

1.21 South Side of Ontario Avenue between Arthur Road and Ellrose Avenue (amended by OPA 54– B/L86-2006-05/08/2006)

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| <i>SOUTH SIDE OF ONTARIO AVENUE BETWEEN ARTHUR ROAD AND ELLROSE AVENUE</i> | 1.21.1 | The property comprising described Lots 34 to 47, Part of Lot 33 and Part of Closed Alley, Registered Plan 531, and Lots 61 to 74 and Part of Lot 60, Registered Plan 679, located on the south side of Ontario Avenue between Arthur Road and Ellrose Avenue is designated on Schedule A: Planning Districts and Policy Areas in Volume I –The Primary Plan |
| <i>SITE SPECIFIC PERMITTED USES</i> | 1.21.2 | Notwithstanding Section 7.2.8.6 a) of Volume 1: The Primary Plan of the City of Windsor Official Plan, a new residential development shall be permitted within 300 metres of a designated Rail Yard |

1.22 Prado Place Heritage Conservation District (amended by OPA 57– B/L222-2006-20/11/2006)

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| <i>PRADO PLACE HERITAGE CONSERVATION DISTRICT</i> | 1.22.1 | The Prado Place Heritage Conservation District as designated on Schedule A: Planning Districts & Policy Areas in Volume 1: The Primary Plan is the area described as the 200 Block of Prado Place, located between Riverside Drive and Wyandotte Street East. |
| <i>VISION</i> | 1.22.2 | The unique streetscape of the 200 block of Prado Place will be retained for current and future generations to enjoy. Any new development on the street will enhance, not harm the unique character of the streetscape. Infrastructure projects on the public right-of-way will preserve, to the extent technically possible, the defining characteristics of the block. |
| <i>STATEMENT OF SIGNIFICANCE</i> | 1.22.3 | The 200 block of Prado is a significant cultural landscape and an asset to the community because its defining characteristics (outlined in section 1.22.5) give the Prado Place Heritage Conservation District a special sense of place - an aesthetically appealing environment unique in the City of Windsor that is worthy of recognition and preservation. |

*HISTORICAL
ATTRIBUTES*

1.22.4 The 200 block of Prado Place was subdivided in 1923 when the area was part of the former Town of Riverside. 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 streetscape unique to the City of Windsor that is admired and worthy of preservation.

*CHARACTER
DEFINING
ELEMENTS*

1.22.5 The Prado Place Heritage Conservation District is worthy of preservation because it presents a unique mix of urban features. A record of existing streetscape elements can be found in Appendices E (Town of Riverside Street Lights) and F (Streetscape Record 2005) of the Prado Place Heritage Conservation District Study (November 2005). Preservation of the Prado Place Heritage Conservation District is accomplished by maintaining the following character defining elements:

- a) 50 foot right-of-way
- b) 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
- c) Low / unobtrusive pavement edge (concrete curb) in muted tones
- d) Mid-block curbed landscaped island
- e) No on-street vehicle parking
- f) No overhead utility wires along roadway
- g) Ten original Town of Riverside street lamps – the only cast iron streetlights that remain as installed in the former Town of Riverside
- h) Eclectic mixture of fine houses
- i) Shallow lot depth, which has resulted in many houses being located on or close to the front property line
- j) Mature landscaping including a diverse variety of overhanging shade trees and garden foreyards

*LONG TERM
CONSERVATION &
PROTECTION
STRATEGY*

1.22.6 The policies in this plan serve to manage development in the Prado Place Heritage Conservation District for the preservation of the existing streetscape as defined in sections 1.22.4 and 1.22.5.

*BUILDING
RENOVATIONS*

1.22.7 a) The intent of the Prado Place Heritage Conservation District is to preserve the streetscape and not control alterations to existing housing stock. Owners of property in the Heritage Conservation District do not need permission beyond normal building permit requirements to carry out renovations to houses existing as of the

date of the passage of the Prado Place Heritage Conservation District by-law.

<i>NEW CONSTRUCTION</i>		b) New construction (new structures and additions to existing structures) must 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.
<i>DEMOLITIONS</i>	1.22.8	The Windsor Heritage Committee will be consulted prior to the issuance of demolition permits within the Prado Place Heritage Conservation District.
<i>DEVELOPMENT APPLICATIONS</i>	1.22.9	Any future building/demolition permit applications, or development applications, within the Prado Place Heritage Conservation District shall be circulated to the City Planner for review to ensure conformity with the guidelines set out in this plan.
<i>COMMITTEE OF ADJUSTMENT</i>	1.22.10	The Committee of Adjustment shall ensure that applications for infill housing maintain the guidelines as set out in this plan, including; a) Permitting reduction of the front yard setback to conform to adjacent houses b) Permitting increase in allowable lot coverage to conform to adjacent houses c) Permitting garages sited behind main building d) Prohibiting below grade garage entrances
<i>HERITAGE FINANCIAL INCENTIVES</i>	1.22.11	Private properties in the Prado Place Heritage Conservation District are not eligible for current or future heritage-based financial incentive or tax-reduction programs of the City of Windsor.
<i>STREETLAMPS</i>	1.22.12	The ten original Town of Riverside street lamps must be maintained as working streetlights in their current locations. Low illumination bulbs are to be used when replacement of bulbs is necessary.

<i>SIGNAGE</i>	1.22.13	Street signage shall be kept to a minimum, and use of the historic street lamps for installation of signs shall be avoided.
	1.22.14	Appropriate signage is to be developed by the Planning Department to identify the block as a Heritage Conservation District.
<i>TREES</i>	1.22.15	Existing street trees shall be maintained and protected, to the extent that it is technically feasible, from damage due to site development, redevelopment, paving modifications, and 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 trunk diameter of ten centimetres (4 inches). The City Forester will determine the species of tree that will maintain the canopy cover.
<i>PARKING</i>	1.22.16	No on street parking shall be permitted.
	1.22.17	No front yard parking as defined in the City's zoning by-law shall be permitted.
<i>PUBLIC WORKS</i>	1.22.18	Infrastructure undertakings on the block shall maintain, to the extent that it is technically feasible: a) the existing pavement width, b) the existing muted-toned concrete pavement material, c) a low pavement edge / concrete curb in muted-toned concrete d) the existing mid-block landscaped / curbed island
	1.22.19	The staff of the Public Works Department shall seek the approval of the City Planner for future infrastructure projects within the Prado Place Heritage Conservation District. Proposals will be circulated to the Planning Department for review to ensure conformity with the guidelines of the Prado Place Heritage Conservation District.
<i>CONTENTIOUS ISSUES</i>	1.22.20	In the event there are unresolved issues, the City will notify property owners within the Prado Place Heritage Conservation District and seek consensus.