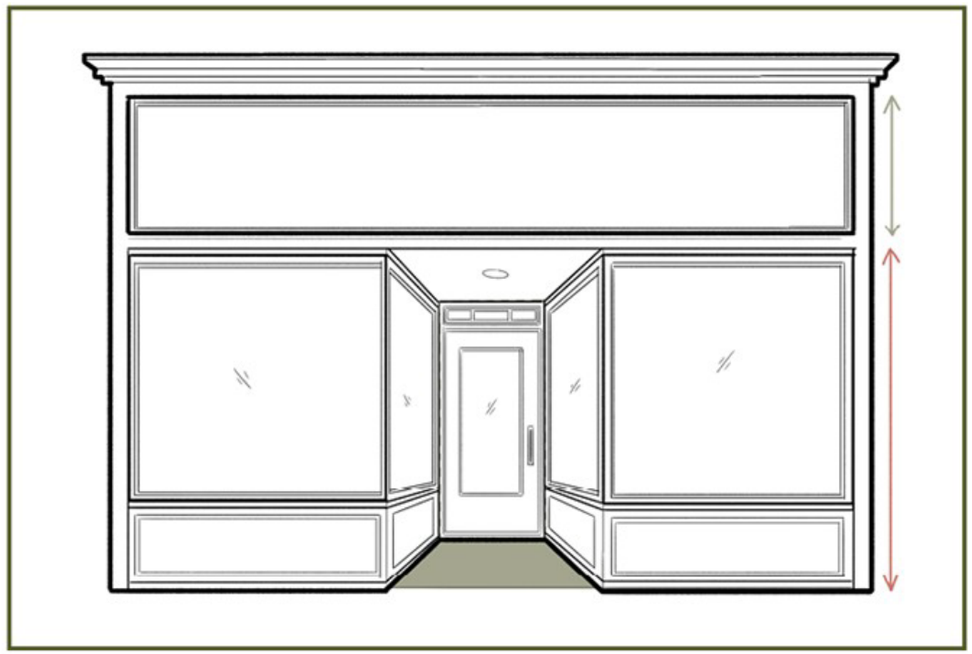
Figure 20 - New signage on Contributing storefront that block heritage features and windows (B.6 (1) Policy 12-16).

Avoid



- New projecting signage blocking window and heritage features
- Signage covering window and other contributing elements
- New projecting awnings require approval

Preferred



- Door at original location along facade
- Entry recessed from street
- Glazing at grade represents commercial function

B.8 Alterations to Non-Contributing Properties

1. POLICIES

General

1. Alterations to Non-Contributing properties shall respect the patterns of façade division found in Contributing properties in the District by ensuring that the horizontal and vertical architectural elements and ratio of solid (walls) to void (openings, windows, doors, glass) respond to those of neighbouring Contributing buildings
2. Materials, scale, and placement of additions on a property shall respect the character of the surrounding Contributing properties and reinforce the heritage attributes of the District.
3. Main entrances shall be oriented to the street and be easily identifiable as seen from the street.
4. Greater flexibility in the design of accessory structures shall be allowed.

2. GUIDELINES

General

Alterations to Non-Contributing properties should use the guidelines for Contributing Properties, with the following exceptions:

a) Massing, materials, and cladding of roofs should be compatible with the heritage attributes of surrounding Contributing properties and with the heritage attributes of the District.

b) Where visible from the street, the shape, size, and location of windows should be designed to generally align with those on adjacent buildings.

c) Exterior elevations should generally have a greater proportion of wall to openings. Openings should not overwhelm the façade, particularly those visible from the public realm. Contemporary fenestration patterns may be

acceptable on side and rear elevations, provided they do not disrupt the streetscape.

d) Existing cladding is permitted to be covered over or replaced with different cladding if the new cladding is more consistent with the character of the District.

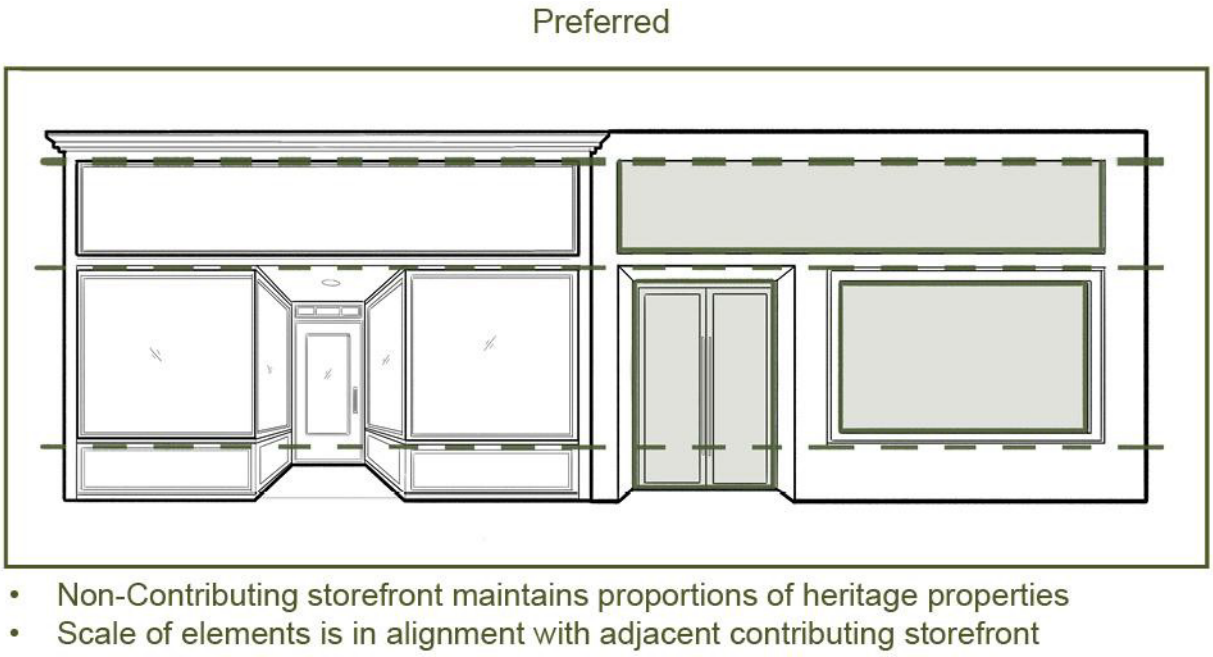
e) Contemporary interpretations of historic architectural styles found in the District are encouraged over replication.

f) Enclosing porches with solid walls is discouraged, although glazed and screened enclosures may be considered if reversible and visually minimal.

Figure 21 - New porch on Non-Contributing property that is compatible with the scale and patternsfound within the surrounding context (B.10 (1) Policy 1 and 2, B.10 (2) Guideline f and g).



Figure 22 –Non-Contributing storefront that follows patterns and scale of adjacent Contributing properties (B.10 (1) Policy 2, B.10 (2) Guideline c).



B.9 Demolition, Removal, and Relocation

1. POLICIES

Approach

1. Demolition of all buildings and structure within the District shall require a permit for demolition under the *OHA* unless otherwise exempted in this Plan.

2. The following shall be the preferred approach for the conservation of Contributing properties as it relates to demolition, removal, or relocation:

    i. Built heritage resources and/or heritage attributes will be retained in situ.

    ii. Where retention in situ is not possible and/or poses a significant threat to the conservation of the resource or heritage attributes,

built heritage resources and/or heritage attributes may be relocated on the same property.

iii. Where retention on the same property is not possible and/or poses a significant threat to the conservation of the resource or heritage attributes, built heritage resources and/or heritage attributes may be relocated to another property after one has been identified.

3. Demolition of a Contributing property is a last resort and will only be considered where the applicant has demonstrated, through a Heritage Impact Assessment prepared by a Professional Member of the Canadian Association of Heritage Professionals (CAHP), to the satisfaction of Council, that:

    i. Conservation, adaptive reuse, incorporation of the existing heritage resource (including but not limited to buildings and landscapes) into redevelopment, or relocation are not appropriate or feasible; and

    ii. The proposed redevelopment will demonstrably support and reinforce the cultural heritage value and heritage attributes of the District to a greater extent than retention of the existing heritage resource would, having regard to the property's contribution to the cultural heritage value and heritage attributes of the District; and

    iii. The proposed redevelopment represents an overall enhancement to the interpretation, appreciation, or long-term viability of the District and will better implement the heritage objectives and conserve the heritage attributes as identified within this Plan; and

    iv. The proposed redevelopment will conform with Policy B.11 New Development/Infill and all other applicable policies of this Plan; and

    v. All required planning approvals and building permits associated with the redevelopment have been obtained and construction will commence immediately following demolition.

4. Staff are authorized to determine if a Commemoration Plan is required for any demolition, removal, or relocation.

Demolition

5. Where significant damage to a Contributing property has occurred due to unforeseen and unavoidable circumstances (such as fire, tornado, flood, earthquake or as defined by the City Chief Building Official), demolition or removal may be considered. The Contributing property shall be assessed by a licensed professional engineer or architect with heritage conservation experience to confirm its condition. In such circumstances, applications to demolish the primary building/structures on a Contributing property will not be permitted unless:

    i. Prior to demolition, the Chief Building Official (or their designate) determines that the building or structure is in a condition that is unsafe and the remedial step(s) require the building to be demolished to render the building or structure safe in an Order issued under the *Building Code Act*; and/or

    ii. The heritage attributes and heritage value of the Contributing property have been substantially or completely lost, in which case Staff shall have the authority to waive or scope any Heritage Impact Assessment.

6. Unforeseen and unavoidable circumstances do not include those situations that are the result of neglect, deferred maintenance, deliberate removal or damage, or criminal act (except those determined not to be the fault of the owner).

7. Notwithstanding Policy B.9(1)3(v), where demolition is approved as a result of unforeseen and unavoidable circumstances, Council may permit demolition without an approved redevelopment plan. In such cases, the owner shall maintain the property in a safe, secure, and orderly condition and shall submit any required redevelopment applications within a reasonable timeframe, having regard for insurance settlements, financing arrangements, and other circumstances beyond the owner's control. Any future redevelopment shall conform with Policy B.11 (New Development and Infill) and all other applicable policies of this Plan.

8. Where a demolition has been approved by Council, the Contributing property shall be documented in written / photographic form for deposition in the municipal archives, and consideration given to

salvaging any materials, where possible, for reuse on site or on other properties within the District or within the City.

9. In advance of demolition or partial demolition of Contributing properties, the owner shall permit opportunities for salvage subject to health and safety requirements.

10. In cases of total loss of a Contributing property due to unforeseen and unavoidable circumstances, rebuilding a replica of the resource based on historic methods, craftsmanship, or materials is not required. Any new construction must be built following the policies and guidelines for new development or infill in this Plan.

11. The demolition of accessory buildings of up to 10m^2 or sheds of up to 15m^2 shall not require a heritage permit, unless the structure is a heritage attribute of a Contributing property and/or contributes to the heritage value of the District.

12. Accessory buildings, garages, and sheds that contribute to the heritage value of a Contributing property or the District shall be retained and conserved where feasible.

Removal and/or Relocation

13. Contributing properties are to be retained in situ and incorporated into proposals for new development.

14. If it is demonstrated that built heritage resources and/or heritage attributes cannot be retained in situ with new development, then relocation on the same property will only be considered where:

    i. it is demonstrated through a Heritage Impact Assessment that retention in situ is not possible;

    ii. alternative designs have been considered; and

    iii. impacts on heritage attributes will be mitigated.

15. If retention of a built heritage resource and/or heritage attributes in situ is determined by a licensed professional engineer or architect with heritage conservation experience to pose unacceptable risks during construction activities, the City may permit the temporary removal or relocation of the resource subject to agreement in writing and the collection of appropriate

securities. The built heritage resource and/or heritage attributes are to be returned to their original location or planned new location immediately after risks are removed.

16. For those heritage attributes that are landscape features, a landscape architect with heritage conservation experience must demonstrate, to the satisfaction of the City, that the identified heritage values and heritage attributes shall be conserved.

B.10 Sites of Religious and Spiritual Practices

1. POLICIES

1. The City shall consent to an application to alter or permit the alteration of a building, or part thereof, on property of religious or spiritual practice without terms or conditions, where the following conditions are met:

    i. The building, or part thereof, to be altered is primarily used for religious practices. This includes sites of Indigenous religious and spiritual practice.

    ii. The heritage attributes are connected to religious practices.

    iii. The alteration of the heritage attributes is required for religious practices.

    iv. The applicant provides the council with an affidavit or sworn declaration that the application meets the conditions set out in paragraphs I to III.

    v. The applicant provides the council with any information and material prescribed as part of its Heritage Permit application.

B.11 New Development and Infill

Over time, there may be properties in the District where infill opportunities exist. New development is required to be compatible with the heritage value and heritage attributes of the District.

1. POLICIES

1. New development and infill shall be consistent with the character and heritage attributes of the District and Sub-District in which it is located. This means examining both the identified heritage attributes as outlined in section A.2 as well as the character of the surrounding area, which may include lot patterns, heights, massing, setback, building scale, roof pitches, and exterior materials.
2. New construction shall respect the height and massing of the surrounding Contributing properties. Buildings that are proposed to be substantially taller than adjacent Contributing properties shall provide an appropriate transition in height and massing and shall demonstrate through roof form and pitch, stepbacks, and/or other architectural techniques how the transition conserves the heritage value and the heritage attributes of the surrounding area (including both the District as a whole and the relevant Sub-Districts).
3. Variations in height or massing from the zoning by-law must be justified and, where required, informed by a Heritage Impact Assessment (HIA).
4. Roofs shall be consistent with typical roof forms, pitches, and materials of those on existing buildings in the Sub-District.
5. New buildings or structures are permitted to be contemporary in design, provided that they are demonstrably consistent with the heritage attributes of the District and Sub-District, including established patterns of scale, massing, proportion, roof form and pitch, and façade composition.
6. New construction must maintain consistent front wall alignments and front yard setbacks with those of adjacent Contributing properties. In the absence of adjacent Contributing properties, setbacks and street wall heights shall follow Official Plan policies or zoning by-law requirements.

7. New construction shall respect the established patterns of façade rhythms, divisions, and frontage widths found on neighbouring Contributing properties. Buildings composed of multiple units shall organize horizontal and vertical architectural elements to reflect the rhythm, scale, proportions, unit widths, frontage lengths, and floor plate heights characteristic of the Sub-District.
8. The ratio of solid (walls) to void (openings, windows, doors, glass) on elevations shall be characteristic of the surrounding Sub-District.
9. Windows and doors on the main elevation shall be compatible with the character of the Sub-District, respecting typical shapes, sizes, orientations, and positionings.
10. The principal entrance of new buildings shall face and be clearly visible from the public street. Entrance features such as porches, verandahs, stoops, or canopies shall be characteristic of the streetscape and be incorporated in a compatible form, type, and proportion to adjacent properties, particularly those which are Contributing.
11. Windows must be included on all elevations that face an intersection. Blank facades that face the street or are easily visible from the street are not permitted.

Figure 23 - New development (centre building) that does not respect heritage facade patterns, proportions and scale of surrounding context (B.11 (1) Policy 1-4, 6).

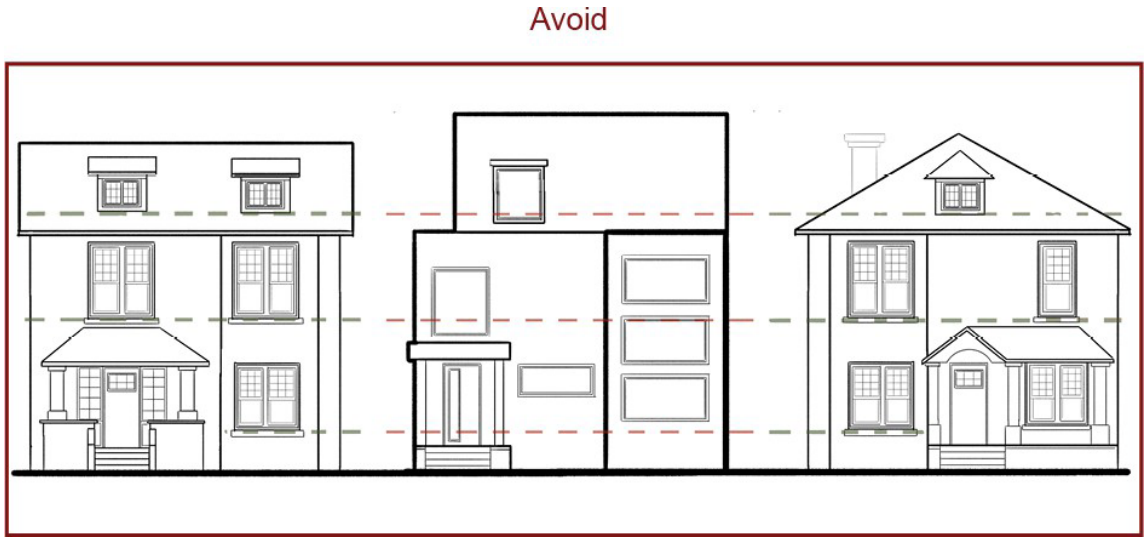
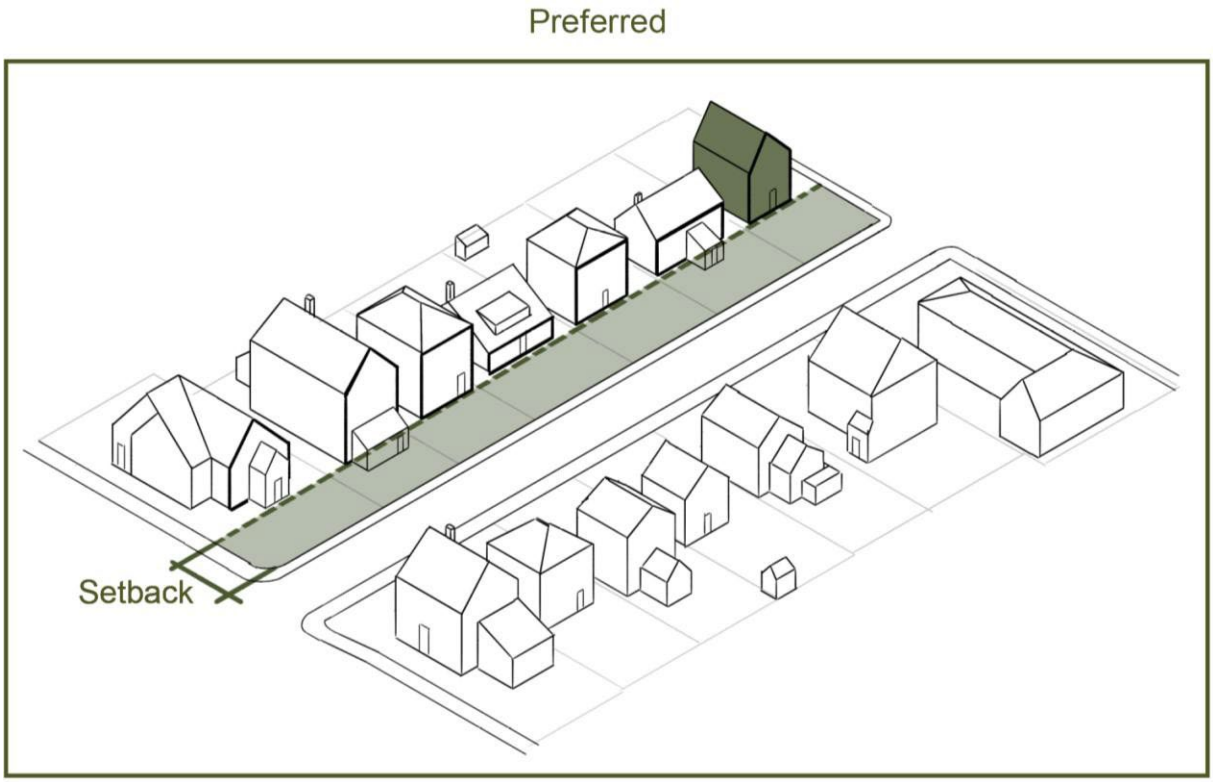


Figure 24 - Streetscape maintains same front setback as Contributing properties (B.11 (1) Policy 3 and 5).



- Front setback of contributing properties is maintained
- New construction shown in green

GUIDELINES

a) Contemporary interpretations of historic architectural styles found in the District are encouraged over replication.

b) New projects should take advantage of unique conditions, such as corner properties, by providing architectural details and features on both street façades and/or on visible upper storeys.

c) Porch eaves, roof pitch and roof lines, and other features should align with those on adjacent properties.

d) Windows and doors should have a more vertical/narrow profile with multiple panes and dividers.

e) Exterior elevations should generally have a greater proportion of solid (walls) to void (openings, windows, doors, glass). Openings should not overwhelm the façade, particularly those visible from the public realm. Contemporary fenestration patterns may be acceptable on side and rear elevations, provided they do not disrupt the streetscape.

f) New construction should have a particular focus on balance, proportion, and symmetry surrounding any main entrance.

g) New construction should be designed to provide a compatible relationship with adjacent properties by minimizing adverse impacts such as overlook, loss of privacy, and shadowing through appropriate building height, massing, siting, and placement of balconies and windows.

h) Modern glass guardrails are not supported on elevations visible from the street. Simple, thin-profile black metal rails emulating ‘wrought iron’ are more fitting in the District.

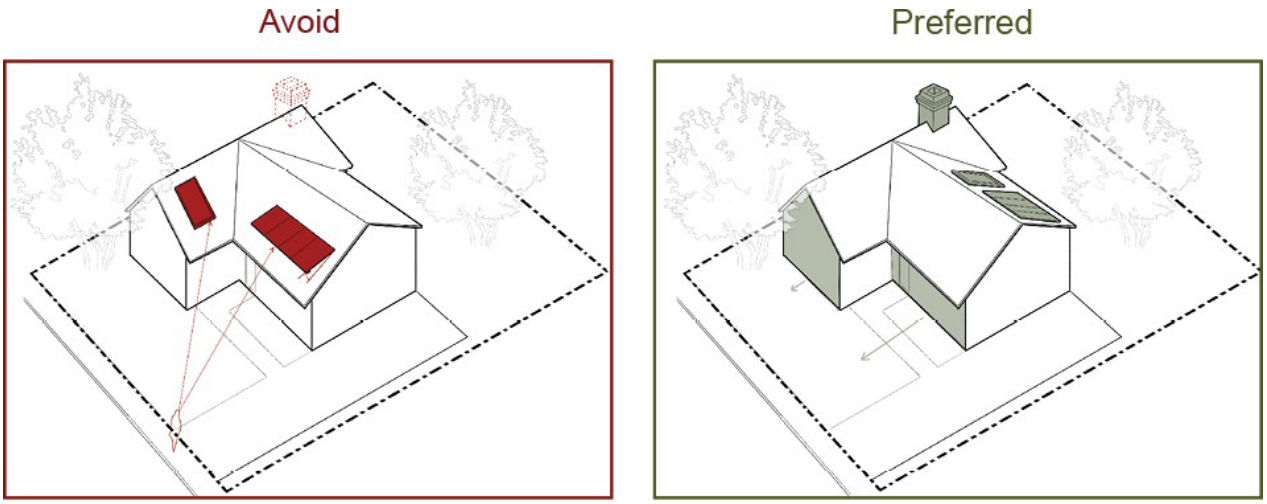
B.12 Climate Adaptation and Sustainability

Conservation and sustainability share a similar goal of conserving materials. Heritage materials are often high quality and long-lasting and should be repaired rather than replaced, where feasible. Where historic materials no longer perform appropriately, replacement with a material compatible with the heritage attributes of the District and property shall be used. However, in the case of failing physical fabric, such as exterior materials or structural systems, replacement may be necessary. Similarly, updates may be required to improve the energy efficiency of a historic building so that it can continue to be fully used and functional.

1. POLICIES

1. Alterations for sustainability and climate adaption will follow the principle of minimum intervention.
2. Alterations for sustainability and climate adaption will be designed and installed in a way that minimizes impacts on heritage attributes as viewed from the public realm.
3. The addition of solar panels or solar hot water heaters shall be permitted on roofs but shall not permanently damage the building. The installation of this type of equipment shall be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof) and not be visible from the street wherever possible.

Figure 25 - Alterations to Contributing elements and addition of new roof features (skylights and roof technologies) (B.9 (1) Policy 3, 4, and 5).



2. GUIDELINES

a) Sustainability measures, including a range of low impact development measures, are encouraged to mitigate pollution entering waterways. These measures may include, but are not limited to, permeable and interlocking paving materials on private properties, stormwater landscaping, rain gardens, bioswales, enhanced soil infiltration, tree planting, and other best practices that reduce runoff and improve water quality.

b) Insulate and air/vapour-seal exterior walls from interior (not exterior) where recommended. Insulating heritage structures can significantly affect masonry envelopes, rapidly shortening the life expectancy of existing materials through increased freeze/thaw cycles. Interior masonry surfaces should be repaired, and convective air leakage should be reduced on the interior side (e.g., by applying a 25mm layer of spray-applied polyurethane foam insulation).

c) A building with an upgraded air-tight building envelope will require mechanical ventilation rather than passive ventilation. Dedicated air intake and exhaust louvers will be required for living space air as well as

for combustion air. New air intake & exhaust louvers should not be visible from street.

d) Consideration should be given to:

   i. Operable windows, to allow for natural air flow and temperature control, and storm windows, to improve insulation and reduce drafts.

   ii. Canopies, awnings, and other shading devices which create shade on the sidewalk and assist with temperature control inside buildings; and/or - possibly subject to an encroachment agreement.

   iii. Windows and skylights which contribute to daylighting.

   iv. Projects that adapt properties for climate resiliency such as adaptation to increased heat, heavier rainfall, wind events, and intensified freeze–thaw cycles that protects properties over the long term.

   v. Resilient building detailing shall be encouraged, including effective moisture management strategies, upgraded flashing, foundation protection, and sufficient roof drainage capacity, to ensure the long-term protection of properties.

   vi. Where appropriate, development and alteration may consider the integration of electric vehicle (EV) charging infrastructure to support the transition to low-emission transportation. The design and placement of EV charging equipment should ensure the conservation of cultural heritage resources and heritage attributes of the Sub-District and District.

Figure 26 - Placement of solar panels on roof in relation to view from the street (B.12(1) Policy 1 and 2).

Avoid



- Solar panels in view of street
- Panels not in line with roof plane

Preferred

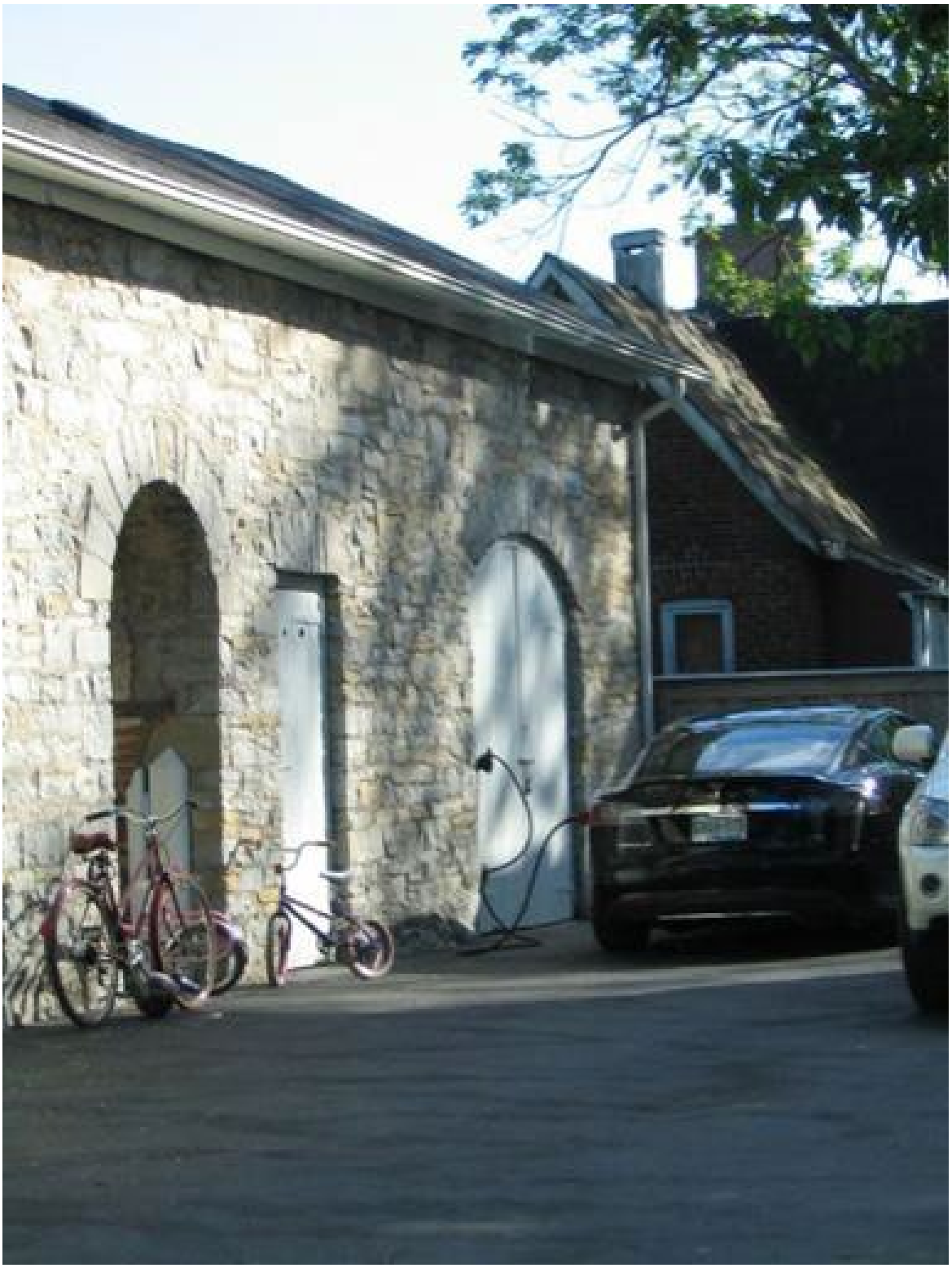


- Solar panels out of view of street
- Panels in line with the roof plane

Figure 27 - The Tree planting program in Windsor sustains the urban tree canopy



Figure 28 – Example of the integration of an EV charger within an Ontario heritage conservation district (Source: Bray Heritage)



B.13 New Materials and Technologies

Over time, new materials and technologies may be introduced that are appropriate for integration into the Walkerville Heritage Conservation District. The following policies and guidelines help to determine how this can be done without having a negative impact on the identified heritage values and heritage attributes.

1. POLICIES

1. Proposals for new materials and technologies must be compatible in appearance and quality with existing materials. New materials must not result in negative impacts to existing materials such as differing expansion and contraction rates between different materials.

2. When mandated by current Ontario Building Code requirements and to meet life safety and serviceability requirements, new materials and technologies are permitted to be used.

3. Utility meters (gas, electricity) shall be located away from the street façade, on side or rear walls, whenever possible.

4. Technology related to renewable energy production will continue to evolve. The evaluation of future projects not specifically covered by these guidelines will be based on the policies and guidelines of this Plan.

5. The addition of personal wind turbines, solar panels, or solar hot water heaters will be permitted on roofs but must not damage or remove heritage attributes. This type of equipment shall be installed in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof), and out of view from the street.

6. Alterations for additional technologies shall be reversible and not permanently impact heritage attributes.

2. GUIDELINES

a) Green roofs and reflective roofs should not be visible from the public realm.

b) Above-grade services connections (e.g., wires) should be grouped together and linked to the building in locations away from the street façade.

c) Avoid locating electrical conduit on the exterior face of the building visible from the street.

d) Air conditioning units (both window and roof-mounted) should be located away from the street façade.

e) Where possible, locate, or relocate, internet receivers, satellite dishes, and antennas away from the street façade.

B.14 Landscapes and Streetscapes

The heritage attributes of the cultural heritage landscapes of the District are a combination of building frontages, open spaces, streets, and views between buildings. The public realm of municipal streets and parks is complemented by landscapes in the private realm of individual properties. Underlying urban design principles have created a harmonious relationship between the different elements.

Policies and guidelines in the Walkerville HCD Plan illustrate ways in which civic maintenance and improvements can reinforce these established patterns with sensitive installation of lighting, tree planting, and street furniture while also recommending complementary measures on private property. As applied to Walkerville, the following policies and guidelines cover streetscapes and the public realm:

1. POLICIES

1. Heritage attributes of landscapes and streetscapes, including parks and views within the District, and landscape treatments in the private portions of the streetscapes, as defined in the Plan, shall be conserved and/or enhanced.

2. Provision of public parking and traffic management shall be consistent with this Plan.

3. Parking structures, if required, shall be located within the Distillery Area Sub-District and Commercial Main Street Sub-Districts only, and situated on properties away from the Wyandotte Street East frontage. Parking levels shall be appropriately screened.

4. New surface parking lots requiring the demolition of buildings on Contributing properties shall not be permitted within the District.

5. Improvements to public street rights-of-way, including but not limited to widenings, additions of curbs and gutters and construction/repair of below-grade infrastructure, as well as paving, sidewalks, above-grade utilities, street signage, and street furniture, shall be considered for their potential impact on the heritage values and attributes of the District. Existing boulevards shall be conserved. Existing mature tree plantings shall be conserved to the greatest extent possible.

6. Street furnishings such as benches, trash receptacles, community mailboxes, and bicycle racks are a major component of the District streetscape. When the opportunity arises, new furniture shall be compatible with the District's heritage character but not falsely historic and should be co-ordinated with the City's standard selections of such furnishings.

7. The pattern of streets and blocks within the District shall be conserved.

8. Alleys are a defining component of the District's historic urban form and lot fabric, service access network, and pedestrian-oriented character and shall be retained. Permanent alley closures or conveyances shall not be permitted, except where it can be demonstrated that the proposal will not

adversely affect the heritage attributes of the HCD. A Heritage Impact Assessment (HIA) and Heritage Permit Application shall be required for all proposed alley closures within the HCD. The HIA must evaluate the impacts on the historic lot pattern and block structure, the heritage attributes of the District, the continuity of the streetscape and public realm, and pedestrian and active transportation connections, as well as loading and servicing functions. The HIA must demonstrate that adverse impacts are avoided or mitigated. As a condition of approval, measures may be required to maintain access for affected properties, loading and servicing functions, and pedestrian or active transportation connections. Where a comprehensive redevelopment project is proposed, the assessment of alley closure impacts may be incorporated into the project-wide HIA.

9. Existing alleys shall be maintained for public access as well as for service and emergency access. Enhancements to alleys, such as plantings, decorative paving, or signage, shall not impede their functionality.

10. Where alleys exist, vehicular access, garages, and parking areas shall be sited at the rear of the property and designed to be accessed from the alley as the primary access point, as to not dominate the façade or the heritage attributes of the District.

11. Any upgrades to the public realm to implement Crime Prevention Through Environmental Design (CPTED) shall be consistent with the polices and have regard for the guidelines of this Plan.

12. Installations of murals and public art shall not negatively impact the heritage attributes of the District (i.e., by covering heritage attributes or be damaging to underlying materials.) A Public Art Application and a Heritage Permit shall be required as needed to assess the impacts of murals or public art on the heritage attributes of the District.

13. Any additions/attachments to the above-grade public infrastructure (such as 5G towers, cameras, as well as banners and special signage) shall be consistent with this Plan.

14. Visual relationships of key elements within the District, as illustrated in Figure 31, shall be conserved.

15. Mature tree canopies in the public realm shall be maintained and conserved, wherever possible, through careful pruning and stabilization, and new trees planted to sustain and enhance the urban forest canopy.

The City's Forestry division shall assess tree condition within the District to determine tree vitality and any decisions regarding removal of mature trees for reasons of disease, damage, or affect on public safety shall be made in consultation with the City's Forestry division and a certified arborist.

16. In consultation with utility companies, the City's Engineering department and Forestry division, and public works staff, the City shall develop and implement a program of replacement planting of suitable canopy street trees in the District.

17. When, on either public or private property, new construction is proposed that could negatively impact trees in the public realm through damage and/or soil compaction, a Tree Protection Plan must be prepared to the satisfaction of the City and its implementation monitored by the City's Forestry Division. This policy is primarily intended for mature, non-invasive trees that have been assessed to be in good or fair condition and have a DBH greater than 100 mm. Proponents shall refer to the City of Windsor Tree Protection Zone policy (2025 or as amended) for direction on tree conservation and mitigation.

18. Proposals to widen sidewalks shall not negatively impact the heritage attributes of the District.

19. Boulevards shall be maintained as mown grass and present a unified appearance with adjacent private front yards.

20. Construction of fences and low walls on private properties shall be considered if their design is supported by historical documentary evidence, in accordance with the City's Fence By-law 170-2012 (or as superseded.)

21. Residential front yards shall not be converted to allow for front yard parking or extensive paving.

22. Artificial grass shall not be permitted.

23. Notwithstanding the above policies, the following heritage landscape features contribute to the heritage character of the District and shall be conserved. Any alterations, removals, relocations, or replacements shall require heritage review.

- 2030 St. Mary's Gate, Elmcroft Gate Posts, c.1906, landscape feature from former Elmcroft Estate (since demolished)
- 807 Argyle Road, Wallmay Corner Post, c.1913, landscape feature from former Wallmay Estate (since demolished)
- 1165 Devonshire Road, Cooper Court Fence, c.1925, landscape feature from former Cooper Court (since demolished)

2. GUIDELINES

Roadway Features

a) Walkerville's historic sidewalk slabs contribute to the district's heritage value. Where sidewalk repair, reconstruction, or replacement is undertaken, engraved sidewalk slabs should be retained and conserved wherever feasible. Where retention is not possible, the inscriptions should be documented and incorporated into replacement works or other forms of commemoration.

b) The City of Windsor has documentation of historic granite or slate stone curbs along portions of the public right of way within the District, many of which are in states of cracking, crumbling, or sinking into the earth. Stone curbs are not identified as a contributing heritage attribute of the Heritage Conservation District. Where right of way improvements, maintenance, or infrastructure projects are undertaken, these historic stone curbs are not required to be retained.

c) The City of Windsor has documentation of intact historic brick pavers beneath portions of the public right of way within the District. Where right of way improvements, maintenance, or infrastructure projects are undertaken, these historic pavers should be retained and conserved in situ wherever feasible. Removal or damage through milling, excavation, or other construction activities should be avoided. Where intact historic pavers are covered by new paving or surface materials, the pavers should remain conserved in place beneath the new surface materials. Notwithstanding this section, historical brick pavers may be removed for technical reasons, including but not limited to excavation for sewers, watermain, utilities and

private connections, to address uneven or insufficiently supported road base and road grade design considerations.

Trees

a) Private owners shall be encouraged to maintain and conserve mature tree canopies, wherever possible, through careful pruning and stabilization, and new trees planted to sustain and enhance the urban forest canopy.

Lighting

b) When existing lighting fixtures are to be replaced, there should be no attempt to have falsely historic street lighting distinctive to the District. The City should use fixtures that are simple and unobtrusive and that incorporate banner arms and electrical outlets. New lighting should minimize light spill and glare, meeting guidelines for dark sky conditions.

c) Provide external lighting that is compatible with the character of the area, and the Contributing resources. Consider low-profile, but similar in design, material and form to original lighting.

d) Encourage the use of energy efficient L.E.D. lights of an appropriate brightness to avoid excess light pollution.

Street furniture and signage

e) Outdoor patios may be permitted where there is no negative impact on the District.

f) Any new community mailboxes should be carefully designed to minimize impact upon the District's heritage attributes.

g) Municipal regulatory signage should be kept to a minimum, and signs should be grouped on existing poles whenever possible.

h) Consideration should be given to having special street signage for streets within the District, in compliance with municipal signage standards. This option could include expanding the existing practice of imprinting street names in the pavement at sidewalk intersections. A signage plan for the District should be undertaken to guide any proposed changes to existing municipal street signage.

Plantings

i) New trees chosen for planting on public street rights-of-way should be chosen for their ability to thrive in urban conditions generally, and in Walkerville's soil and climatic conditions specifically. They should be climate appropriate, non-invasive species and resistant to disease. Tree location and canopy type and height should be assessed to avoid conflict with below-and-above-grade services. Species selection and tree location should be made upon recommendations by the City's Forestry division in consultation with a Landscape Architect in the City's Parks and Recreation departments.

j) The District's tree canopy is primarily deciduous and planting of climate appropriate coniferous and evergreen species should be limited to side and back yards. The minimum soil volume required for trees shall be 30 cubic metres per tree to support and enhance long-term tree health of the tree.

k) Where gaps in the continuity of tree plantings have appeared in the streetscape, they should be filled as expediently as possible. Infill trees should be of a similar form and size at maturity but shall not be the same species as adjacent trees; increasing tree diversity will prevent total loss in the event of a pathogenic epidemic affecting trees.

l) If and where feasible, consideration should be given to the caliper size of replacement trees when infill planting amongst mature trees; larger caliper infill trees should be selected to respect the size of the existing mature trees, and in respect to the character of the District.

District identity

m) Means of supporting the District's distinct character can include special treatments of the streetscape. Examples of these special treatments include, but not be restricted to, decorative banners, contrasting paving at street crosswalks and intersections, interpretive plaques, signage, and murals.

When updating existing or establishing new commemorative features and public art, ensure alignment with the City of Windsor Public Art Policy and the City of Windsor Monuments and Memorials Policy, including consideration of appropriate community engagement approaches as guided by these policies. Interpretive tools, such as Quick Response (QR)

codes, may also be incorporated to enhance access to information, support storytelling, or connect to existing and future walking tours

n) To implement these ways of supporting and celebrating the District's identity, the City should consider developing an interpretation and wayfinding program for the District.

Figure 29 - Private portions of streetscapes should be conserved and enhanced with vegetation and mature trees (B.14(1) Policy 1, 4, 16-18 and 20, B.14(2) Guideline a, h).

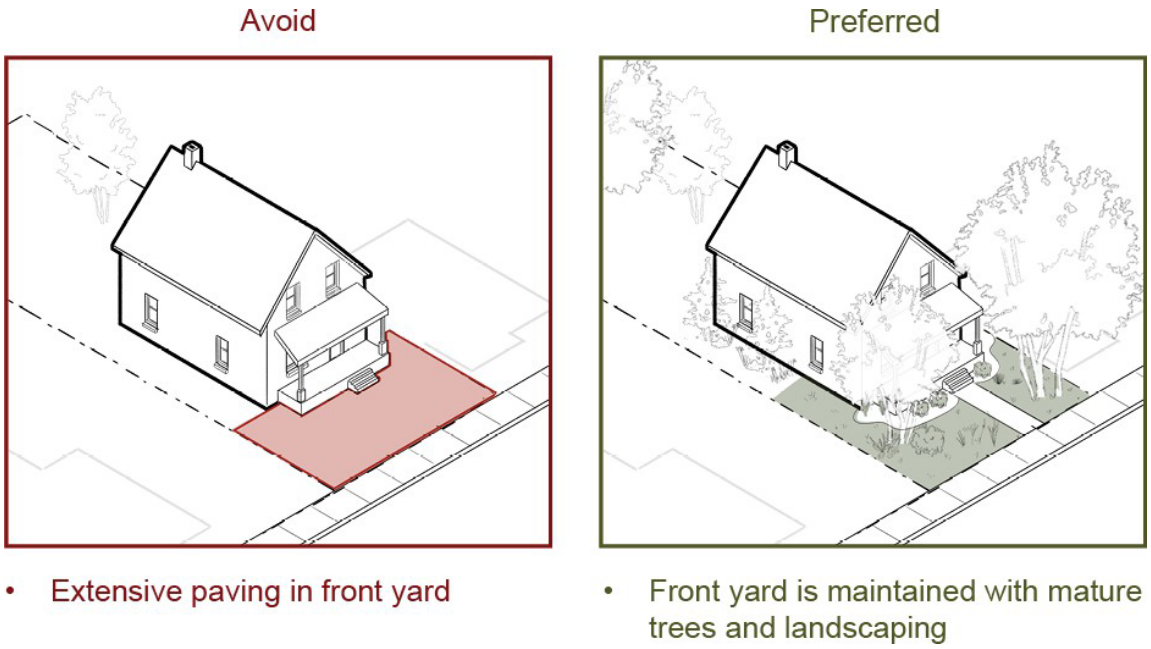


Figure 30 - Section depicting streetscape with front porches, maintained front yards with mature vegetation, sidewalks, and street lighting (B.14(1) Policy 16, B.14 (2) Guideline a, h, and j).

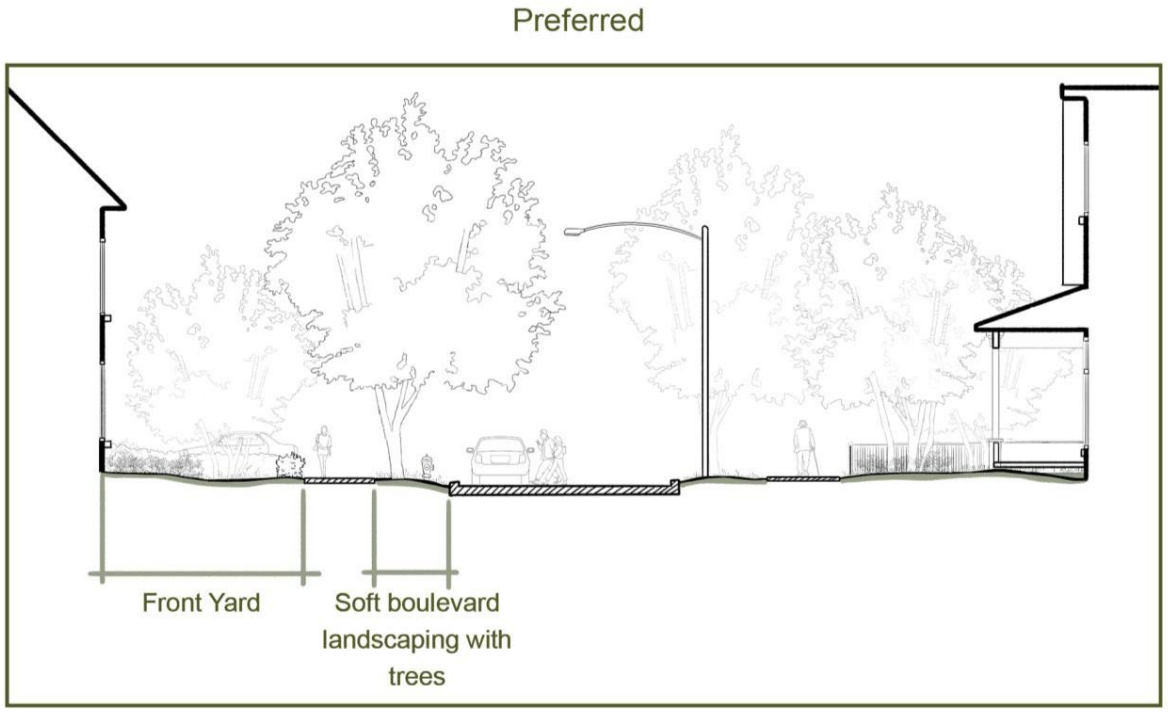
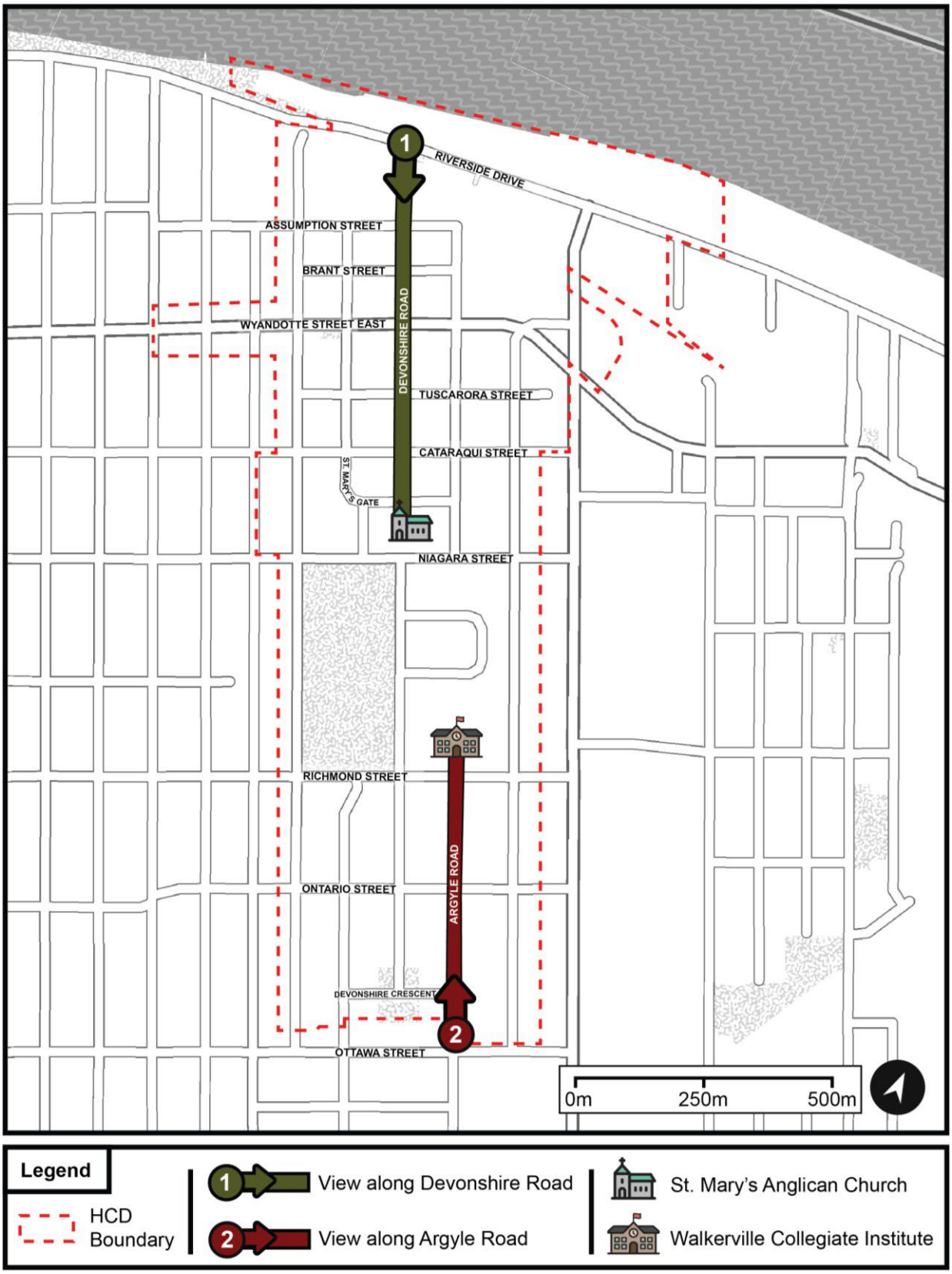


Figure 31 - Visual relationships of key elements within the District



B.15 Disaster and Risk Management

1. POLICIES

1. The City shall maintain photo documentation records of Contributing properties and the public realm. This shall be updated every five (5) years.

During and After Emergencies and Disasters

2. In the event of a circumstance requiring an immediate or temporary response to ensure the conservation of a Contributing property, the City Planner/Executive Director or delegate is authorized to provide Emergency Approval of the necessary works. Windsor's Development & Heritage Standing Committee may be consulted on any Emergency Approval, at the Director's discretion.

3. The City will expedite necessary actions to conserve and stabilize Contributing properties during and after emergencies and disasters.

4. The City will continue to consult with the Development & Heritage Standing Committee, during and after emergencies and disasters, where feasible.

Community Engagement

5. For culturally sensitive places, such as churches and cemeteries / burial places, the City will work with applicable communities that have a particular interest to define acceptable conservation methods and activities.

PART C: Sub-Districts Policies and Guidelines

C.1 Distillery Area Sub-District

Figure 32 – The Hiram Walker & Sons Limited distillery



Figure 33 - Distillery Area Sub-District



1. POLICIES

1. New development shall respect and reinforce the heritage value and heritage attributes of the industrial area.
2. Additions or alterations to Contributing properties shall maintain the established setback from the Detroit River and surrounding natural features, conserving the historic interface between industry and landscape, if floodplain regulations permit.
3. Roof designs for additions or alterations shall be compatible with the existing building form and shall not obscure or detract from identified heritage attributes such as towers, gables, or smokestacks. Alterations that would diminish the visual prominence or silhouette of these elements are not supported.
4. The policies and guidelines within this HCD for Sub-District 1 shall be read in conjunction with the design guidelines within the Main Street Community Improvement Plan (CIP), where the “Schedule A-2: Walkerville Business Improvement Area” CIP applicability boundary overlaps with the District boundary.
5. The City of Windsor shall consider adopting the vision of creating a continuous view and vista from Argyle Road to the heritage designated Hiram Walker and Son’s office building.

Active Industrial Sites

The Industrial Sub-District contains active industrial distilleries. These include the Walkerville Brewery and Hiram Walker & Sons Limited. Several properties containing these industrial distilleries have been previously recognised and designated under the *Ontario Heritage Act*. The Heritage Conservation District Study has identified these properties as contributing to the district and as having a direct connection to the establishment and history of the district. However, as active industrial sites, these sites have specific functional requirements necessary to ensure continued operation, including the need to upgrade buildings and equipment in a timely manner, often to meet provincial

and federal legal requirements. Active industrial heritage sites are highly complex, often containing important built heritage resources as well as purely functional structures. This complexity requires recognising that the functionality of such places is a critical part of their cultural heritage value. The following policies have been developed integrating these understandings while drawing upon international best practices, including the Nizhny Tagil Charter For The Industrial Heritage (prepared by the International Committee for the Conservation of the Industrial Heritage), the requirements of the *Ontario Heritage Act*, and existing heritage research.

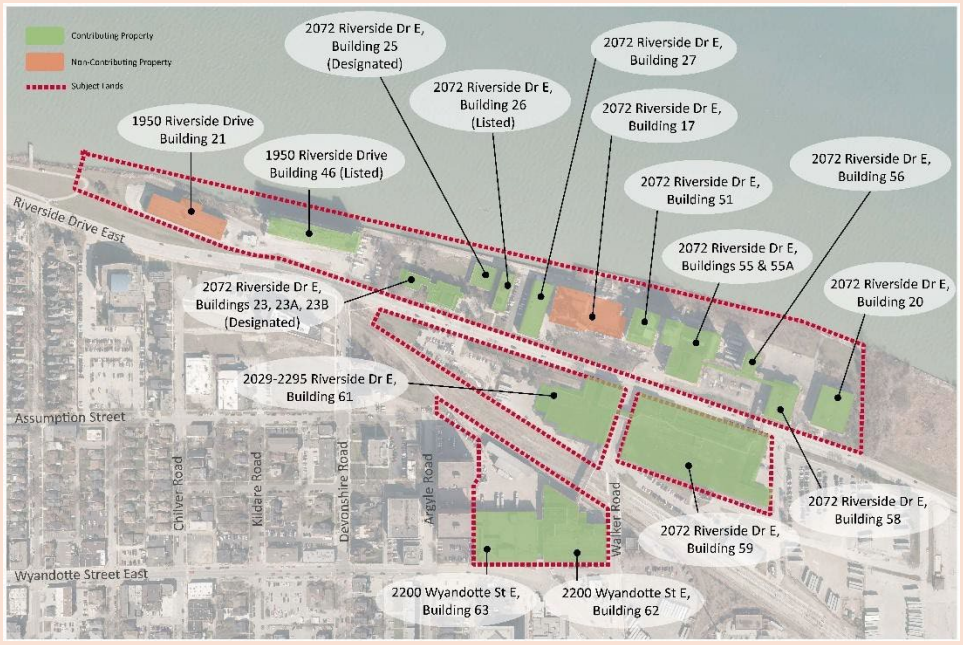
6. The demolition of buildings and structures shall require Council approval.

7. All works shall ensure that the cultural heritage values and attributes of the properties, as identified within this Plan and/or within any *OHA* designation by-laws, are conserved. The City reserves the right to request a heritage impact assessment and other necessary studies as necessary as part of a complete application.

8. The owners of active industrial sites are permitted to create conservation management plans, to the satisfaction of the municipality, to govern the conservation and adaptive reuse of the built heritage resources and cultural heritage landscapes on their property. Such plans shall require Council approval via the municipal heritage committee but once approved shall be used to govern all conservation and management actions on these properties.

9. In the absence of a Council-approved conservation management plan, the following policies shall apply:

    i. Specific Contributing buildings within these properties are identified as follows:



ii. Applications for work on Contributing buildings on the property shall be delegated to staff. Works shall be consistent with the policies of this Plan. Exemptions to the policies of this plan are permitted if it can be demonstrated that such works are necessary to ensure the continued industrial functioning of the site, but such exemptions shall minimize potential negative impacts to identified heritage attributes.

iii. Applications for building additions to Non-Contributing buildings that propose to increase the height or mass shall be delegated to staff. Exemptions to the policies of this plan are permitted if it can be demonstrated that such works are necessary to ensure the continued industrial functioning of the site.

iv. Applications for the construction of new buildings and structures shall be delegated to staff. All new buildings shall be faced using the same materials as existing buildings with the exception of “all metal” buildings/structures.

v. Replacement of existing hardscaping shall be considered as maintenance.

vi. Notwithstanding the definition of maintenance as outlined in section III of this plan, all works on non-contributing buildings that do not

include increases to height and mass shall be considered maintenance.

vii. Notwithstanding the definition of maintenance as outlined in section III of this plan, the replacement of actively used industrial equipment shall be considered maintenance.

10. In the event of conflict between the policies of this section, and other parts of the plan, the policies of this section shall prevail to the extent of conflict.

2. GUIDELINES

a) The proportions and rhythms typical of industrial Contributing properties should be maintained.

b) Where setbacks allow, consider forecourts, pedestrian paths, or plazas to enhance public space.

c) The ongoing functioning and potential enhancement and expansion of existing industrial and commercial activities within this Sub-District should be considered in any improvements to the public realm.

d) As per the Council Adopted 2022 Walkerville Theming & Districting Plan, THAT the City of Windsor develop a Feasibility Study to explore the creation of the “Railspur Linear Park”.

e) As per the Council Adopted 2022 Walkerville Theming & Districting Plan, THAT the City of Windsor explore options for the creation of the Queen Victoria Fountain Park at the northwest corner of Devonshire Rd. and Assumption St., including land acquisition, long term lease, and Privately Owned Public Space (POPS) agreements.

f) As per the Council Adopted 2022 Walkerville Theming & Districting Plan, THAT the Central Riverfront Implementation Plan (CRIP) be reviewed and appropriate steps be taken to reflect the Walkerville Theming and Districting Plan.

C.2 Commercial Main Street Sub-District

Figure 34 - Buildings located along Wyandotte Street East (Kildare Road at left)



1. POLICIES

1. Along Wyandotte Street East, new buildings shall be built to the property line to maintain and enhance the continuous street wall.
2. On frontages along Wyandotte Avenue, buildings built to the property line shall present a clear commercial storefront presence at grade.
3. The City of Windsor shall consider options for the redesign of the intersection at Wyandotte Street East and Walker Road as a vibrant urban gateway and entrance to the Walkerville neighbourhood.
4. Roof additions and additional storeys shall be set back from the building façade fronting Wyandotte Street East.

5. The policies and guidelines within this HCD for Sub-District 2 shall be read in conjunction with the design guidelines within the Main Street Community Improvement Plan (CIP), where the “Schedule A-2: Walkerville Business Improvement Area” CIP applicability boundary overlaps with the District boundary.

2. GUIDELINES

a. Recessed entrances on existing buildings should be retained.

b. Existing window and door openings should not be closed or covered up where they are heritage attributes. Where new entrances or other egress are required, they should be located at secondary elevations.

c. New entrances and doors along Wyandotte Avenue should respect the existing and historic patterns, proportions, shapes, and dimension of adjacent storefronts.

d. Storefronts should predominantly consist of glass display windows to discourage crime by providing more visibility and creating a connection to the public realm.

e. Storefronts may have historic value even if they are later additions, therefore, existing storefronts should be conserved by repairing rather than replacing elements that are sound and compatible with the building’s façade. Any surviving portions of storefronts that contribute to the heritage value of the Sub-District should be conserved. Any surviving materials should be used as models/templates for colours and details.

f. Restoration of storefronts to an earlier appearance should be based on historic documents and research.

g. Contemporary, incompatible storefront materials should be removed where possible, and without damaging the existing building.

h. Rooftop mechanical equipment and wall vents should be setback from the roof edge, located on secondary elevations and/or screened from views along the street.

i. Where garage, service, or vehicular access is required, it should be designed to minimize its visual impact on the public realm. Preferred locations are at the rear of the property or along secondary streets. Access should be screened with landscaping, fencing, or architectural treatments that are compatible with the character of adjacent heritage resources. Driveways and garage doors should not dominate the front of the property.

j. The ongoing functioning and potential enhancement and expansion of existing commercial and residential activities in this Sub-District should be considered in any improvements to the public realm.

k. As per the Council Adopted 2022 Walkerville Theming & Districting Plan, THAT administration develop a Pilot Project for the alley located between Chilver Rd. and Kildare Rd. from Wyandotte St. to Assumption St. with an emphasis on creating a clean, attractive, and safe pedestrian connection.

C.3 Second Phase Development Sub-District

Figure 35 – Buildings along Monmouth Road



1. POLICIES

1. “Tree-lined boulevards” are heritage attributes in this Sub-District and shall be conserved. Removal of boulevards to widen the street pavement width curb-to-curb shall not be permitted.
2. Front yards shall be maintained as landscaped areas.
3. The City of Windsor shall develop a *Conservation and Parks Enhancement Master Plan* for Willistead Park, including Willistead Manor, to ensure its ongoing conservation, use, and enhancement.

2. GUIDELINES

a. On properties where walls, fences, and hedges currently exist bordering the public right-of-way, or where historical photographs show that they existed originally, careful consideration should be given to their design. For reasons of safety and transparency, these forms of boundary definition should not block views of the street from the private dwellings. Refer to historical photographs for precedents and try to conserve any surviving elements from the original designs.

b. Public landscapes within this Sub-District should remain accessible and available for a wide range of passive recreational activities, with exceptions made for special events and seasonal activities.

C.4 Later Residential Development Sub-District

Figure 36 – Residential buildings within the Southern Sub-District



1. POLICIES

1. Maintain the green landscape setting for the houses characterized by a mixed landscape of open views across front yards or low landscaping, and large canopy trees. Front yard landscaping should frame, rather than obscure, views to the houses.
2. Boulevards are also an important characteristic of many parts of this Sub-District and shall be conserved on streets where they exist. Removal of boulevards to widen the street pavement width curb-to-curb shall not be permitted.
3. The configuration, size, and vegetation of Devonshire Park shall be conserved.

2. GUIDELINES

a) Efforts should be made to foster the open character of the front yards.

PART D: Implementation Process

The following section outlined specific policies to assist with the implementation of the Walkerville HCD Plan.

D.1 Heritage Management

2. POLICIES

1. When considering change or an alteration to a property within the District, owners shall consult with the City Planning staff early in the design process to understand the objectives, policies, and guidelines of the Walkerville HCD Plan as well as the resources available to them.
2. Any Environmental Assessment undertaken within the District must address the requirements of this Plan.
3. Ontario Building Code and Right of Way permits shall not be issued unless an *OHA* Heritage Permit, where required, has been issued by the City.
4. Obtaining a Heritage Permit will not negate the necessity of other permits or approvals required under other legislation (such as the *Building Code Act* or the *Planning Act*).
5. Obtaining a *Planning Act* approval does not negate the requirement for approval under the *OHA*.
6. The City shall consider measures available under Provincial legislation and programs to provide owners with financial support and/or waiving of fees for conservation work undertaken on private property within the District that is consistent with the policies and has regard for the guidelines of the Walkerville HCD Plan.
7. The City shall continue to implement currently available heritage financial incentives, and enhance them where possible, to assist in conservation work on properties within the District. The City shall also promote and leverage the use of the Main Streets Community Improvement Plan (CIP) financial incentive programs where the “Schedule A-2: Walkerville Business Improvement Area” applicability

boundary overlaps with the District boundary, subject to program eligibility requirements.

8. The City shall provide training for staff and members of the Development & Heritage Standing Committee for implementing this Plan regarding designation, new development, and the conservation process (e.g., topic-based workshops, in-house training sessions, attendance at heritage conferences, and study tours).

9. The City, in partnership with heritage organizations or private contractors, shall initiate public information programs, including but not limited to, topic-based workshops, walking tours, and on-line resources, to assist property owners in conserving and enhancing their properties.

10. Ongoing monitoring of the effectiveness of the Walkerville HCD Plan shall be undertaken by the City staff and Development & Heritage Standing Committee, as will the process of updating the inventory and evaluation of properties within the District. Monitoring and review processes shall be consistent with the policies and have regard for the guidelines of the Walkerville HCD Plan.

D.2 Periodic Review

1. POLICIES

1. The City shall review the Plan no more than ten years after it has come into force to ensure the Plan remains relevant and continues to meet conservation objectives for Walkerville. The review should consider whether objectives remain appropriate and relevant, and whether policies and guidelines should be updated to address the evolving needs of the community.

D.3 Process to Amend the Plan

1. POLICIES

1. The process to make amendments to the Plan (excepting Part E) shall be as follows unless otherwise mandated by the *OHA*:

    i. Amendments can only be initiated by the Council of the City of Windsor who may direct Staff to undertake a preliminary review and to advise whether a detailed update of the Plan should be undertaken.

    ii. Notwithstanding i., changes that do not alter intent but only correct spelling, grammar, or updated street names may be undertaken as an administrative amendment through Council adoption.

    iii. The update to the Plan may be undertaken by Staff or a qualified heritage consultant.

    iv. Any update will include consultation with stakeholders in the Walkerville community to ensure that local interests are considered.

    v. Where Council accepts recommended changes to the Plan, it will do so through an amendment to this Plan and its by-law.

    vi. This process will stand unless and until a process is mandated under the *OHA*.

2. Should a request be made, or new and relevant information is found, necessitating a review of a property's status as either Contributing or Non-Contributing, and if the heritage attributes need revision, the following process shall be followed:

    i. A Cultural Heritage Evaluation Report (CHER) shall be prepared to the satisfaction of the City. The cost of the CHER shall be borne by the party making the request.

    ii. The findings of the CHER and any recommendations from City Staff shall be brought forward to Council.

    iii. Council is authorized to subject any submitted CHER to a peer review, the costs of which shall be borne by the party making the request.

    iv. If Council approves the changes to a property's description, the respective property sheet in Part E shall be amended. An amendment to the Plan in its entirety is not required.

D.4 Insurance

Municipalities in Ontario play an important role in supporting property owners by offering guidance, clarification, and practical advice about the insurance implications of heritage designation. The following policies and guidelines have been developed to assist with this process.

1. POLICIES

1. The City shall work with homeowners to assist when insurance questions arise.
2. The replication of a lost heritage resource is not required, nor is the replacement of lost material in like-and-kind quality.

2. GUIDELINES

a) City staff are encouraged to work proactively with local insurance companies for matters related to heritage properties.

b) Property owners are encouraged to complete a Property Risk Prospectus, a tool used to document the condition of key building systems like wiring, plumbing, roofing, and heating. This helps insurers assess actual risk rather than relying on assumptions about older or designated properties. The prospectus can also highlight safety upgrades and clarify the scope of heritage designation, which can help prevent misunderstandings. A blank prospectus has been added into Appendix V.

c) Property owners are encouraged to undertake the following changes to their properties to help reduce their insurance risk:

   i. Ensure your property is compliant with relevant building codes.

   ii. Consider replacing old-style knob-and-tube wiring.

iii. Update and/or upgrade your roof, heating system (forced air gas or electric), plumbing (galvanized cast iron to copper and/or PVC), install sewer backflow valves.

iv. If the property is a row house or semi-detached of any age or designation, proof of an adequate fire-break between the homes may be of interest to insurers.

v. Install appropriate smoke detectors and burglar alarm systems to safeguard your home.

vi. Inspect and maintain any oil tanks regularly.

D.5 Heritage Permit Applications

Once the District is designated, all owners of property within the District, including the municipality and its agencies, must comply with the requirements of the *OHA* and the Walkerville HCD Plan. After designation of a heritage conservation district, the municipality assumes responsibility for managing change within the District and for overseeing conservation and development activity. To the extent permitted by the legislation, however, the Heritage Permit process is meant to be pro-active rather than restrictive.

The City's primary management tool is an Application for Alteration or Demolition under the *Ontario Heritage Act* (also commonly known as a "heritage permit"). A Heritage Permit is required for any action that may affect the heritage attributes within a Heritage Conservation District (HCD) or on a property. These heritage attributes can be located on an individual property or in the public realm. Properties designated under s. 29 Part IV of the *OHA* or subject to an *OHA* easement may have additional aspects related to their heritage value and heritage attributes that may require Heritage Permits (as in the case of designation of interior elements).

The Heritage Permit process is administered by the City Planning staff. Requests are processed according to the requirements of the *OHA* and in accordance with City requirements. Information concerning the application process can be obtained from the City Planning staff. The City of Windsor has the authority under s.42(1) of the *Ontario Heritage Act* to grant, grant with terms and conditions, or refuse an application for a permit to alter, demolish, or remove, or erect any building or structure within HCDs. The *Act* states that:

No owner of property within the HCD 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, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.*

Applications for Alteration under the *Ontario Heritage Act* are required whether the owner is a private citizen, public agency, business, or the municipality. The Province of Ontario and the Government of Canada, as senior levels of government, are exempt from the requirement.

4.3.1 When is an Application Required?

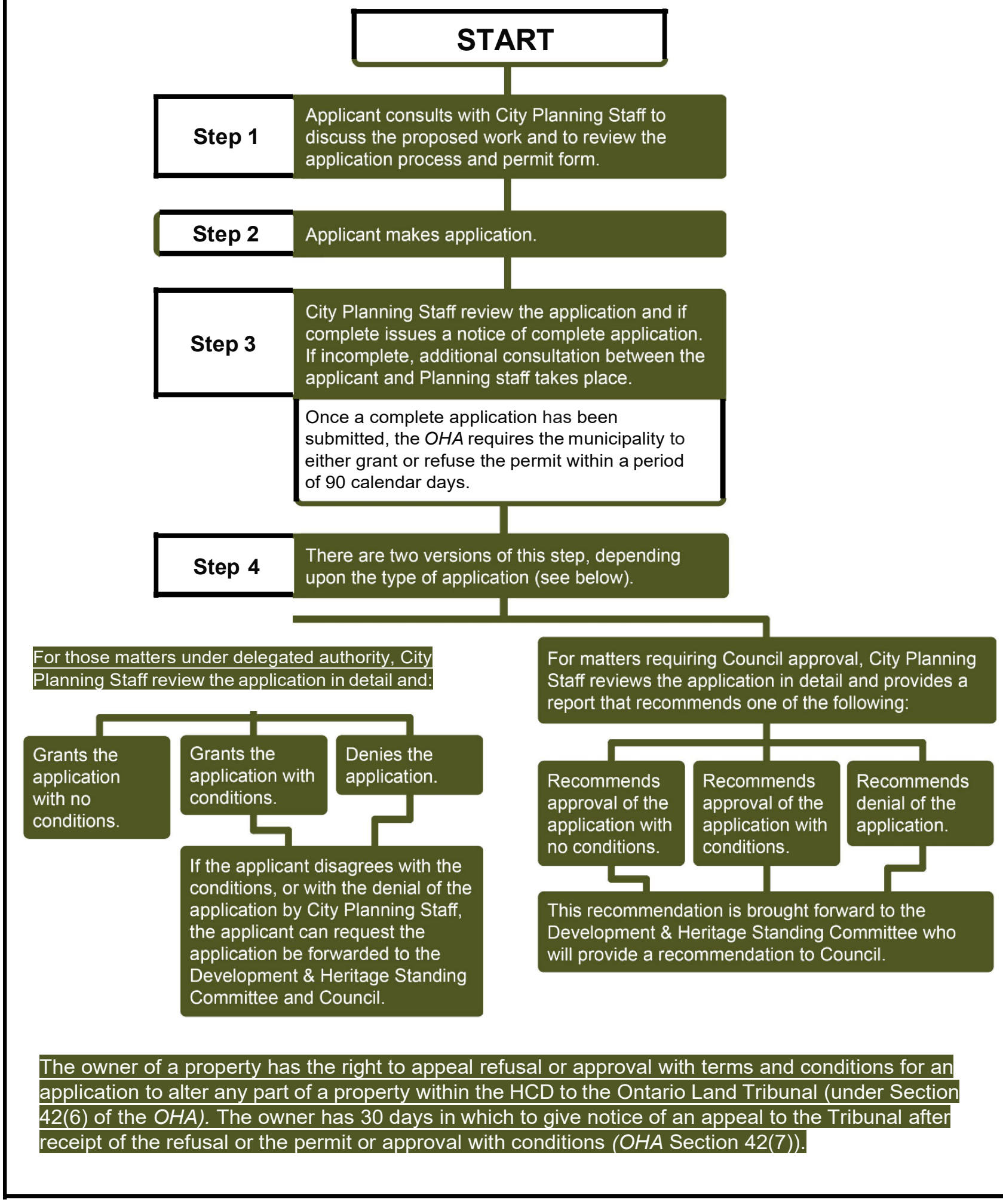
Section 41 (1) 1 of the *Ontario Heritage Act* stipulates that Applications for Alterations or Demolition under the *Ontario Heritage Act* are required in HCDs only for work on the exteriors of buildings or structures, unless otherwise protected by another type of designation such as a Heritage Easement or s. 29 Part IV (individual property) designation.

After meeting with Planning staff to discuss the proposed work and to determine if a Heritage Permit is required, applicants should find the most suitable way to do their project. The following chart illustrates the typical steps that a property owner should take when contemplating any alterations, additions, or other work to their buildings and properties within the Heritage Conservation District.

All applications for approval must follow the requirements of the *Ontario Heritage Act.* Applications forms can be obtained from the City of Windsor Staff. To do so, the application for alteration (heritage permit) process is as follows:

Application for Heritage Permit

The *Ontario Heritage Act* (OHA) requires a heritage permit application for properties in a heritage conservation district (HCD) to include such information as the Council of a municipality may require and which are outlined in the City's heritage permit application forms.



The owner of a property has the right to appeal refusal or approval with terms and conditions for an application to alter any part of a property within the HCD to the Ontario Land Tribunal (under Section 42(6) of the *OHA).* The owner has 30 days in which to give notice of an appeal to the Tribunal after receipt of the refusal or the permit or approval with conditions *(OHA* Section 42(7)).

4.3.2 Approval Authority

Under the City's By-law for delegated authority, the City Planner/Executive Director or delegate have the authority to make decisions relating to alterations to designated heritage properties. Staff will report periodically to Windsor's Development and Heritage Standing Committee on decisions for delegated approvals. The City Planner retains the ability to refer items eligible for administrative approval to the Heritage Committee for a recommendation and subsequently to City Council for a decision. Council (or their delegate) and the property owner can agree to extend mandatory timelines for a decision on a permit as stipulated under the *Ontario Heritage Act*.

The following chart has been developed to clarify when delegated authority is permitted with the Walkerville Heritage Conservation District. For the purposes of this chart, consistency with the Walkerville HCD Plan shall be determined by City Staff.

Table 1: Heritage Permit: Classes of Alterations

Type of Work		Heritage Permit Required		Heritage Permit Approval Authority
		For Contributing Resources	For Non-Contributing Resources	
Alterations and Additions (B.6)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Alterations and Additions (B.6)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Alterations to Contributing Properties (B.7)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Alterations to Contributing Properties (B.7)	Works proposed that are inconsistent with	Yes	Yes	Council approval

	the Walkerville HCD Plan Policies			
Alterations to Non-Contributing Properties (B.8)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Alterations to Non-Contributing Properties (B.8)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Demolition, Removal, and Relocation (B.9)	All demolitions and removals unless exempted by the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Sites of Religious and Spiritual Practices (B.10)	When in accordance with the policies of B.10, the application is considered against relevant applicable policies.	Yes	Yes	Affidavit Process (See B.8)
New Development and Infill (B.11)	All proposed new Development and Infill	Yes	Yes	Council approval
Climate Adaptation and Sustainability (B.12)	All works related to proposals for Climate Adaptation and Sustainability	Yes	Yes	Council approval
New Materials and	All works related to proposals for new	Yes	Yes	Council approval

Technologies (B.13)	materials and technologies			
Landscapes and Streetscapes (B.14)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Landscapes and Streetscapes (B.14)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Disaster and Risk Management (B.15)	All works related to Disaster and Risk Management	Yes* Work may proceed before a formal permit is submitted if approved by Staff.	Yes* Work may proceed before a formal permit is submitted if approved by Staff.	Approval Authority Delegated to City Staff
Works specific to the policies of the Distillery Area Sub-District (C.1)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Works specific to the policies of the Distillery Area Sub-District (C.1)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Works specific to the policies	Works deemed consistent with the	Yes	Yes	Approval Authority

of the Commercial Main Street Sub-District (C.2)	Walkerville HCD Plan policies			Delegated to City Staff
Works specific to the policies of the Commercial Main Street Sub-District (C.2)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Works specific to the policies of the Second Phase Development Sub-District (C.3)	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff
Works specific to the policies of the Second Phase Development Sub-District (C.3)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval
Works specific to the policies of the Later Residential Development	Works deemed consistent with the Walkerville HCD Plan policies	Yes	Yes	Approval Authority Delegated to City Staff

Sub-District (C.4)				
Works specific to the policies of the Later Residential Development Sub-District (C.4)	Works proposed that are inconsistent with the Walkerville HCD Plan Policies	Yes	Yes	Council approval

4.3.3 What Should Applicants do to Prepare for an Application?

To support a smooth and efficient review process, applicants are encouraged to familiarize themselves with the relevant requirements and complete preliminary research before submitting an application to the City. Suggested actions include:

✓	**Have you…**
☐	Become familiar with the Walkerville HCD Plan objectives, policies, and guidelines.
☐	Reviewed the property description in the inventory and evaluation in Part E of this Plan. If the property also has an *OHA* Part IV heritage designation an easement under the *OHA*, review the property-specific heritage designation by-law or easement.
☐	Become familiar with standard principles and practices for heritage conservation work, such as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd ed or as superseded)* or *Well Preserved* by Mark Fram. Additional resources can be found in Appendix IV.
☐	Collected any available documentary research on the history of the property (as necessary).
☐	Thought of the ways in which the subject property fits within its context and how the proposed work can be integrated.
☐	Written a description of the property that is the subject of the application. The description should include the municipal address and street name. If relevant, the concession and lot numbers and the reference plan and part numbers should also be included (these are often included on your tax bill). If you do not know these, City Staff can help.
☐	Taken photographs that depict the existing buildings, structures, landscape setting, and heritage attributes of the property, including their condition.
☐	Prepared a site plan or sketch that illustrates the location of the proposed alteration, demolition, or removal.
☐	Prepared drawings and written specifications for the proposed alteration, demolition, or removal.
☐	Outlined the reasons for the proposed alteration, demolition, or removal and describe the potential impacts to the heritage attributes of the property and to the character of the District.
☐	Arranged consultation with City Planning staff to preview the application prior to submission.

PART E: Property Inventory and Evaluation

A property inventory has been created that examines each individual property within the District. The information provided for each property will help explain why it is a Contributing or Non-Contributing property and will help guide decisions regarding proposed changes and intervention. This information can be found under separate cover. Properties are listed in alphabetical and numerical order by street name and address number. Within the District boundary, the following provides a summary of how many properties meet each criterion based upon Provincial criteria and how the district meets the prescribed provincial criteria that 25% of properties within the district met 2/9 criteria:

Number of Properties (parcels) within HCD boundary	**760**
OHA Section 27 Part IV 'Listed' properties	269
Section 29 Part IV 'Designated' properties	45
Total heritage registered properties	314 (41%)
Properties that meet 2/9 provincial *OHA* O. Reg. 9/06 criteria	**590 (78%)**
Properties that meet 3/9 provincial *OHA* O. Reg. 9/06 criteria	520 (68%)
Properties that do not meet 2/9 provincial *OHA* O. Reg. 9/06 criteria	**170 (22%)**

Appendices

Appendix I – Summary of Recommended Policy Amendments

Appendix II – Summary of Public Engagement

Appendix III – Recommended Maintenance Schedule

Appendix IV – Helpful Resources

Appendix V – Heritage Property Risk Prospectus

Appendix I – Summary of Recommended Policy Amendments

The City can use a variety of additional heritage policy tools to foster heritage conservation and compatible development in the District. These include the policies of the Provincial Planning Statement as they affect heritage resources, the heritage policies of the City of Windsor Official Plan, Walkerville, the Zoning By-law (8600, or as superseded), as well as this Heritage Conservation District Plan. Other legislative tools are found in the *Municipal Act*. The City also has a property standards by-law (148-2025) as well as in the City's own Site Plan Control provisions may apply to some forms of development in Heritage Districts. Construction must also meet the provisions of the Ontario Building Code, which has been updated over the years to consider the special conditions found in older structures (e.g., *AODA*, fire, and life safety).

Individually, the provisions of the *Ontario Heritage Act* and the *Planning Act* both help to ensure the conservation of heritage resources. However, when used in combination, they provide the City with an enhanced approach to managing conservation and new development within the District. Policies under the *Planning Act* can address land use, something the *OHA* does not do whereas Heritage Conservation District Plans provide direction for maintaining the integrity of the heritage character (or the appearance and experience) of a place.

To this end, the following policy amendments are recommended to assist with aligning various City of Windsor by-laws, policies, and plans with the Heritage Conservation District.

1. City of Windsor Official Plan Amendment

This builds upon the recommended Official Plan Amendments approved by Council as part of the Heritage Conservation District Study Phase, including the need for new mapping showing that the revised boundary of the Walkerville Heritage Area as well as a new mapping one showing the identified District and the other heritage areas. The following new policies are recommended for inclusion within the City of Windsor Official Plan to help ensure the implementation of the Heritage Conservation District and its Plan and Guidelines.

New Policy: 9.3.8 Walkerville Heritage Conservation District

1. The Walkerville Heritage Conservation District, as illustrated on Schedule XXXX, is designated under Part V of the *Ontario Heritage Act*.
2. Lands located within the boundary of the Walkerville Heritage Area, but not included within the Heritage Conservation District, as illustrated on Schedule XXXXX are considered *adjacent* to the Walkerville Heritage

Conservation District for the purposes of *Provincial Planning Statement* (2024) policy 4.6.3 (or as superseded). A Heritage Impact Assessment shall be required to be prepared by the proponent of any development or site alteration within the Walkerville HCD Plan to the satisfaction of the City to ensure that the heritage values and attributes of the Heritage Conservation District will be conserved. City Staff are authorized to scope or waive the Heritage Impact Assessment requirement.

3. All works, including public works, within the Walkerville Heritage Conservation District must be consistent with the *Walkerville Heritage Conservation District Plan and Guidelines* (2026) (or as superseded). In the event of a conflict between the *Walkerville Heritage Conservation District Plan and Guidelines* (2026) and any other municipal policy or by-law, the policies of the *Walkerville Heritage Conservation District Plan and Guidelines* (2026) shall prevail to the extent of the conflict.
4. The use of area-specific zoning requirements, holding provisions and, when appropriate, site plan control may be used to implement the *Walkerville Heritage Conservation District Plan and Guidelines* (2026).
5. The City of Windsor shall consider expanding the existing Community Improvement Plan to cover the whole of the Distillery Area Sub-District as identified with the Walkerville Heritage Conservation District.

2. Delegated Authority By-law

It is permitted to grant staff delegated authority to approve specific permit types within a heritage conservation district. This power is permitted by the following provision of the *Ontario Heritage Act.*

Delegation

42(16) The council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation. 2005, c. 6, s. 32 (6).

Same

(17) A by-law under subsection (16) may specify the alterations or classes of alterations in respect of which power to grant permits is delegated to the employee or official of the municipality. 2005, c. 6, s. 32 (6).

To this end, it is recommended that the City of Windsor's Delegated Authority By-law 147-2023 be amended make explicit reference to the following:

Amendment: City of Windsor's Delegated Authority By-law 147-2023

1. For the purposes of application for alteration under the *Ontario Heritage Act*, and in accordance with Section 42(16) and (17) of said Act, this by-law authorizes the City Planner/Executive Director or delegate to specifically approve those works identified as delegated to City staff as outlined within Section D.5 of the *Walkerville Heritage Conservation District Plan and Guidelines* (2026) (or as superseded).

Appendix II – Summary of Public Engagement

Walkerville Heritage Conservation District Plan
1st Public Engagement Workshop
Meeting Date: Tuesday, November 4th, 2025
Venue: Willistead Manor (Saltmarche Gallery)

The meeting was hosted by the City of Windsor heritage planning and urban design staff and the consulting team led by Dr. Marcus Letourneau of M. R. Letourneau & Associates Inc. Approximately 80 people were in attendance, of which approximately one quarter had been at earlier meetings for the Heritage Conservation District Study. Like those meetings, 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.

The public meeting included both a presentation and information display boards showing the proposed District boundary and components of the Walkerville HCD Plan. Dr. Letourneau began the meeting with introductions and a review of the meeting agenda. He then presented a slide show that outlined the purpose, research process and contents of the Walkerville HCD Plan. He summarized comments from earlier public engagement events and from consultations with municipal staff that took place during the Study phase of this project. Attendees were then encouraged to write comments on display boards and to ask questions of the consulting team and City staff.

There was general support for having Walkerville be designated as a heritage conservation district. Common comments and concerns centred on the need to conserve and enhance the heritage character of Walkerville through ongoing maintenance and sensitive upgrades to both private and public properties. As in earlier meetings, there was a high level of support for this approach, with some concerns around the degree of regulation that the Walkerville HCD Plan would entail, and around potential impacts from new infill development and increased traffic.

Following the presentation, participants joined group discussions around flip charts or made their own suggestions on the comment boards and maps. Members of the consulting team and City staff took notes. The following is a summary of comments posted on display boards and those made in the question-and-answer period.

Alleys

- Alleys were seen as an important component of the neighbourhood, to be conserved, enhanced, and maintained by the City.

- There were concerns about garbage collection and storage, as well as safety, and suggestions about improved lighting.
- New residential units on alleys were seen as a good idea and a way to continue to have a mixed neighbourhood.
- Issues of property owners not removing weeds and trash along alleys needed addressing with standards and enforcement.
- Several people suggested that old garages and accessory structures should be able to be demolished.
- There was a suggestion for having an overall vision for future maintenance and enhancement of alleys.

Public Realm

- Concerns were raised about Canada Post boxes (design and location).
- There was consensus that there should be no front yard parking and that no new driveways should be permitted.
- There was some discussion about special street lighting and signage to identify the District, as well as suggestions about special paving on streets (e.g., brick) as part of a co-ordinated approach to streetscape upgrades (also making reference to historical photographs of the original streetscape designs).
- There were suggestions about traffic calming and active transportation (such as protected bike lanes).
- There were many comments about the importance of mature street trees and the need for a tree planting program.

Changes to Private Buildings and Landscapes

- There were comments about the need to promote appropriate building materials and cladding suited to the existing housing (not stucco or vinyl siding).
- Landscape treatments, such as naturalization of front yards, were discussed in terms of the overall appearance of the streetscape.
- The appearance of empty lots was an issue: they should be cleaned up and not have temporary fencing or signage. They might also be considered as locations for relocated older houses.
- Some mentioned that density can be added to Walkerville using good examples of existing denser forms of housing that are already in the neighbourhood, showing that it can be done in ways that fit local character.

Regulation

- There should be visual guidelines as well as maintenance standards/guidelines for public and private property.

- The City should consider financial support for property owners restoring heritage properties.
- There should be flexibility in making changes to public and private property.

Appendix III – Recommended Maintenance Schedule

Recommended Maintenance Checklist Regarding Exterior Building Conditions				
Item	**Spring**	**Summer**	**Fall**	**Winter**
Check attic	•		•	
Check eaves trough and downspouts. Make sure that water shedding and drainage are functional	•		•	
Check roof for damaged roofing materials	•		•	
Plan landscaping to avoid soil settlement and ponding	•			
Check caulking for air and water leaks	•		•	
Check & lubricate weather stripping	•		•	
Check exterior cladding	•		•	
Check windows & screens are operating properly	•		•	
Check sheds and garages		•		
Prune trees close to building (consult arborist)				•
Check fireplace & chimney			•	
Check for condensation				•
Check for ice damming				•
Check interior face of exterior walls for moisture or blistering	•			•
Check that no wood is stacked against the building.	•			
Check fencing for deterioration	•			

Appendix IV – Helpful Resources

Heritage conservation is premised on fundamental principles that aim to conserve and protect heritage value and extend the life of physical heritage attributes that represent heritage value.

The following resources are intended to assist heritage property owners in approaching heritage conservation sensitively and to provide practical guidance for changes to properties.

PRINCIPLES FOR HERITAGE CONSERVATION

The following best practice guidance documents assist in understanding core principles of heritage conservation.

The Standards & Guidelines for the Conservation of Historic Places in Canada

Establishes conservation principles and guidelines that will be useful to anyone with an interest in conserving Canada's historic places.

https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation by Mark Fram

This publication by the Ontario Heritage Trust provides an overview of many different conservation principles and guidelines.

https://www.heritagetrust.on.ca/publications/well-preserved

Eight guiding principles in the conservation of built heritage properties

The Provincial government has prepared these guiding principles for the conservation of built heritage properties. Principles are based on international charters guiding conservation efforts over the past century.

https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties

Eight guiding principles in the conservation of historical properties

The following guiding principles, prepared by the Ministry of Citizenship and Multiculturalism, are statements in the conservation of historical properties and are based on international charters that have been established over the past century. These principles, endorsed by the Ontario Heritage Trust, provide an intellectual framework for decision making in architectural conservation. They also provide conservation rationale for activities or interventions that may affect the character, features, or context of a heritage property.

https://www.heritagetrust.on.ca/conservation-tools/eight-guiding-principles

Building Resilience

The book 'Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada, Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings. The guidelines aim to assist owners,

https://www.historicplaces.ca/media/49493/resilience_en_june%202016.pdf

UNDERSTANDING HERITAGE PROCESSES

The following resource and assist property owners in understanding processes for property identification, evaluation, and protection under the *Ontario Heritage Act*.

Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit offers resources and guidance to help conserve Ontario's heritage. The tool kit consists of 5 main documents.

https://www.ontario.ca/page/ontario-heritage-tool-kit

FINDING A HERITAGE CONSERVATION PROFESSIONAL

The following resource provides a directory to find various heritage professionals, including planners, architects, and craftspeople and skilled trades.

Canadian Association of Heritage Professionals (CAHP)

The Canadian Association of Heritage Professionals (CAHP) is a national membership-based organization that serves qualified heritage professionals in the public, private, and not-for-profit sectors. CAHP establishes standards of practice, shares knowledge about heritage conservation, and supports the involvement of heritage professionals whenever places of heritage value are being identified, preserved, restored, and rehabilitated.

https://cahp-acecp.ca/

PRACTICAL GUIDANCE FOR CHANGES TO PROPERTIES

Historic England

Provides guidance on a wide range of heritage-related topics. All advice is free to download from relevant sections of the website and the Publications pages.

https://historicengland.org.uk/advice/find/latest-guidance/

US Technical Preservation Briefs

The National Park Service in the United States has prepared information briefs on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work.

https://www.nps.gov/orgs/1739/preservation-briefs.htm

Specific briefs that may be helpful to homeowners include:

Repointing Mortar Joints
https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Cleaning Masonry Buildings
https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Improving Energy Efficiency
https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Dangers of Abrasive Cleaning
https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Rehabilitating Historic Storefronts
https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm

Making Historic Properties Accessible
https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

TOOLS, TRAINING AND COACHING

Regeneration Works

Regeneration Works is a project of the National Trust for Canada. This website offers tools and tips as well as training and coaching opportunities to help organizations improve the vitality of their heritage place. Regeneration Works also offers a program

called Launch Pad, which provides grants to community organizations to help them pay for professional expertise to help them renew historic places.

https://regenerationworks.ca/

RAIC and Parks Canada Course

The Royal Architectural Institute of Canada and Parks Canada have partnered to offer courses on the Standards and Guidelines for the Conservation of Historic Places in Canada as well as the integration of accessibility considerations into historic sites.

https://raic.org/raic-and-parks-canada/

EMERGENCY MANAGEMENT & HERITAGE COLLECTIONS

Canadian Conservation Institute (CCI)

The Canadian Conservation Institute (CCI) is a government agency that is at the centre of cultural heritage conservation, and their expertise aids in the conservation of heritage collections and built heritage resources in Canada. They provide preservation, rehabilitation and restoration services to custodians of publicly accessible Canadian heritage places, such as buildings and their architectural components and decorative treatments. CCI is currently engaged in significant national projects by contributing to the preservation of key character-defining elements found at these important sites, along with their heritage collections and interiors.

https://www.canada.ca/en/conservation-institute.html

✓	Checklist for Hiring a Contractor
☐	Seek the names of contractors who have performed similar work in your area and speak to recent customers for references.
☐	Ask to see examples of the Contractor's work and to speak with recent customers. Remember that any construction project is an inconvenience for a homeowner. The inconvenience will pass, but the work remains. Determine whether the quality of work is acceptable to you.
☐	Ensure that each job is controlled either by the contractor or by an experienced worker. Not all people working on the project need to be skilled tradespeople, but the person in charge must recognize quality work from each of his trades.
☐	For projects that require a single trade, such as window replacement or roof repair, take the time to talk with the contractor and explain that the property is part of a heritage conservation district, and to assure yourself that the contractor is sensitive to the heritage issues.
☐	Ensure that the Contractor has the municipal license(s) required for their trade and is insured to the level of risk that your own insurance company suggests.
☐	A drawing or sketch of the work is always required no matter how small the project. Prepare a drawing yourself to the extent of your own skill, or have the contractor provide a drawing or hire a consultant or designer to prepare a drawing. A drawing is essential for the sake of understanding the scope and appearance of the work, and for the review of that work with the Heritage Planner.
☐	You must have a contract of some sort. It should describe the scope of work, the quality of the work, the cost of the work, the extent of time to complete the work and the method to accommodate inevitable changes to the scope, cost and duration. If the work is to extend or repair existing work portions of the existing may become the standard of quality to be achieved

Appendix V – Heritage Property Risk Prospectus

Appendix D: Dr. Hoare Obituary (1931, Saint John Time globe)

Newspapers by ancestry
https://www.newspapers.com/image/1111467748/

Saint John Times Globe (Saint John, Saint John, New Brunswick, Canada) · Fri, Nov 13, 1931 · Page 24
Downloaded on Oct 29, 2026

DR. C. W. HOARE DIES AT AGE OF 68

Dr. Charles W. Hoare, former Mayor of Walkerville, Ont., and whose first wife was a Saint John woman, passed away on last Tuesday, following collapse from heart seizure suffered in his office on Sunday. Dr. Hoare occupied a high place in his profession, and in public life. He was 68 years old.

Busy as he was in his medical work, he devoted much time to community efforts. Following two years as Mayor, he became a member of, and for two years was chairman of the Essex County, Ont., Public Utilities Commission. He did much toward the building of the Metropolitan General Hospital and was active in its management. He was for a time president of the Essex County Medical Association and of the Essex East Conservative Association.

Dr. Hoare fire married Miss Elizabeth Scovil, sister of Bruce Scovil, and of Mrs. E. T. Sturdee and Mrs. C. A. MacDonald of Saint John. She died several years ago. They had two children—Mrs. G. Gordon Little and a son, Walter. The son enlisted at the age of 18 with the 99th Battalion, Canadian Expeditionary Force in the Great War, and was killed in action. In memory of him his father established the Walter Hoare memorial scholarship in medicine at McGill, for Essex County students.

In 1927 Dr. Hoare married Mrs. Maude L. Mothersill, widow of Thomas Mothersill, and she survives him, as also do four step-children. There also are a sister and a brother.

Dr. Hoare was a pioneer and active member of St. Mary's Anglican church and of the Essex County Golf Club, the Beachwood Country Club, the Windsor Rotary Club and of several lodges.

His funeral was held yesterday with services in St. Mary's Church, and interment in the family plot in St. Mary's churchyard. He had visited Saint John on several occasions, and is held in kindly memory here.

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Appendix E: ATTESTATION PAPER

Original

(Jnit _,99th. :Battalion Rank Lieut. Name c... Walter Hoare.

OFFICERS' DECLARATION PAPER.

CANADIAN OVER-SEAS EXPEDITIONARY FORCE.

QUESTIONS TO BE ANSWERED BY OFFfCER.

(ANSWERS.)

1. (a) What is your Surname? ...Hoaz:e·

(b) What are your Christian Names? .....9.1J◆(!J.I. Walter..

2. (a) Where were you born? (State place and country).... _1'111:◆◆1:!◆◆◆◆ Ont. Canada.

(b) What is your present address ?... .61... Dav.o:nah:1-r···R4•. .... Walke-r.vill•·· ... OJl:t;•...

3. What is the date of your birth ,.. }·IIII ... 7..◆1,l.•.. J..13◆7._,...

4. What is (a) the name of your next-of-kin ?...Dr•... C.•... W•.. Hoar.e•...

(b) the addreaa of your next-of-kin ?.. L_DI:W.nllhira. Rd•.. lY1olk1r:v.ill.11.•. ..... Ont.

(c) the relationship of your next-of-kin ?.. . Fa:the.r. .....

5. What is your profession or occupation ?. .. S.tuda.nt..

6. What is your religion?. ....Chnro.h...o.t... EngunA...

7. Are you willing to bevaccinated or re-vaccinated and inoculated ?..... Yas....

s. To what Unit of the Active Militia do you belong?.....21.e.t.....Regt.•. :&il.eax... F.wlil:i.11.r.s.

9. State particulars of any former Military Service ... Cade.t.s.•... 2lst.•... Ragt.•....

10. Are you willing to serve in the

CANADIAN OVER-SEAS EXPEDITIONARY FORCE?... .....YH...

The undersigned hereby declares that the above answers made by him to the above questions are true.

..... (?...◆◆..... *(Signalure of Officer.)*

CERTIFICATE OF MEDICAL EXAMINATION.

I have examined the above-named Officer in accordance with the Regulations for Anny Medical Services.

I consider him*.. ◆ .....for the CANADIAN OVER-SEAS EXPEDITIONARY FORCE.

Date... ◆ ...../.,t!..... ... . 191.. G.

Place.... . . . Ld/ ◆ ..... T"....:...◆...

*Imcrt hue "&t" 01' "UADt."

M. F. W. 51.

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Appendix F: Windsor Terms of Reference for HIAs (2023)

City of Windsor Built Heritage Impact Study/ Heritage Impact Assessment Guidelines

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 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

Identify the Cultural Heritage Resource

Site Documentation and Analysis/Site Information

- 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.
- 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
- Document the existing condition or concerns surrounding the property, including quality photo documentation

Research on Design/Physical and Historical/Associative and Contextual Values

- Describe all heritage resources and values within the subject property (include exterior and interior, landscaping etc.)
- 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
- Include ownership and user history
- Research material should include relevant historical maps, drawings, photographs, land records, assessment rolls, city directories, news articles etc.
- Provide summary on significance and heritage attributes for each structure existing on the property

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

- Describe site changes to heritage resource
- 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:
    - Removal/destruction of heritage features and loss to cultural heritage values
    - Changes to the historic fabric and impact on the appearance
    - 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)
    - Isolation of heritage attribute from its surrounding environment, context or a significant relationship
    - Obstruction of significant views or vistas within, from, or of built and natural features
    - Change in use and impact on heritage resource
    - Land disturbance and impact on soils, drainage patterns affecting built heritage or archaeological resources
- Provide full set of construction drawings. Proposal construction drawing must be in context with surrounding heritage resources.
- 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)
- Assess and describe the structural concern of the impact of proposed changes to the heritage resource.
- 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.

Analysis of Development Impact

- 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.

- Provide description and rationalization of conservation treatment, detailing analysis of each alteration and intervention according to the *Standards & Guidelines*

Options for Mitigation and Alternatives

- Consider and describe alternative conservation/mitigation and development options that reduce and avoid negative impacts to the heritage resource
- Assess and clarify the benefits and negatives of each options proposed and conservation principles used
- 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

Recommended Conservation Strategy

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

Other Requirements

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

Contact Kristina Tang, Heritage Planner at ktang@citywindsor.ca for additional information or clarification.

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*

Sample Extract of City of Windsor Official Plan policies

Volume 1, Chapter 9 Heritage Conservation

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:

APPROVAL PROCESS

(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

(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.

Appendix G: WINDSOR DRAFT STATEMENT

APPENDIX A

Statement of Cultural Heritage Value and Interest
Dr. C. W. Hoare Residence
1969 Wyandotte Street East, Windsor, Ontario

Description of Historic Place:

The Dr. C. W. Hoare Residence is a 2 storey brick and stucco building located at the prominent corner of Wyandotte Street East and Devonshire Road in the former Town of Walkerville. Constructed in 1907 as the residence and medical office of Dr. Charles W. Hoare, a prominent Walkerville physician and civic leader, the building was designed by Detroit-based architect Frederick L. Smith, founding partner of influential Detroit architectural firm Smith, Hinchman & Grylls. Although altered through several additions associated with its later use as a funeral home, the building retains significant heritage attributes including its original massing, red brick and stucco exterior cladding, hipped roof with exposed rafter ends, bay windows, and leaded glass windows.

Design/Physical Value:

The property has design and physical value as a representative example of Vernacular Edwardian architecture. The extant portions of the original 1907 building retain characteristic features of the style, including its asymmetrical form, prominent corner massing, low-pitched hipped roof, broad overhanging eaves with exposed rafter tails, and contrasting red brick and stucco exterior cladding. The building also retains projecting multi-sided bay windows, grouped window openings, and decorative leaded glass elements that contribute to its historic residential character. Comparison with historic photographs demonstrates that these features formed part of the original design and continue to define the appearance of the building despite later additions associated with its conversion to a funeral home.

The building additionally reflects the quality of residential development associated with the growth of Walkerville in the early twentieth century. Although portions of the property have been altered, the surviving roof form, massing, materials, bay windows, and fenestration patterns continue to convey the architectural character and craftsmanship of the original residence.

Historical/Associative Value

The property has historical and associative value through its direct association with Dr. Charles W. Hoare (1863–1930), one of Walkerville's most prominent physicians and civic leaders. He worked and lived on the property, as the residence included his personal physician office.

Dr. Hoare practiced medicine in Walkerville from 1888 until his death and played an important role in the development of both the municipality and the local medical profession. He served as Treasurer of Walkerville from 1890 to 1916, Coroner of Walkerville, and as Mayor of Walkerville from 1917 to 1918. He was instrumental in the establishment of the Walkerville Utilities Commission, served as the first Chair of the Board of Health, was President of the Hotel Dieu Hospital medical staff, President of the Essex County Medical Association, and contributed significantly to the establishment and development of Metropolitan General Hospital.

The property is significant for its association with the historical development of Walkerville as an independent and planned community. Constructed in 1907 on land formerly associated with the Walkerville Land and Building Company, the building reflects the growth and prosperity experienced by Walkerville during the early twentieth century and contributes to an understanding of the community's residential and commercial development. The property is also associated with the broader theme of Walkerville's evolution as an independent town, characterized by a traditional commercial main street serving residents and local employees prior to its incorporation into the City of Windsor in 1935.

The property is significant for its association with the work of architect Frederick L. Smith (1862-1941), a founding partner of the influential architectural firm Smith, Hinchman & Grylls. Smith played a key role in shaping early twentieth-century industrial and commercial architecture in both Canada and the United States through his leadership of major architectural commissions. As a work attributed to Smith and his firm, the property reflects the contribution of one of the most prominent architectural practices associated with the development of Walkerville and the Windsor region.

Contextual Value

The property has contextual value because it defines, maintains, and supports the character of the area as a representative example of the residential development that occurred in Walkerville during the early twentieth century. Located at the prominent intersection of Wyandotte Street East and Devonshire Road, two historically important streets within the former Town of Walkerville, the building contributes to the area's distinctive early twentieth-century streetscape. The building contributes to the historic character of the neighbourhood through its Vernacular Edwardian design, scale, massing, materials, and setbacks, which are consistent with the architectural character established by the Walkerville Land and Building Company and reflected throughout the surrounding residential streetscape.

The property is also physically, visually, and historically linked to its surroundings. It forms part of a cohesive collection of historic residential buildings along Devonshire Road and is visually connected to neighbouring heritage resources through shared architectural forms, scale, height, setbacks, and materials. The property is historically linked to the broader development of Walkerville as a planned community and maintains a functional relationship with the nearby Wyandotte Street East commercial corridor, reflecting the historic pattern of residential neighbourhoods organized around a traditional main street that served residents and local employees.

Heritage Attributes

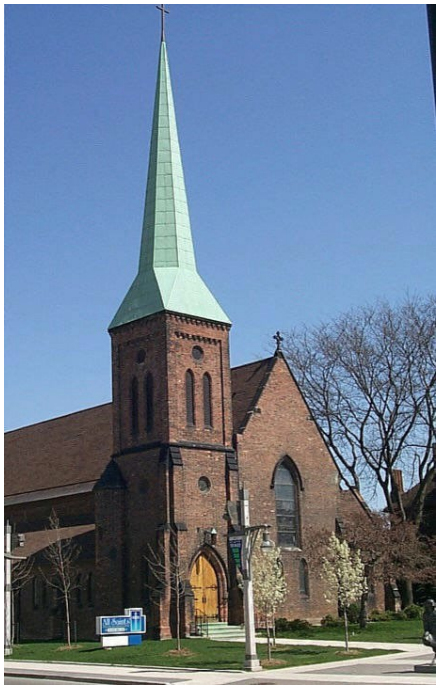
For clarity, the identified heritage attributes are limited to the original 1907 building and surviving heritage fabric. Later additions associated with the funeral home use, including additions completed in 1969 and 1971, are not considered to contribute to the cultural heritage value of the property and are not included as heritage attributes. No interior spaces or interior features are included as heritage attributes or form part of this designation.

Exterior attributes of the Dr. C. W. Hoare Residence that exemplify its heritage value as a 20th century example of the Vernacular Edwardian style include its:

- Prominent corner location at Wyandotte Street East and Devonshire Road
- Original two-storey massing of the 1907 building
- Low- pitched hipped roof form
- Broad roof overhangs with exposed rafter tails
- Red brick english bond masonry on first storey and stucco cladding on the upper storey
- Historic asymmetrical composition and arrangement of building volumes characteristic of Vernacular Edwardian design
- Projecting multi-sided bay windows
- Surviving historic window openings and configurations including leaded glass windows
- Historic brick chimney visible from Wyandotte Street

Appendix B- Summary Table Of Batch III Properties Proposed For Heritage Designation

Proposed Properties for Batch II Designation and O. Reg. 9/06 Criteria Met

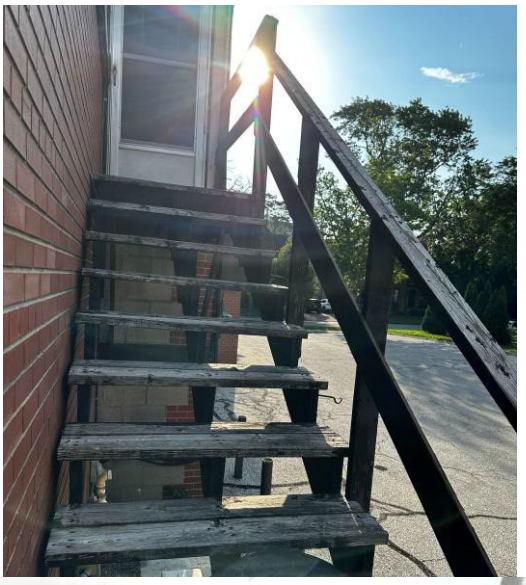
Photograph	O. Reg. 9/06 Criteria Met
330 City Hall Sq E - All Saints' Church & Rectory	
	• Gothic Revival ecclesiastical architecture displaying a high degree of craftsmanship through its brick masonry, buttresses, lancet windows, prominent bell tower and spire, together with a Victorian rectory that contributes to the ecclesiastical complex. • Associated with the establishment of Anglican institutions in Windsor, early community development, and notable figures including architect Albert H. Jordan, Alexander Mackenzie, Rev. Edward H. Dewar, and Rev. John Hurst. • Important in defining and supporting the character of Windsor's civic core, physically and historically linked to surrounding civic institutions and public spaces, and recognized as a prominent local landmark.
1556 Wyandotte St W - J.E. Benson School	
	• Collegiate Gothic architecture displaying a high degree of craftsmanship and artistic merit through its red brick construction, limestone detailing, projecting entrance towers, decorative stone carving, and

Google Streetview- 2025	symmetrical institutional design. • Associated with educator John Edward Benson and the evolution of public education in Windsor, and demonstrates the work of prominent architects J.C. Pennington and Albert H. McPhail. • Supports and maintains the character of the surrounding early twentieth-century neighbourhood and is a prominent local landmark due to its scale, architectural form, and longstanding educational use.
628 Ouellette Ave - Central United Church	
 Google Streetview- 2021	• Norman English Romanesque Revival architecture displaying a high degree of craftsmanship through its monumental massing, rounded arches, decorative stone detailing, stained-glass windows, and distinctive copper-clad dome. • Associated with the longstanding history of the Methodist and later United Church congregation in Windsor, community outreach initiatives, and the work of architects Joseph G. Kastler and William E.N. Hunter. • A visually prominent landmark within downtown Windsor, distinguished by its dome, height, and historic architectural character.

4147 Riverside Dr E - Edmund C. Poisson House	
	• Rare example of an American Foursquare residence with Craftsman influences, distinguished by prominent fieldstone masonry, fieldstone chimney, porch, gabled dormers, and high-quality masonry craftsmanship. • Associated with Edmund C. Poisson, prominent Ford City businessman, lumber merchant, politician, and member of a significant local French-Canadian family. • Contributes to the historic residential character of Riverside Drive East, is visually linked to the adjacent designated property at 4187 Riverside Drive East, and forms part of a distinctive grouping of fieldstone architecture along the corridor.
1969 Wyandotte St E - Dr. C.W. Hoare Residence	
 Google Streetview- 2020	• Representative example of Vernacular Edwardian architecture retaining its original massing, hipped roof, broad eaves with exposed rafter tails, red brick and stucco cladding, bay windows, and leaded glass detailing. • Associated with Dr. Charles W. Hoare, prominent Walkerville physician, civic leader, and former mayor, and demonstrates the work of architect Frederick L. Smith of Smith, Hinchman & Grylls.

the existing building is not accessible:







There has been extensive renovations that damaged the building on the exterior and interior:









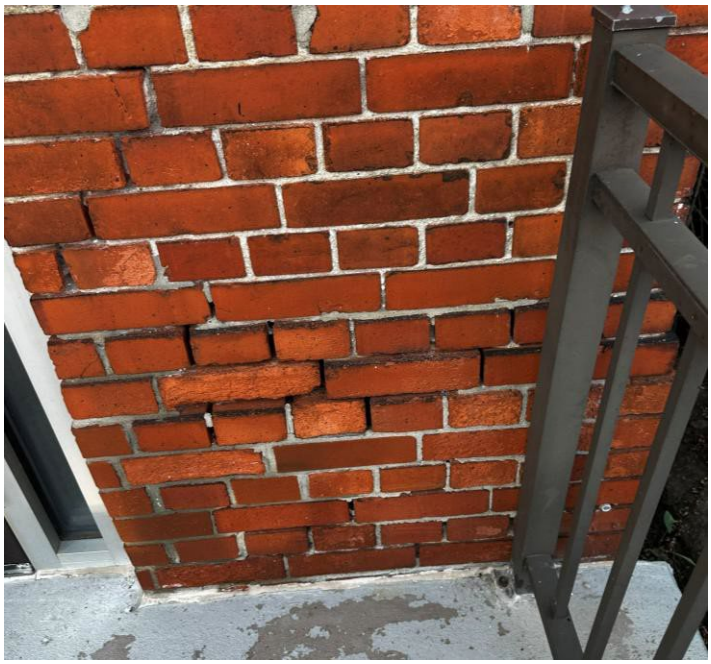






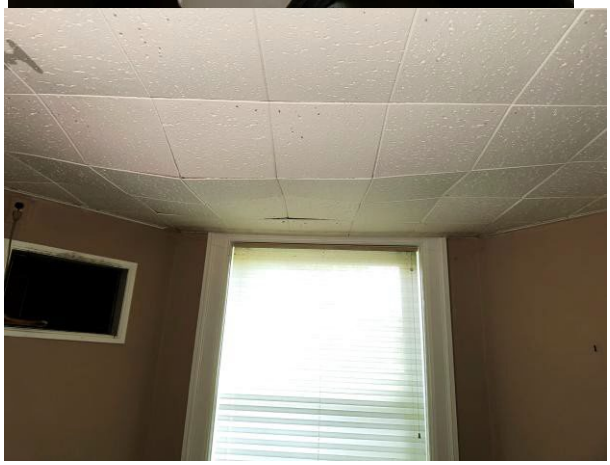






Irrevocable degradation of interior heritage features (etc wood floors, windows, walls, ceilings, etc):







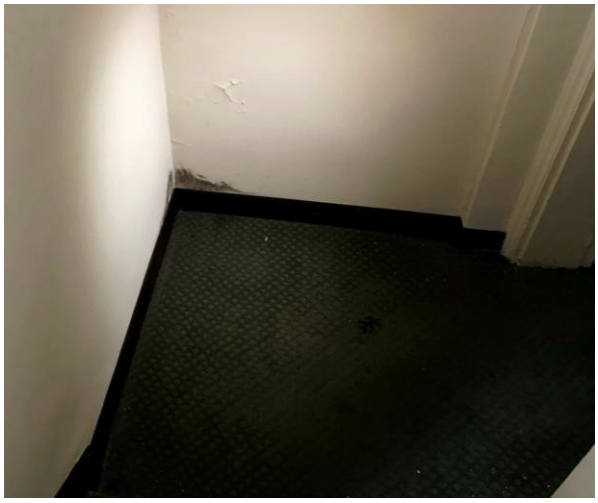








Black mould throughout the building:









1) Old outdated infrastructure that has caused flooding and other damage:













2) Funeral Home chemical smells penetrate and infrastructure exist as a reminder about the mortuary and funeral home use of the building :



