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Windsor, Ontario, June 1, 2011

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

Members Present

Councillor Dilkens, Chair
Councillor Sleiman
Councillor Valentinis

Members Absent

Councillor Payne (Discloses an interest due to his involvement in the BUHDAG application to quash certain By-laws related to the boarded up houses west of the Ambassador Bridge)
Councillor Marra

Also present are the following from Administration:

Helga Reidel, Chief Administrative Officer
George Wilkki, City Solicitor
Thom Hunt, City Planner
John Calhoun, Heritage Planner
Agatha Armstrong, Deputy City Clerk and Supervisor of Council Services

Delegations:

Dr. N.K. Becker
Mr. Gerald Koski
Pat Malicki
Robin Easterbrook

1. Call to Order

The Deputy City Clerk calls the meeting to order at 4:32 o'clock p.m.

2. Election

The Deputy City Clerk calls for nominations from the floor for the position of Chair for the Economic Development Standing Committee. Councillor Sleiman nominates Councillor Dilkens for the position of Chair. The Deputy City Clerk inquires if there are any further nominations. Seeing none, the Deputy City Clerk asks Councillor Dilkens if he accepts the nomination, and Councillor Dilkens responds favourably.

Moved by Councillor Sleiman, seconded by Councillor Valentinis,
That Councillor Dilkens **BE ELECTED** as the Chair of the Economic Development Standing Committee until November 30, 2011.

Carried.

Councillor Dilkens assumes the position of Chair.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

Councillor Valentinis discloses an interest and abstains from voting on Report No. 300 of the Heritage Committee, specifically the portion pertaining to properties in 2100 to the 2200 block of Victoria as he is a property owner in that area.

4. Requests for Deferrals, Referrals or Withdrawals

None

5. Delegations

Dr. Norm Becker, P. Eng, Becker Engineering on behalf of the Applicants, appears before the Economic Development Standing Committee to provide an overview as to the various reasons why 1567 Ouellette does not merit heritage designation, stating that the entire home from the roof to the interior walls have been modified leaving very little in terms of the original state of the home.

Mr. Gerald Koski,, Agent, representing a numbered company that holds the mortgage for the property at 1567 Ouellette Avenue, appears before the Economic Development Standing Committee to request that the committee endorse the proposed demolition of the Ernest Wilby House, at 1567 Ouellette Avenue, suggesting that the building is full of mould, and concludes by stating that the home is not insured and if not completely demolished, the owner has no plans of restoring the building.

Pat Malicki, representing the Windsor Region Branch of the Architectural Conservancy of Ontario appears before the Economic Development Standing Committee to request that the committee designate 1567 Ouellette Avenue as a heritage building, suggesting that this would be poor planning by demolishing this building, and concludes by asking administration to review the Property Standards By law from Toronto, which has incorporated sections from the updated *Heritage Act*.

Robin Easterbrook, Chair, of the Windsor Heritage Committee appears before the Economic Development Standing Committee to provide the committee an overview of the steps initiated by the Heritage Committee over the last seven months regarding the property at 1567 Ouellette Avenue, stating that committee members have conducted site inspections of the property, and concludes by stating that the Heritage Committee did not make a decision to recommend a Heritage designation.

6. Business Items

Item 1 Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue

Councillor Valentinis asks if the recommendation of the Heritage Committee is recommendation number II of the report.

Mr. Easterbrook explains that the Heritage Committee had only the recommendation to receive the report of the Heritage Planner.

Councillor Sleiman explains that as a committee member he has a broad understanding of Heritage designation, stating that it is crucial that the experts provide recommendations in order for the committee make sound decisions, and concludes by requesting that Mr. Easterbrook provide his own personal opinion.

The Chair reminds Councillor Sleiman that Mr. Easterbrook is here as the Chair of the Heritage Committee and has already provided the opinion of the committee.

Mr. Easterbrook explains that the Heritage Committee has not recommended that the property at 1567 Ouellette Avenue be designated as a heritage building.

The Chair asks Mr. Easterbrook how the committee arrived at the decision to provide no recommendation to the Economic Development Standing Committee.

Mr. Easterbrook explains that the motion to designate was defeated.

Councillor Sleiman asks about the Property Standards By-law.

Mr. Easterbrook explains that Toronto has a Property Standards By-law pertaining to property standards and heritage buildings.

Councillor Sleiman asks if the building has been vacant for the last 25 years.

Mr. Koski explains the history of the property and that it has been vacant for numerous years.

Councillor Sleiman asks why the Applicants want the building demolished, and if it is due to the inability to sell the property, are the Applicants planning to demolish the building and rebuild on the property, or are the repair costs too high.

Mr. Koski states that the Applicants are not prepared to take a risk and repair the building in order to sell it, as the building has a stigma attached to it as it was a funeral home.

Councillor Sleiman asks if the Applicants own any abutting property.

Mr. Koski states that the Applicants do not own any abutting properties.

Councillor Valentinis asks Administration to explain the next steps.

The City Planner explains that there is a 60 day time frame and that June 7th will be the 60th day, the Council decision on June 7., will result in the designation of the property or the demolition of the property on the 61st day.

Councillor Valentinis states that there are only two options available to the committee: to designate the property or to recommend demolition of the property.

The City Planner confirms the two options.

Councillor Valentinis asks if Council has the ability to designate the property if the Heritage Committee has not recommended designation.

The City Planner states that Council has the final decision.

Councillor Valentinis asks what options are available to the Standing Committee and Council.

John Calhoun, Heritage Planner, states that recommendations I, III, and IV are all options.

Councillor Valentinis states that he is not comfortable with the options, and that he is not prepared to recommend that the property be designated, as the Heritage Committee has not recommended designation.

Moved by Councillor Valentinis, seconded by Councillor Sleiman

EDSCI/11 That the report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue" dated May 4, 2011 **BE FORWARDED TO COUNCIL FOR DECISION.**

Carried.

Windsor Heritage Committee Report No. 300

Moved by Councillor Sleiman, seconded by Councillor Dilkens,

EDSC2/II That the following properties of cultural heritage value or interest be added to the Windsor Municipal Heritage Register:

- 2178 Victoria Avenue-House- 1929-Dutch Colonial Revival -Core
- 2234 Victoria Avenue - House - 1929 - Tudor Revival - Core
- 2275 Victoria Avenue- House- 1934 -Arts & Crafts Tudor Revival - Core
- 2281 Victoria Avenue - House - 1929-Tudor Revival- Core
- 2287 Victoria Avenue-House - 1931 -Romanesque Revival elements- Core

Carried.

Councillor Valentinis discloses an interest and abstains from voting on this matter.

Moved by Councillor Sleiman, seconded by Councillor Valentinis,

EDSC3/II I. That the following properties of cultural heritage value or interest be added to the Windsor Municipal Heritage Register:

- 2600 Airport Road- Windsor Airport Hangar 401 - 1941 -British Commonwealth Air Training School - Sandwich South
- 705 Brock Street - Sidewalk Slab "Huron St"- Streetscape (R.O.W. only) - Sandwich
- 2545 Chrysler Centre (Ypres Avenue east of Walker Road)- Chrysler Power Plant-1928-35 - Art Deco; Arch. Hutton & Suter (power bldg. only)- Ford City
- 523 Crawford Avenue - House - c1890 - Queen Anne - Core
- 743 Devonshire Road - Chick-McDougald House - c1930 - Builder George Lawton - Walkerville
- 2335 Dougall Avenue - Elmwood Casino/Fr. Paul Charbonneau Centre - 1944-46 - Streamlined Moderne; Entertainment Venue - South Windsor
- 2345 Dougall Avenue - Elmwood Motor Hotel/Brentwood Residence - 1957 - Curved roofline, Slanted windows - South Windsor
- 74 Ellis Street West - The Nelmes Apartments - c1928 - 3-storey with brick and cast details - Core

- 894-96 Erie Street East / 997 Parent Avenue - Commercial Building - c1925 - Mediterranean Revival Details - Core
- 280 Erie Street West - Garden Court Apartments - 1926 - Brick & Cast Details - Core
- 610 Giles Boulevard East- Shaarey Zedek Synagogue - c1959- Mid-century Modern; Arch. J.P. Thomson - Core
- 763 Giles Boulevard East - Giles Boulevard United Church - 1923 - Italianate; Corner Tower - Core
- 940 Grand Marais Road East - Fred Meyers Hydro Substation - 1968 - Curved walls; Arch. Johnson & McWhinnie- South Walkerville
- 1310 Grand Marais Road West - Nicola Budimir Memorial Library - 1965 -Arch. Johnson & McWhinnie - South Windsor
- 475 Janette Avenue - House- c1900- Queen Anne; stained glass, brackets - Core
- 2590 Kenora Street-Michael Patrick Hydro Substation- 1968 - Curved walls; Arch. Johnson & McWhinnie - South Windsor
- 1275 Langlois Avenue -Dom Polski Ludowy- 1930 -Local vernacular- Core
- 664 Moy Avenue - House-c1911 - Queen Anne; Angled corner-Core
- 1563-89 Ontario Street - Marentette Apts. - 1927- Classical Revival - Walkerville
- 487 Ouellette Avenue - Bank of Nova Scotia - 1949 - Contemporary; Arch. Mathers & Haldenby - Core
- 703-17 Ouellette Avenue & 710 Pelissier Street -Auditorium Bldg./ Knights of Columbus Hall - 1916, 1922 -Arch. Pennington & Boyde- Core
- 1461 Ouellette Avenue - Duplex- c1912 -Prairie School- Core
- 1561 Ouellette Avenue - St. Paul's Anglican Church - 1948 -Arch. J.C. Pennington; adaptive reuse J.P. Thomson - Core
- 2153 Parkwood Avenue-St. Michael's Church-1954-Arch. J.C. Pennington; German-South Walkerville
- Peche Island - Hiram Walker Bridge & Canal - c1892 - Transportation to summer residence - Riverside
- 3125 Randolph Avenue - House - c1928 - Tudor Revival - South Windsor
- 1387 Riverside Drive East - House - c1924- Craftsman; round door - Core
- 1950 Riverside Drive East - Hiram Walker Grain Silos - c1940 - Riverfront Landmark - Walkerville
- Riverside Drive East at Esdras Place - Esdras Place Park - 1913 - Private River-Front Park - Riverside
- 620 Riverside Drive West - Caron Avenue Pumping Station (C.M.H. Woods) - c1969 - Contemporary utility- Core
- 1045 Riverside Drive West-House- c1850 -Two-storey brick vernacular- Core
- Riverside Drive West at Huron Church Road - Assumption Park Washrooms - c1929 - Spanish Revival - Sandwich
- 1965 Rossini Boulevard-House-c1920 -French Eclectic; Conical Tower-Ford City
- 2520 Seminole Street-Croatian National Home- 1947 -Eastern European-Ford City
- 715 Sprucewood Avenue-Canadian Steel Wire Mill- c1932 - Ojibway Industrial-Ojibway
- 44 University Avenue East - Greyhound Bus Station - 1940 - Moderne - Core
- 474-80 Vera Place -Multiple-family- 1911 - Two-storey Victorian- Core
- 887 Victoria Avenue -James Pennington House- c1915 -Prairie & Classical elements - Core
- 942 Victoria Avenue- Sidney E. Rigg House- c1916-Italianate - Core
- 965 Victoria Avenue - House - c1919 - Bungalow/Craftsman - Core
- 1043 Victoria Avenue - House; Carriage Step- c1927 - Colonial Revival; Streetscape Feature - Core

- 1320 Victoria Avenue - J.C. Pennington House - c1915 - Arts & Crafts, Flemish Revival elements - Core
- 1387 Victoria Avenue-House - c1926-Arts & Crafts Picturesque- Core
- 3584 Victoria Boulevard- Mrs. F.E. Currah House - 1929 - Tudor Revival; Arch. Pennington & Boyde - South Windsor
- 5055 Wyandotte Street East - Our Lady of Guadalupe Church - 1962 - Arch. Robert Langlois; A-frame (church only)- Ford City
- 1075 Ypres Avenue - Memorial Park Washrooms - c1926-French Eclectic- South Walkerville

II. That the following properties be removed from the Windsor Municipal Heritage Register:

- 532 Bruce Avenue-Edward C. Janisse House- c1890-Local Vernacular- Core
- 4165 Grand Marais Road East-House- c1895 -Homestead House- Ford City
- 1181 Ouellette Avenue-House - c1905 -Foursquare- Core
- 1493 Parent Avenue - St. Anthony of Padua Church- 1931 - Hungarian R.C. -Core
- 3323 Peter Street-Apartments - 1920- Row House- Sandwich
- 185 Randolph Place - House - 1910 - Arts & Crafts - Sandwich

III. That the following properties be corrected and changed on the Windsor Municipal Heritage Register

- From: • 903-23 Wyandotte Street East- Commercial Block- c1911-14 - Commercial- Core
To: • 907-17 Wyandotte Street East-Commercial Bldg. - c1911-14 - Commercial- Core
and • 919-23 Wyandotte Street East - Commercial Bldg. - c1911-14 - Commercial - Core

IV. That the following properties be removed from individual listing in the Windsor Municipal Heritage Register, but remain on the Register as part of the Prado Place Heritage Conservation District:

- 240 Prado Place - House - 1929 - Vernacular Arts & Crafts style Bungalow - Riverside
- 264 Prado Place - House - 1928 - Arts & Crafts, faced with misfired brick - Riverside
- 267 Prado Place - House - 1928 - Arts & Crafts - Riverside

V. That the following statement be added to the Register: "Within those properties that are listed in this Register, but not individually designated or in a heritage conservation district, secondary buildings and structures less than forty years old are not included in this Register unless otherwise stated."

Carried.

Windsor Heritage Committee Report No. 301

Moved by Councillor Valentinis, seconded by Councillor Sleiman

EDSC4/11 That the report from the Heritage Planner entitled "Proposed Demolition, Ernest Wilby House, 1567 Ouellette Avenue" dated May 4, 2011 **BE RECEIVED FOR INFORMATION.**

Carried.

7. **DATE OF NEXT MEETING**

The next meeting of the Economic Development Standing Committee will be held on July 6, 2011 at 4:30 o'clock p.m. in Council Chambers.

8. **ADJOURNMENT**

There being no further business the meeting is adjourned at 5:10 o'clock p.m.