

BY - LAW NUMBER 293-2005

A BY-LAW TO DESIGNATE THE PRADO PLACE HERITAGE CONSERVATION DISTRICT, AND ADOPT THE PRADO PLACE CONSERVATION DISTRICT PLAN

Passed the 19th day of December, 2005.

**WHEREAS** by section 41(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, the Council of a municipality may, by by-law, designate the municipality or any defined area or areas thereof as a heritage conservation district;

**AND WHEREAS** upon consideration of the recommendation of the Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the properties stated in Schedule "A" as a heritage conservation district called PRADO PLACE HERITAGE CONSERVATION DISTRICT;

**AND WHEREAS** pursuant to section 41.1 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, upon designating the PRADO PLACE HERITAGE CONSERVATION DISTRICT, The Corporation of the City of Windsor shall adopt a heritage conservation district plan for such district;

**THEREFORE** the Council of The Corporation of the City of Windsor enacts as follows:

1. That the lands described in Schedule "A" be the same are hereby DESIGNATED as the PRADO PLACE HERITAGE CONSERVATION DISTRICT.
2. That Council ADOPT the Prado Place Heritage Conservation District Plan, attached hereto as Schedule "B".
3. That this by-law is to be registered against the lands described in Schedule "A".

**EDDIE FRANCIS, MAYOR**

**CLERK**

First Reading - December 19, 2005

Second Reading - December 19, 2005

Third Reading - December 19, 2005

**BY-LAW NO. 293-2005 SCHEDULE "A"**

Lot 15, Plan 1100 Riverside; Part Lot 16, Plan 1100 Riverside as in R1280703, with a municipal address of 292 Prado Place

P.I.N. 01085-0363 (LT)

Lot 17, Plan 1100 Riverside; Part Lot 16, Plan 1100 Riverside as in R1296540, with a municipal address of 288 Prado Place

P.I.N. 01085-0364 (LT)

Lot 18, Plan 1100 Riverside; Part Lot 19, Plan 1100 Riverside as in R1110079, with a municipal address of 284 Prado Place

P.I.N. 01085-0365 (LT)

Lot 20, Plan 1100 Riverside; Part Lot 19, Plan 1100 Riverside as in R1012418, with a municipal address of 280 Prado Place

P.I.N. 01085-0366 (LT)

Lot 8, Plan 1100 Riverside; Part Lane Plan 711 Sandwich East Closed by R201953 as in R387368, with a municipal address of 279 Prado Place

P.I.N. 01085-0372 (LT)

Lot 6, Plan 1100 Riverside; Lot 7, Plan 1100 Riverside; Part Lane Plan 711 Sandwich East Closed by R201953 as in R1190644, with a municipal address of 275 Prado Place

P.I.N. 01085-373 (LT)

Lot 21, Plan 1100 Riverside, with a municipal address of 276 Prado Place

P.I.N. 01085-0045 (LT)

Lot 22, Plan 1100 Riverside, with a municipal address of 272 Prado Place

P.I.N. 01085-0046 (LT)

Lot 23, Plan 1100 Riverside, with a municipal address of 268 Prado Place

P.I.N. 01085-0047 (LT)

Lot 3, Plan 1100 Riverside; Lot 4, Plan 1100 Riverside; Part Lane Plan 711 Sandwich East Closed by R201953 as in R682327, with a municipal address of 263 Prado Place

P.I.N. 01085-0375 (LT)

Lot 24, Plan 1100 Riverside, with a municipal address of 264 Prado Place

P.I.N. 01085-0048 (LT)

Lot 25, Plan 1100 Riverside; Lot 26, Plan 1100 Riverside, with a municipal address of 260 Prado Place

P.I.N. 01085-0361 (LT)

Lot 2, Plan 1100 Riverside, with a municipal address of 257 Prado Place

P.I.N. 01085-0026 (LT)

Lot 1, Plan 1100 Riverside; Part Lot 114 Concession 1 Sandwich East; Part Lane Plan 711 Sandwich East Closed by R201953 as in R630504, with a municipal address of 253 Prado Place

P.I.N. 01085-0395 (LT)

Lot 27, Plan 1100 Riverside; Lot 28, Plan 1100 Riverside; Lot 29, Plan 1100 Riverside, with a municipal address of 248 Prado Place

P.I.N. 01085-0360 (LT)

Part Lot 114, Concession 1 Sandwich East as in R133556, with a municipal address of 241 Prado Place

P.I.N. 01085-0386 (LT)

Lot 32, Plan 1100 Riverside, with a municipal address of 236 Prado Place

P.I.N. 01085-0056 (LT)

Part Lot 114, Concession 1 Sandwich East; Part Lane Plan 711 Sandwich East Closed by R201953 as in R1255095, with a municipal address of 235 Prado Place

P.I.N. 01085-0394 (LT)

Lot 33, Plan 1100 Riverside, with a municipal address of 232 Prado Place

P.I.N. 01085-0057 (LT)

Lot 34, Plan 1100 Riverside, with a municipal address of 228 Prado Place

P.I.N. 01085-0058 (LT)

Part Lot 114, Concession 1 Sandwich East; Part Lane Plan 711 Sandwich East Closed by R201953 as in R119663, with a municipal address of 229 Prado Place

P.I.N. 01085-0393 (LT)

Lot 35, Plan 1100 Riverside; Lot 36, Plan 1100 Riverside, with a municipal address of 224 Prado Place

P.I.N. 01085-0357 (LT)

Lot 37, Plan 1100 Riverside; Lot 38, Plan 1100 Riverside, with a municipal address of 220 Prado Place

P.I.N. 01085-0356 (LT)

Part Lot 114, Concession 1 Sandwich East; Part Lane Plan 711 Sandwich East Closed by R201953 as in R1295424, with a municipal address of 223 Prado Place

P.I.N. 01085-0391 (LT)

Part Lot 114, Concession 1 Sandwich East as in R1029824, with a municipal address of 245 Prado Place

P.I.N. 01085-0387 (LT)

Lot 30, Plan 1100 Riverside; Lot 31, Plan 1100 Riverside, with a municipal address of 240 Prado Place

P.I.N. 01085-0359 (LT)

Part Lot 114, Concession 1 Sandwich East; Part Lane Plan 711 Sandwich East Closed by R201953 as in R1178589, with a municipal address of 215 Prado Place

P.I.N. 01085-0390 (LT)

Lot 39, Plan 1100 Riverside, with a municipal address of 5525 Riverside Drive East

P.I.N. 01085-0063 (LT)

Part Lot 114, Concession 1 Sandwich East as in R940822, with a municipal address of 5485 Riverside Drive East

P.I.N. 01085-0381 (LT)

Lot 9, Plan 1100 Riverside, with a municipal address of 283 Prado Place

P.I.N. 01085-0033 (LT)

Lot 10, Plan 1100 Riverside; Lot 11, Plan 1100 Riverside; Part Lane Plan 711 Sandwich East, with a municipal address of 287 Prado Place

P.I.N. 01085-0370 (R)

Lot 5, Plan 1100 Riverside; Part Lane Plan 711 Sandwich East, with a municipal address of 267 Prado Place

P.I.N. 01085-0374 (R)

## **6.0 PRADO PLACE HERITAGE CONSERVATION DISTRICT PLAN:**

### **6.1 Vision Statement**

That the unique streetscape of the 200 block of Prado Place will be retained for the enjoyment of this and future generations, that any new development on the street will be assimilated in a manner which enhances rather than harms the unique character of the streetscape and that any infrastructure undertakings on the public right-of-way will preserve, to the extent technically possible, the defining characteristics of the block.

### **6.2 Statement of Significance**

The 200 block of Prado is a significant cultural landscape and collective asset to the community because its defining characteristics (see 6.3) give it a special sense of place - an aesthetically appealing environment unique in the City of Windsor that is worthy of recognition and preservation.

### **6.3 Heritage Character Statement - Heritage Attributes**

#### Historical/Contextual:

The 200 block of Prado Place was subdivided in 1923 when the area was part of the former Town of Riverside (amalgamated with Windsor in 1966). The block, with 30 houses fronting Prado Place and two facing Riverside Drive East, was largely developed in two phases, the first being in the 1920s and the other being in the 1950-1960s. The compact layout of the block has resulted in a pleasing streetscape unique in the City of Windsor that is widely admired and worthy of preservation.

#### Character Defining Elements:

- 50 foot right-of-way
- Narrow pavement which varies in width from approximately 19 feet at the far north and south ends of the block to 16 feet - 4 inches at the center of the block
- Low / unobtrusive pavement edge (concrete curb) in muted tones
- Mid-block curbed landscaped island
- No on-street vehicle parking
- No overhead utility wires along roadway
- Ten original Town of Riverside street lamps - the only cast iron streetlights that remain as installed in the former Town of Riverside
- Eclectic mixture of fine houses
- Shallow lot depth - which has resulted in many houses being located on or close to the front property line
- Mature landscaping including a diverse variety of overhanging shade trees and garden foreyards

To serve as a record of existing streetscape elements, Appendices E (Town of Riverside Street Lights) and F (Streetscape Record 2005) are included as part of the guidelines for the HCD.

## **6.4 Strategy for Long Term Conservation & Protection of the 200 Block of Prado Place**

The following guidelines serve to manage development in the Prado Place Heritage Conservation District for the preservation of the existing streetscape as defined in the Heritage Character Statement above.

### **6.4.1 Buildings**

- Inasmuch as the intent of the Prado Place HCD is to preserve the streetscape and not control alterations to existing housing stock, the owners of property in the HCD do not need permission beyond normal building permit requirements to carry out alterations to houses existing as of the date of the passage of the Prado Place HCD by-law.
- New construction (new structures and additions to existing structures) shall be designed to be compatible with the existing houses in terms of scale, massing, height, setback, colour, and quality of design. The goal is to preserve the existing environment on the street and ensure new development blends with and does not visually overwhelm neighbouring buildings.
- Any future building/demolition permit applications, or development applications, through the Committee of Adjustment or by rezoning, for properties within the study area shall be circulated to and reviewed by the City Planner, who will consult with the Heritage Planner to confirm that they conform to the guidelines for the Prado Place HCD as set out in the Special Policy Area Section of the Official Plan and this study before consent is given. In the event there are unresolved issues, the property owners in the district shall be notified and consensus sought. The Windsor Heritage Committee will be consulted on any demolition permit applications.
- Inasmuch as the compact nature of the 200 block of Prado Place makes it impossible for proponents for infill housing to comply with the zoning regulations of the RD1.2 District, relief would have to be sought from the Committee of Adjustment. The Committee of Adjustment shall ensure that the application maintains the guidelines for the Prado Place HCD as set out in the Special Policy Area Section of the Official Plan, including the following:
  - Reduction of the front yard setback to conform to adjacent houses
  - Increase in allowable lot coverage to conform to adjacent houses
  - Garages sited behind main building
  - No below grade garage entrances
- As guidelines for the district do not include the restoration of existing buildings, private properties in the Prado Place HCD shall not be eligible for current or future heritage-based financial incentive or tax-reduction programs of the City of Windsor.

## 6.4.2 Streetscape

- The ten original Town of Riverside street lamps shall be maintained as working streetlights in their current locations. Low wattage (200 watt) incandescent bulbs shall be used when replacement of bulbs is necessary.
- The existing street trees (save those of the Ash species) shall be maintained and protected, to the extent that it is technically feasible, from damage due to site development, redevelopment, and paving modifications, street and infrastructure works. In order to maintain the tree canopy that helps to define the spatial volume of the block, any trees lost will be replaced with trees of a minimum diameter of ten centimetres (4 inches) of a species, to be determined by the City Forester, which will maintain the canopy cover.
- On street parking shall continue to be prohibited.
- No front yard parking as defined in the City's zoning by-law shall be permitted.
- Street signage shall be kept to a minimum, and use of the historic street lamps for installation of signs shall be avoided.
- Infrastructure undertakings on the block shall maintain, to the extent that it is technically feasible:
  - the existing pavement width,
  - the existing muted-toned concrete pavement material,
  - a low pavement edge / concrete curb in muted-toned concrete
  - the existing mid-block landscaped / curbed island
- The staff of the Public Works Department shall seek the approval of the City Planner for future infrastructure undertakings within the study area. Proposals shall be circulated to and reviewed by the Heritage Planner, who will confirm that they conform to the guidelines for the Prado Place HCD. In the event there are unresolved issues, the property owners in the district shall be notified.
- Appropriate signage shall be developed by the Planning Department to identify the block as a HCD.