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CONSOLIDATION UPDATE: MARCH 23, 2023

THE CITY OF WINNIPEG

BY-LAW NO. 87/2018

A By-law of THE CITY OF WINNIPEG to protect and conserve areas within the City of Winnipeg that are of special architectural or historical interest.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

PART 1
INTRODUCTORY PROVISIONS

Short title

1 This By-law may be cited as the "Heritage Conservation Districts By-law".

Definitions

2(1) In this By-law

"alteration" in respect of a character-defining element includes

(a) the construction or installation of an addition, including a sign or advertisement, to the character-defining element;

(b) the modification, repair, restoration, renovation or maintenance of a character-defining element; and

(c) an action that results in damage to the character-defining element;

"applicant", in respect of a proposed HCD, means

(a) one or more owner; or

(b) any person on behalf of an owner with the owner's permission;

“built features” means structures within an HCD which are constructed by people, and includes

(a) physical appearance;

(b) construction materials and methods;

(c) form and massing;

(d) layout and arrangement;

(e) setbacks; or

(f) relationship to lot size and landscaping;

“character-defining element” means any element which contributes to the heritage values of an HCD, and, without limiting the generality of the foregoing, may include built features, landscaping or streetscaping;

“Charter” means *The City of Winnipeg Charter*, SM 2002, c39;

“City” means The City of Winnipeg continued under the Charter;

“city” means the geographical area within the jurisdictional boundaries of the City;

“Council” means the municipal council of the City;

“demolish” or **“demolition”** includes the destruction, removal, dismantling, or significant and irreversible alteration of a property or an element of a property;

and, without restricting the generality of the foregoing, includes any action for which a demolition permit under the Winnipeg Building By-law is required;

“designated committee” means the Standing Policy Committee on Property and Development;

amended 137/2022

“designated employee” means the Director and any employee of the City to whom the Director has delegated a duty or authority under this By-law;

“Director” means the Director of the City’s Planning, Property and Development Department;

“HCD Plan” means a plan created in accordance with section 21 which provides the conservation requirements within a particular HCD;

“HCD Study” means a study created in accordance with section 13 which evaluates the heritage values of a proposed HCD;

“heritage conservation district” or **“HCD”** means a neighbourhood that has been designated as a heritage conservation district in accordance with this By-law;

“heritage permit” means a permit issued by the designated employee pursuant to section 27 of this By-law;

“heritage values” means the reasons that an HCD or a proposed HCD is architecturally or historically significant based on the following criteria:

(a) its importance in illustrating or interpreting the history of the city or a neighbourhood;

(b) its association with important individuals, groups or events;

(c) its illustration of the architectural or design history of the city;

(d) its embodiment of distinct or unusual spatial organizations, circulation systems, land use and patterns, ecological or vegetative features, architectural or design characteristics, or particular styles or methods of construction;

(e) its location in an area of historical or architectural interest; and

(f) its historical or architectural integrity;

“Historical Buildings and Resources Committee” or **“HBRC”** means the committee continued by section 37 of the Historical Resources By-law No. 55/2014;

“landscape” means the natural elements and vegetation within an HCD, including, without limitation, sod, trees, shrubs and other flora, and also includes

(a) vegetation species and type;

(b) spatial arrangement;

(c) terrain and waterways; or

(d) planting arrangement;

“neighbourhood” means a particular geographically-defined contiguous area of the city;

“owner”, in respect of an HCD or a proposed HCD, means a person who owns a freehold estate in real property located within the boundaries of that HCD or proposed HCD, as the case may be;

“proposed HCD” means a neighbourhood which has been nominated for designation as an HCD;

“special architectural or historic significance” refers to an HCD or proposed HCD that embodies heritage values;

“Standards and Guidelines” means the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, and any replacement document, published by Her Majesty the Queen in Right of Canada;

"streetscape" means the elements of an HCD which are located in and adjacent to a public right-of-way, including

(a) land use and zoning designations;

(b) ornamental street lighting;

(c) public sidewalks and multi-use pathways; and

(d) public streets, including layout, construction materials and dimensions;

(e) signage; or

(f) traffic control signals.

PART 2
HERITAGE CONSERVATION DISTRICTS GENERALLY

Heritage conservation districts established

3 Where an HCD has been designated in accordance with this By-law, the HCD Plan must be added as a schedule to this By-law.

Heritage conservation district eligibility

4 An HCD is only eligible to be designated as an HCD if:

(a) it is of special architectural and historical significance; and

(b) at least 50% of its proposed character-defining elements are at least 40 years old.

Protections for heritage conservation districts

5(1) Unless a person has obtained a heritage permit in respect of a property located within an HCD, that person must not

(a) demolish or alter, or permit to be demolished or altered, any character-defining element located on or within that property; or

(b) construct, erect or locate a permanent or temporary building or structure on that property.

5(2) Subject to subsection (3), an employee designated under a by-law of the City who is taking an action or measure to remedy a contravention of that by-law under subsection 185(1) of the Charter is bound by the obligations imposed on an owner by this By-law.

5(3) Where an emergency arises that affects the health or safety of persons or affects property, an employee who is authorized to take any action or measure under a by-law that is necessary to meet the emergency or to reduce its effects may do so without the need to comply with the obligations imposed by this By-law. However, an employee acting under this authority must make such efforts as are reasonable in the circumstances to conserve any character-defining element within an HCD.

5(4) For greater certainty, the protections imposed by subsection (1) apply in respect of every property located within an HCD.

Effect of decision by Council

6(1) No restrictions imposed by this By-law apply in respect of the affected neighbourhood if, in accordance with this By-law, a decision has been made by Council that a proposed HCD should not be designated as an HCD.

6(2) Where a decision has been made by Council that a proposed HCD should not be designated as an HCD, no substantially similar application may be made for a period of 5 years following the date of the decision.

6(3) Despite subsection (2), the designated committee may, at any time, direct the Director to review a substantially similar application where the designated committee determines that there has been a material change of circumstances since a decision by Council that a proposed HCD should not be designated as an HCD.

PART 3
NOMINATION PROCESS

Nomination of proposed HCD

7(1) Unless a neighbourhood has been nominated as a proposed HCD under this Part, the neighbourhood shall not be designated as an HCD.

7(2) Subject to subsection (3), a neighbourhood may only be nominated as a proposed HCD by the Director.

7(3) Nomination of a proposed HCD may be initiated by

(a) subject to subsection (4), the Director of his or her own initiative; or

(b) an applicant in accordance with section 8.

7(4) The Director may only initiate the nomination of a proposed HCD if he or she determines, in his or her sole opinion, that the proposed HCD has heritage values that are

(a) likely, upon further review, to result in the designation of the proposed HCD as an HCD; and

(b) of widespread significance to the entire city.

Application for nomination

8(1) To initiate the nomination of a proposed HCD, an applicant must submit to the designated employee

(a) a fully completed application for nomination form prescribed by the designated employee; and

(b) the applicable fee.

8(2) The designated employee must not review an application for nomination if

(a) the nomination application form is incomplete; or

(b) the nomination fee has not been paid.

8(3) Subject to subsection (2), the designated employee must review an application for nomination within a reasonable amount of time following the date on which he or she received the application for nomination and
amended 4/2020

(a) reject the application if the designated employee determines that the proposed HCD does not

(i) meet the eligibility criteria listed in section 4 of this By-law; or

(ii) does not have heritage values that are likely, upon further review, to result in designation of the proposed HCD as an HCD; or

(b) nominate the proposed HCD.

8(4) The designated employee must give written notice of their decision under subsection (3) to the applicant.

Notice of Nomination

9(1) In this section, “applicant” includes the Director.

9(2) Where a proposed HCD has been nominated,

(a) the designated employee must, within 30 days following the date on which the proposed HCD is nominated, give notice of the nomination by regular mail to every owner; and
amended 4/2020

(b) the applicant must:

(i) give public notice of the nomination in one newspaper with circulation within the proposed HCD within 30 days following the date on which the applicant receives or is deemed to have received notice under subsection 8(4); and
amended 4/2020

(ii) where the applicant is not the Director, provide evidence to the designated employee of the public notice referred to in subclause (i) to the satisfaction of the designated employee.

9(3) In addition to the requirements under the Charter, the notice referred to in subsection (2) must include
amended 4/2020

(a) the date on which the proposed HCD was nominated; and

(b) the boundaries of the proposed HCD.

Protections for proposed HCD

10(1) Until a decision is made by Council in respect of whether to designate a proposed HCD in accordance with section 24,

(a) no demolition permit may be issued in respect of a property located within the proposed HCD; and

(b) any existing demolition permit in respect of a property located within the proposed HCD is suspended.

10(2) The protections imposed by subsection (1) take effect when the owner of a property has received or is deemed to have received notice of the nomination as required by section 9.

10(3) For greater certainty, the protections imposed by subsection (1) apply in respect of every property located within the proposed HCD.

10.1 Despite section 10, the Director is authorized to issue a demolition permit, or lift the suspension of any existing demolition permit, where he or she determines that

added 4/2020

(a) the structure in respect of which the demolition permit is being sought

(i) does not embody sufficient heritage values of the proposed HCD, and the structure proposed to be built following the demolition permitted by the demolition permit would be compatible with the heritage values of the proposed HCD, based on the recommendations of the HBRC; or

(ii) represents an unsafe condition such that delaying demolition of the building represents a risk of harm to the health or safety of persons or to property; or

(c) refusing to issue the demolition permit, or failing to lift the suspension of any existing demolition permit, will cause undue prejudice to the demolition permit applicant.

Written submissions

11(1) Each owner is entitled to file one letter of objection or one letter of support in accordance with this section. For greater clarity, each owner may file only one letter of objection or one letter of support regardless of whether that owner owns multiple properties located within the proposed HCD.

11(2) A letter of objection or letter of support must be filed with the designated employee within 30 days following the date on which the owner has received or is deemed to have received notice of a nomination and must include

(a) the owner's name;

(b) the owner's mailing address; and

(c) a clear statement as to whether the owner is opposed to or supportive of the HCD along with their reasons.

amended 4/2020

11(3) In addition to the requirements under subsection (2), a letter of objection or a letter of support may be sent by e-mail or regular mail and may also include the owner's e-mail address.

amended 4/2020

PART 4
HCD STUDY & HCD PLAN

HCD Study

12 Where a proposed HCD has been nominated, the applicant, in consultation with the designated employee, must prepare and submit an HCD Study in accordance with section 13.

HCD Study requirements

13(1) The HCD Study must include the following:

(a) the proposed boundaries of the proposed HCD;

(b) the history and evolution of the proposed HCD;

(c) a survey of the built features, landscape and streetscape of the proposed HCD;

(d) an evaluation of the heritage values of the proposed HCD;

(e) a statement of significance which includes a list of all proposed character-defining elements;

(f) the objectives of designation including the proposed criteria for determining when a heritage permit is required;

(g) a recommendation in respect of whether an HCD Advisory Committee should be required; and

amended 4/2020

(h) the results of any public consultation undertaken by the applicant.

13(2) The designated employee must only accept an HCD Study if the designated employee has determined that it meets all the requirements under subsection (1).

Review of HCD Study

14(1) Subject to subsection (2), where an HCD Study has been accepted by the designated employee, the HBRC must hold a meeting to review the HCD Study and make a recommendation in respect of the proposed HCD to the designated committee within 180 days following the date on which the HCD Study was accepted by the designated employee.

14(2) The HBRC may extend the deadline for review of an HCD Study by no more than 90 days if the applicant requests postponement.

Recommendations of HBRC

15(1) After reviewing an HCD Study, the HBRC may make any recommendation to the designated committee in respect of the proposed HCD and is not bound by or limited to the terms of the HCD Study.

15(2) If the HBRC determines that the proposed HCD is of special architectural or historic significance, then the HBRC may recommend to the designated committee that an HCD Plan be prepared.

15(3) If the HBRC recommends to the designated committee that an HCD Plan be prepared, that recommendation must include a list of the character-defining elements that are determined by the HBRC to contribute to the heritage values of the proposed HCD.

15(4) The City Clerk must give notice of the recommendations of the HBRC to the applicant as soon as is practicable after the date on which the recommendations have been made.

Consideration by designated committee

16(1) Subject to subsection (2), the designated committee must consider the recommendations of the HBRC by the third regularly scheduled meeting of the designated committee following the date on which the recommendations were made.

16(2) If the applicant requests postponement, the designated committee may extend the deadline imposed under subsection (1) by no more than 2 regularly scheduled meetings of the designated committee. For greater certainty, and in any event, the designated committee must consider the recommendations of the HBRC by no later than the fifth regularly scheduled meeting of the designated committee following the date on which the recommendations were made.

16(3) The designated employee must give notice to each owner of property located within the proposed HCD at least 30 days prior to the date the designated committee is scheduled to consider the recommendations of the HBRC.

16(4) A notice required under subsection (3) must include

(a) the recommendations of the HBRC;

(b) the date the designated committee is scheduled to consider the recommendations of the HBRC;

(c) the place and times at which the HCD Study is available for inspection;

(d) the fee required to obtain a copy of the HCD Study from the City;

(e) a statement advising the owner that he or she is entitled to

(i) make a written submission to the City Clerk for consideration at the meeting of the designated committee and the date by which the written submission must be made; and
amended 4/2020

(ii) appear in delegation at the meeting of the designated committee.

16(5) The Director must provide a report in respect of the proposed HCD for consideration by the designated committee at the time it considers the recommendations of the HBRC and must recommend either

(a) that the designated employee be directed to prepare an HCD Plan; or

(b) that the proposed HCD not be designated as an HCD.

16(6) The report referred to in subsection (5) must consider
amended 4/2020

(a) the HBRC's recommendations; and

(b) any written submission made in accordance with subsection 11(1).
amended 4/2020

Decision of designated committee

17(1) After considering the HBRC's recommendations, the designated committee must either

(a) direct the designated employee to prepare an HCD Plan; or

(b) determine that the proposed HCD not be designated as an HCD.

17(2) The designated committee may only direct the designated employee to prepare an HCD Plan if the designated committee determines that the proposed HCD is of special architectural or historic significance.

17(3) If the designated committee directs the designated employee, to prepare an HCD Plan, it must list the character-defining elements that it considers to contribute to the heritage values of the proposed HCD, but may only include character-defining elements that were

(a) proposed in the HCD Study; or

(b) included in the recommendations of the HBRC.

Consideration of HCD Study by Council

18(1) Subject to subsection (2), if the designated committee does not concur in the recommendations of the HBRC and the recommendations of the Director, the decision of the designated committee under section 17 in respect of a proposed HCD is deemed to be a recommendation to Council, and Council must consider and make a decision in respect of that recommendation at the next regularly scheduled meeting of Council following the date of the designated committee's decision.

18(2) Council may extend the deadline to consider the recommendations from the designated committee by no more than 1 regularly scheduled meeting of Council if the applicant requests postponement. For greater certainty, and in any event, Council must consider the recommendations from the designated committee by no later than the second regularly scheduled meeting of Council following the date on which the recommendations have been made.

18(3) After considering the recommendations of the HBRC and the designated committee, together with any recommendations made by the Executive Policy Committee, Council must

(a) direct the designated employee to prepare an HCD Plan; or

(b) determine that the proposed HCD not be designated as an HCD.

18(4) Council may only direct the designated employee to prepare an HCD Plan if Council determines that the proposed HCD is of special architectural or historic significance.

18(5) If Council directs the designated employee, to prepare an HCD Plan, it must list the character-defining elements that it considers to contribute to the heritage values of the proposed HCD, but may only include character-defining elements that were

(a) proposed in the HCD Study; or

(b) included in the recommendations of the HBRC.

Notice of consideration by Council

19 At least 7 days prior to the meeting of Council at which the recommendations of the designated committee will be considered, the City Clerk must give notice to every owner who, in accordance with clause 16(3)(e), made a written submission or appeared in delegation, which notice must include

(a) the designated committee's recommendations; and

(b) the date of the meeting of Council at which those recommendations will be considered.

When designated committee decisions are final

20(1) Notwithstanding section 18, the decision of the designated committee under section 17 is deemed to be a final decision that may not be appealed if the decision is identical to the recommendations of the HBRC and the Director.

20(2) The City Clerk must give notice of the final decision in respect of an HCD Plan to the applicant as soon as is practicable following the date on which that decision was made.

HCD Plan

21(1) An HCD Plan must contain the following:

(a) the proposed boundaries of the proposed HCD;

(b) *repealed 4/2020*

(c) a statement of significance;

(d) the objectives of the HCD;

(e) policy statements, guidelines and procedures for achieving the objectives of the HCD;

(f) a list of the work for which a heritage permit is not required; and

(g) *repealed 4/2020*

21(2) A statement of significance required under clause (1)(c) must include:

(a) the boundaries or geographic location;

(b) a description;

(c) the heritage values; and

(d) the character-defining elements

of the proposed HCD.

21(3) In addition to the requirements under subsection (1), if an HCD Advisory Committee is required, the HCD Plan must include

(a) the required number of HCD Advisory Committee members;

(b) the rules for determining membership;

(c) the HCD Advisory Committee's duties and responsibilities; and

(d) the HCD Advisory Committee's terms of reference.

21(4) The designated employee must only accept an HCD Plan if the designated employee determines that it meets all the requirements under subsection (1) and (2) and, if applicable, subsection (3).

amended 4/2020

Review of HCD Plan by HBRC

22(1) Subject to subsection (2), where an HCD Plan has been accepted by the designated employee, the HBRC must hold a meeting to review the HCD Plan and make a recommendation in respect of the proposed HCD to the designated committee within 90 days following the date on which the HCD Plan was accepted by the designated employee.

22(2) If the applicant requests postponement, the HBRC may extend the deadline for review of an HCD Plan by no more than 30 days.

Recommendations of HBRC

23(1) After reviewing an HCD Plan, the HBRC must recommend that the proposed HCD

(a) be designated as an HCD with no amendments to the HCD Plan;

(b) be designated as an HCD with amendments to the HCD Plan; or

(c) not be designated as an HCD.

23(2) The designated employee must give notice to each owner of property located within the proposed HCD at least 30 days prior to the date the designated committee is scheduled to consider the HCD Plan and the recommendations of the HBRC, which notice must include

(a) the recommendations of the HBRC;

(b) the date the designated committee is scheduled to consider the HCD Plan and the recommendations of the HBRC;

(c) the place and times at which the HCD Plan is available for inspection;

(d) the fee required to obtain a copy of the HCD Plan from the City; and

(e) a statement advising the owner that he or she is entitled to

(i) make a written submission to the City Clerk for consideration at the meeting of the designated committee and the date by which the written submission must be made; and
amended 4/2020

(ii) appear in delegation at the meeting of the designated committee.

23(3) The Director must provide a report in respect of the HCD Plan and the recommendations of the HBRC for consideration by the designated committee at the time it considers the HCD Plan and the recommendations of the HBRC, and must recommend that the proposed HCD:

(a) be designated as an HCD with no amendments to the HCD Plan;

(b) be designated as an HCD with amendments to the HCD Plan; or

(c) not be designated as an HCD.

23(4) Subject to subsection (5), the designated committee must consider the HCD Plan and the recommendations of the HBRC and the recommendations of the Director at the third regularly scheduled meeting of the designated committee following the date on which the recommendations of the HBRC were made.
amended 4/2020

23(5) If the applicant requests postponement, the designated committee may extend the deadline imposed under subsection (1) by no more than 1 regularly scheduled meeting of the designated committee. For greater certainty, and in any event, the designated committee must consider the HCD Plan and the recommendations of the HBRC by no later than the second regularly scheduled meeting of the designated committee following the date on which the recommendations of the HBRC were made.

23(6) After reviewing the HCD Plan and the recommendations of the HBRC, the designated committee must recommend that the proposed HCD

(a) be designated as an HCD with no amendments to the HCD Plan;

(b) be designated as an HCD with amendments to the HCD Plan; or

(c) not be designated as an HCD.

Designation

24(1) Subject to subsection (2) Council must consider and make a decision in respect of an HCD Plan at the first meeting of Council where the HCD Plan is included on the Council meeting agenda.

24(2) Council may extend the deadline to consider the HCD Plan by no more than 1 regularly scheduled meeting of Council. For greater certainty, and in any event, Council must consider the HCD Plan by no later than the second regularly scheduled meeting of Council following the date on which the HCD Plan first appeared on a Council meeting agenda.

24(3) After considering an HCD Plan, Council must

(a) designate the proposed HCD as an HCD with no amendments to the HCD Plan;

(b) designate the proposed HCD as an HCD with amendments to the HCD Plan; or

(c) decline to designate the proposed HCD.

24(4) The City Clerk must give notice of Council's decision under subsection (3) as soon as is practicable following the date of the decision to

(a) the applicant; and

(b) every owner.

PART 5
DIRECTOR'S EMERGENCY CONSERVATION POWERS

Emergency conservation powers

25(1) Notwithstanding any other provision of this By-law, the Director may issue an emergency conservation order prohibiting the demolition or alteration of a character-defining element where

(a) the character-defining element is listed in the nomination of a proposed HCD;

(b) the Director is satisfied that the character-defining element contributes to the heritage values of the proposed HCD; and

(c) the Director has reason to believe that demolition of or irreparable alterations to the character-defining element is imminent.

25(2) An emergency conservation order issued under this section must be given to the owner of the property on which the character-defining element is located in accordance with this By-law.

25(3) An appeal of an emergency conservation order issued under this section may be made to the designated committee in accordance with the Charter and no fee is payable for such an appeal.

PART 6
HERITAGE PERMITS

Definition

26(1) In this Part, “applicant” means an owner, or a person on behalf of an owner, who has submitted an application for a heritage permit

Heritage permits

27(1) Subject to this section, upon application by or on behalf of an owner, the designated employee may issue a heritage permit authorizing the owner to carry out alterations in respect of a property located within an HCD.

27(2) Heritage permits may only permit alterations that are consistent with conservation of the special architectural or historic significance of the HCD.

27(3) A heritage permit may be issued subject to conditions or restrictions.

27(4) All heritage permits issued under this Part are deemed to be issued subject to the following conditions:

(a) that the permit holder carry out the work for which the heritage permit was issued in accordance with the plans, specifications, documents and any other information that form the basis on which the heritage permit was issued; and

(b) that the permit holder not make any material changes to a plan, specification, document or other information that forms the basis on which the heritage permit was issued.

27(5) The decision of the designated employee to issue or deny a heritage permit, or to impose conditions or restrictions on a heritage permit, must

(a) be consistent with the Standards and Guidelines and the HCD Plan; and

(b) take into consideration the following:

(i) the fundamental goal of conserving and enhancing the special architectural or historic significance of the HCD;

(ii) the practical necessity for the proposed alterations for which the heritage permit is being sought;

(iii) the benefits of various techniques or approaches by which the proposed alterations could be completed; and

(iv) any advice of the HBRC or the HCD Advisory Committee, if applicable, received pursuant to section 28.

Reference to the HBRC

28(1) The designated employee must refer any application for a heritage permit to the HCD Advisory Committee for consideration prior to making a decision with respect to the application.

28(2) If the HCD Plan in respect of a particular HCD does not establish an HCD Advisory Committee, the designated employee must refer any application for a heritage permit in respect of a property located within that HCD to the HBRC for consideration prior to making a decision with respect to the application.

28(3) This section does not apply if

(a) the HBRC has established guidelines in respect of issuing heritage permits; and

(b) the designated employee follows those guidelines in making a decision in respect of an application for a heritage permit.

Notice to owner

29(1) The designated employee must give notice to the applicant of a decision in respect of an application for a heritage permit within 90 days after the date on which the designated employee has received the complete application.

29(2) An application for a heritage permit is not complete until the designated employee has received all the information which the designated employee has determined is reasonably necessary to make a decision in respect of the application.

29(3) If the designated employee fails to give notice within 90 days as required by subsection (1), the applicant may proceed with the alteration for which a heritage permit was sought without a heritage permit.

Public notice of decision

30(1) Where the designated employee makes a decision in respect of a heritage permit that differs substantially from the advice of the HBRC or the HCD Advisory Committee

(a) he or she must publish on the City's website a notice that contains

(i) the decision made in respect of the application for a heritage permit; and

(ii) the information required under subsection 116(2) of the Charter; and

(b) he or she must notify the Chair of the HBRC or the Chair of the HCD Advisory Committee, as the case may be, of this decision.

30(2) Where the designated employee makes a decision in respect of an application for a heritage permit that differs substantially from the advice of the HBRC, the heritage permit must not be issued until and unless

(a) no person has appealed the decision within the time period for appealing the decision under this By-law; or

(b) the appeal has been heard and decided, in which case the heritage permit must reflect the decision of the designated committee.

PART 7
MISCELLANEOUS

Offences

31(1) Any person who contravenes this By-law or an order issued under this By-law commits an offence.

31(2) Any person who demolishes or alters a character-defining element in contravention of this By-law or an order issued under this By-law is subject to a fine of no less than $1,000.00 and no more than $1,000,000.00 for each contravention or for each day during which a contravention is on-going.

Notice

32(1) Unless otherwise provided in this By-law, any notice required to be given under this By-law may be given

(a) by way of personal service on the person required to be notified; or

(b) by sending the notice by registered mail, delivery or e-mail to an address determined in accordance with subsection (3).

32(2) Where notice is given by one of the methods set out in clause (1)(b), it is deemed to have been received on the third day after the day that it was mailed, delivered or e-mailed.

32(3) Where an owner has provided their address or e-mail address to the designated employee, they are deemed to have provided such address or e-mail address for the purposes of being given notice.

32(4) An address for giving notice for the purposes of this By-law may be determined as follows:

(a) if the notice relates to an application made by or on behalf of a person, the address or e-mail address provided as part of the application;

(b) if the person to whom the notice is to be given has provided an address or e-mail address for the purposes of being given notice, the address or e-mail address so provided; and

(c) if the person to whom the notice is to be given is the owner of real property, either

(i) the address maintained by the tax collector for the purpose of issuing the tax notice for that property;

(ii) the address maintained by The Property Registry as the address for service of the person; or

(iii) if the person is a registered corporation that has not been dissolved, the address of the registered office of the corporation shown in the articles of incorporation or in the last notice filed under section 19 of The Corporations Act, CCSM c C225.

Powers of the designated employee

33(1) The Director and any other employee to whom this power is delegated by the Director may conduct inspections and take steps to administer and enforce this By-law and, without limiting the generality of the foregoing, may

(a) issue orders prohibiting work being done in contravention of this By-law; and

(b) remedy a contravention of this By-law in accordance with the Charter.

33(2) The Director and any employees designated for those purposes have the powers of a designated employee under the Charter for the purposes of administering and enforcing this By-law.

33(3) Without restricting the powers set out in subsection (1), after giving reasonable notice to the owner and occupant of a building, a designated employee may enter a building where this is reasonably required in order to assess its architectural or historic significance for the purposes of a nomination or an application to remove or modify an HCD designation under this By-law.

Fees waived by the Director

34 The Director is authorized to waive all or part of a fee imposed by this By-law where the Director is satisfied that the imposition of the fee would be unfair in the circumstances.

Appeals

35(1) Except as otherwise provided in this By-law, an appeal from an order or decision under this By-law may be made, upon payment of any applicable fee, to the designated committee by filing a written appeal with the City Clerk.

amended 4/2020

35(2) An appeal from a decision by the Director to nominate a neighbourhood as a proposed HCD filed in accordance with subsection (2) must be submitted by an owner within 30 days following the date on which the owner received or is deemed to have received notice of the nomination.

added 4/2020

35(3) Where an appeal has been filed in accordance with this section, the City Clerk must give notice of the appeal in accordance with the Charter to

added 4/2020 (whole subsection)

(a) the applicant;

(b) the appellant; and

(c) any person who has submitted a letter of support or a letter of opposition in accordance with this By-law.

DONE AND PASSED this 20th day of September, 2018.

APPENDIX A TO THE HERITAGE CONSERVATION DISTRICTS BY-LAW NO. 87/2018

Armstrong's Point Heritage Conservation District Plan

added 37/2019; amended 4/2020

SCHEDULE B TO THE HERITAGE CONSERVATION DISTRICTS BY-LAW NO. 87/2018

Crescentwood-Enderton Park Heritage Conservation District Plan

added 45/2023

Armstrong's Point Heritage Conservation District Plan

Initial Draft June 2017, HTFC Planning + Design

Updated fall 2018 and early 2019 by City of Winnipeg to align with requirements of HCD By-law 87/2018.

Winnipeg







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1.0 Introduction

"The recognition of local distinctiveness in the form of conservation areas…is not a device for preventing change or new development. Every conservation area contains places which have changed. Often these changes are the features of the character which we wish to protect. Often, too, further changes have to be accommodated if we are to ensure such places have a viable and beneficial future." [English Heritage: Valuing Places – Good Practice in Conservation Areas, 2014]

Well-managed change can bring with it the investments and care necessary to maintain and enhance areas of historical significance. The care of our built inheritance "has to be carefully balanced with the economic and social imperatives of the present" (English Heritage).

Through Council approval of the Heritage Conservation Districts By-Law No. 87/2018 (the "HCD By-law") on September 20, 2018, The City of Winnipeg ("The City") established a process to designate Heritage Conservation Districts ("HCD") and guide change in these areas of historical significance.

This Heritage Conservation District plan in respect of Armstrong's Point (the "Plan") builds on the findings and outcomes of the Armstrong's Point HCD study (the "Study", c.2016, updated 2018). The Study was based on historic research, review of other jurisdictions, and stakeholder consultation, and was officially approved as part of the process outlined in the HCD By-law on February 4, 2019.

In addition to historic information and results from community consultations, the Plan is made up of the following regulatory components: a statement of significance (with HCD boundaries, neighbourhood description, heritage values, and character-defining elements of the neighbourhood), HCD objectives, policy guidelines, a list of work for which a heritage permit is not required, and terms of reference for an HCD Advisory Committee. These plan components were developed in consultation with community residents, and comply with requirements found in the HCD By-law.

Additional historic and architectural overviews, as well as a full summary of stakeholder consultation for the Study and the Plan, can be found in the Study.

2.0 Interpretation

2.1 Policy Interpretation

Should there be any inconsistencies between an objective and a policy stated in this Plan, the policy shall take precedence. Each paragraph, sentence or clause that is a policy statement, or portion thereof, is numbered.

Where the word "may", "encourage", "discourage", or other similar word, is used in a policy, that policy is provided as a guideline or suggestion toward implementing the intent of the policy.

Where the word "shall" or "must" is included in a policy, the policy is considered mandatory.

Where the word "should" is used in a policy, the policy is intended to apply to a majority of situations. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the policy.

2.2 Image Interpretation

Images, figures, and visual aids are included in this Plan for convenience of reference only.

2.3 Definitions

In this Plan, the following words and phrases have the following meanings:

(a) "**auto court**" means a lot configuration regulated under subsection 140(2) of the Zoning By-law;

(b) "**accessory building**" means a structure that is subordinate or incidental to, and located on the same zoning lot as, a principal building;

(c) "**alteration**", in respect of a property within the Armstrong's Point HCD, means any change that will or may affect one or more character-defining element of the property;

(d) "**built heritage resource**" means a building or structure that contributes to a property's heritage value or interest as identified by a community;

(e) "**character**" means the overall physical features and visual qualities that make an area distinct from its surroundings;

(f) "**character-defining element**" means the elements of a property that contribute to the heritage value of that property and that must be retained in order to preserve that property's heritage value, including but not limited to

- (i) the property's built or manufactured elements
- (ii) natural landforms;
- (iii) vegetation;
- (iv) water features; and
- (v) building materials, form, location, spatial configuration, use and cultural associations or meaning;

(g) "**Conservation**" has the same meaning as in the *Standards and Guidelines for the Conservation of Historic Places in Canada*;

(h) "**flag lot"** means a lot configuration regulated under subsection 140(4) of the Zoning By-law;

(i) "**heritage value**" means the aesthetic, historic, scientific, cultural, social or spiritual significance of a property for past, present or future generations;

(j) "**loop lane**" means a lot configuration regulated under subsection 140(3) of the Zoning By-law;

(k) "**principal building**" means the building on a zoning lot which contains, houses or shelters the principal use of that zoning lot;

(l) "**street**" has the same meaning as in The City of Winnipeg Charter, SM 2002, c. 39;

(m) "**Zoning By-law**" means the Winnipeg Zoning By-law No. 200/2006; and

(n) "**zoning lot**" has the same meaning as in the Zoning By-law.

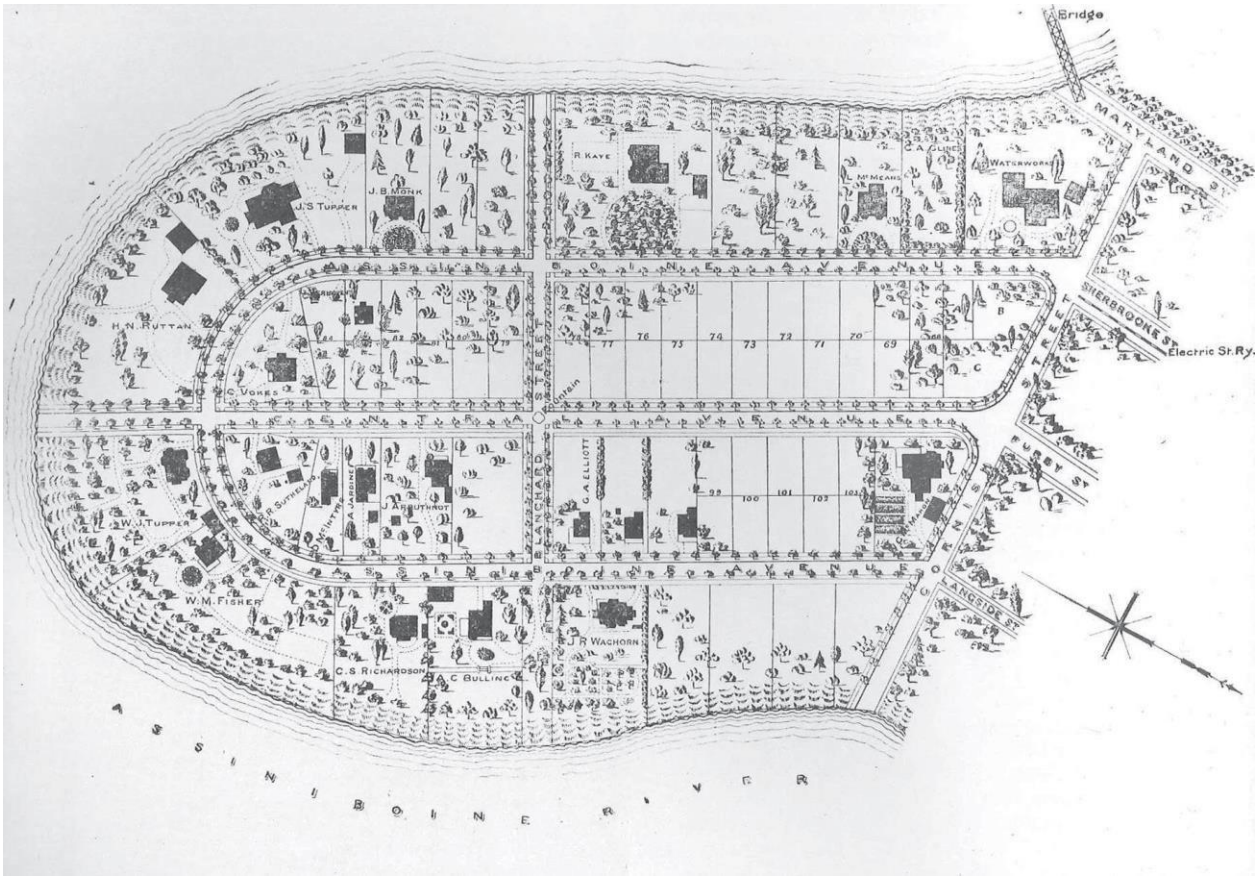
3.0 History and Evolution

3.1 Overview

Armstrong's Point is a well-established and intact example that reflects its original residential development pattern. The area's history, architecture, cohesive streetscaping and natural landscape contribute to its being a highly valued urban district that is worthy of recognition and protection.

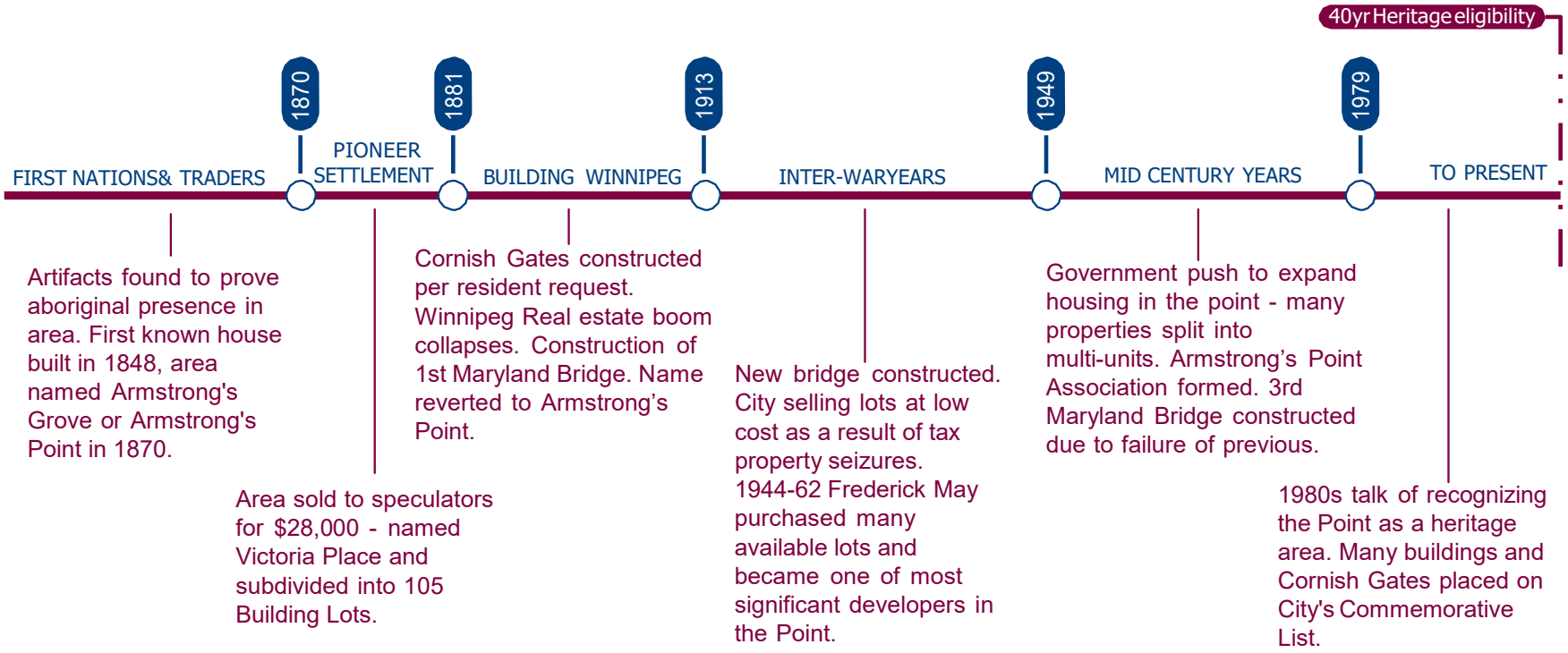
The early development pattern of Armstrong's Point is still highly visible today, even though the area has evolved with the ongoing subdivision of the original lots. The cultural values of the district lie in its historical associations with many aspects of the city of Winnipeg's 20th century development. Its original development as a "picturesque" residential area for the city's early elite, followed by its waning due to declining economic conditions in Canada; the rise in property tax levels which led to the subdivision of some of the individual homes and lots; the renewed development of modest residential buildings through the post-World War II era, and finally to the present and a renewal of the neighbourhood's desire to preserve the best aspects of their community.

The development of the residential stock in the area is an encyclopaedia of the styles (ornamentation and mass) illustrative of the North American domestic residential design trends from the 1880s through to the 21st century.



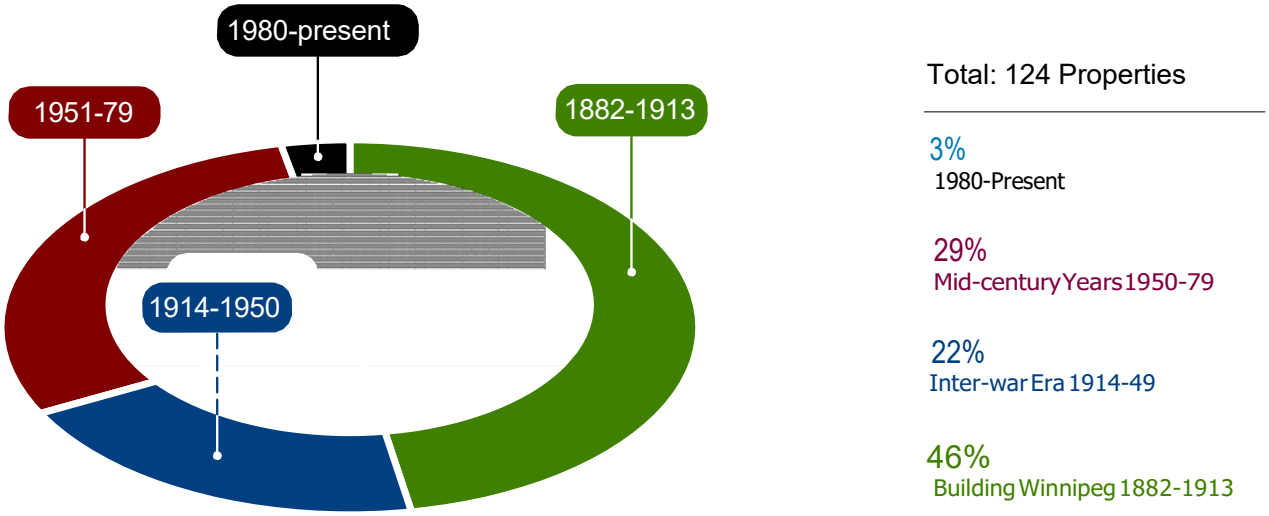
Map of Armstrong's Point c. 1903

3.2 Historic Timeline



3.3 Key Development Eras

The development eras in the following figure show the transformation in the occupation of the Point, the changing economic times in Winnipeg, and thus the Point, the variation in the type of homes built in the area, and finally the ongoing pursuit of Winnipeggers and the local residents to conserve this neighbourhood's unique qualities

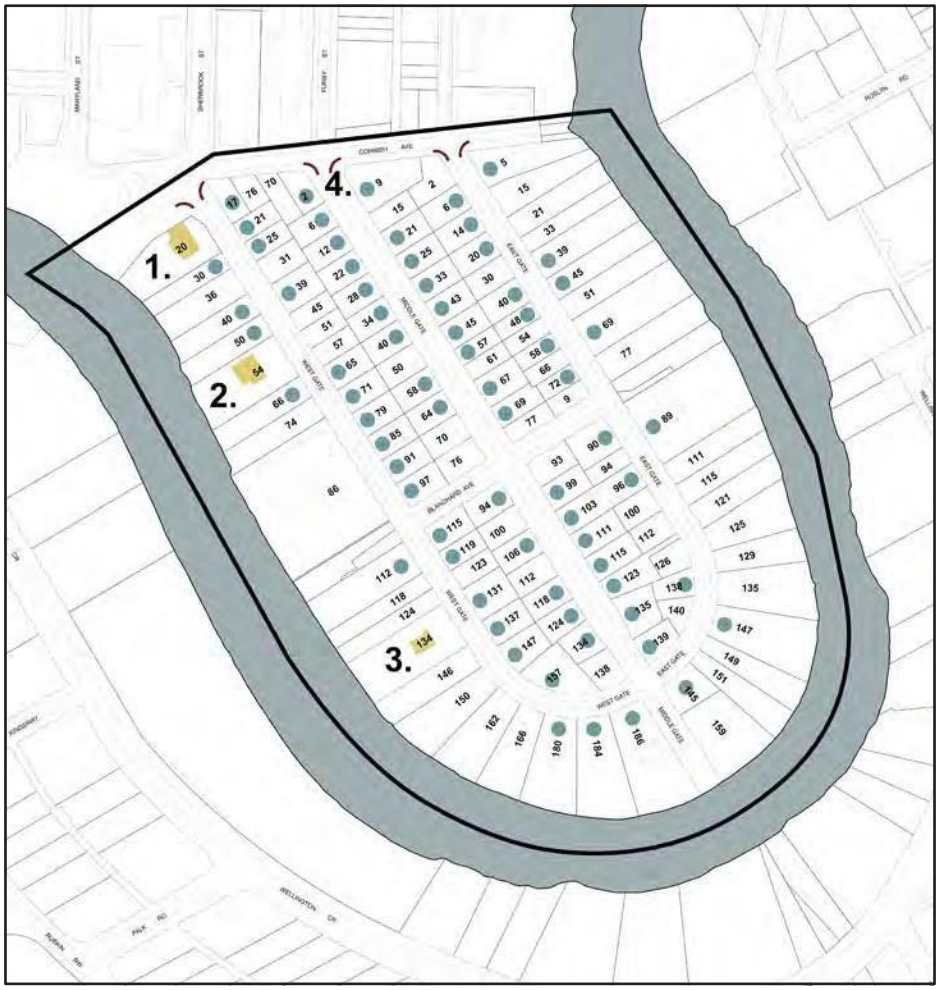


Properties constructed per Development Era

3.4 Historic Designation and Commemorations

Several individual buildings and structures in Armstrong's Point have been designated historic under the "Historical Resources By-Law" No. 55/2014. These include:

- Ornamental entry gate features (Cornish Avenue right-of-way at East Gate, Middle Gate, West Gate);
- Cornish Library (20 West Gate);
- Ralph Connor House (54 West Gate; also federally- and provincially-designated); and
- Monk Residence (134 West Gate)
- Other buildings on the City of Winnipeg's Commemorative List can be found at Winnipeg.ca/ppd/heritage.



Historical Resources in Armstrong's Point:

1. Cornish Library

2. Ralph Connor House (also National Historic Site)

3. Monk Residence

4. Ornamental Gates

● On the City of Winnipeg's Commemorative List

Additional historic information about Armstrong's Point can be found in the Armstrong's Point HCD Study.

4.0 HCD Objectives

4.1 Intent

Winnipeg does not intend to prevent change within the district or neglect potential effects of individual or cumulative changes within the district. As with designated districts in other cities, Armstrong's Point includes places within its boundaries that have changed; further changes are anticipated in Armstrong's Point. The intent of the HCD Plan is rather to accommodate and manage this change to ensure the district has a viable future, based on guidance that encourages the investment and care necessary to sustain Armstrong's Point and its constituent parts in good condition and in response to evolving economic, social, and environmental factors.

4.2 Objectives

To manage change within its boundaries, the Armstrong's Point HCD policies have been introduced to achieve the following objectives:

4.2.1 Primary Objective

The primary objective for every Winnipeg HCD is the identification, protection, celebration, and management of the district's attributes and heritage resources so that the area's historic significance, heritage values, and character as identified in the HCD study and HCD plan are protected in the long- term.

4.2.2 District-wide Objectives

The following objectives apply in respect of the Armstrong's Point HCD as a whole:

(a) to protect and celebrate Armstrong's Point's character and heritage resources;

(b) to encourage the ongoing use and adaptive reuse of existing building stock and infrastructure;

(c) to conserve the distinct heritage character of the district;

(d) to manage the tree canopy, individual specimen trees, and planted boulevards;

(e) to encourage the establishment of those land uses and associated built forms that individually would be in keeping with the district and cumulatively would have beneficial impacts on the district's character; and

(f) to confirm the recommended heritage conservation district boundaries.

4.2.3 Streets and Public Open Spaces Objectives

The following objectives of the Armstrong's Point HCD apply in respect of streets and public open spaces within the HCD:

(a) to retain and enhance opportunities for public access to/from the riverbank at street ends and at municipally-owned properties; and

(b) to respect the characteristic public right-of-way cross-section – narrow travel lanes, public sidewalks, grassed boulevard with space for street trees and utilities; with an emphasis on pedestrian comfort and on walkability.

4.2.4 Individual Property Objectives

The following objectives of the Armstrong's Point HCD apply in respect of individual properties within the HCD:

(a) to avoid the loss of individual heritage buildings and structures and of specific streetscapes and landscapes;

(b) to encourage ongoing repair and maintenance of properties and ensure that such work is undertaken in a manner that does not diminish the essential form and integrity of the HCD;

(c) to ensure new buildings and additions to existing buildings are consistent with the HCD's heritage values;

(d) to ensure new buildings and additions to existing buildings do not have a detrimental effect on the riverbank's stability or on the riparian area;

(e) to recognize the diversity of building styles, materials, and construction dates;

(f) to protect the pattern of prominent principal buildings and the subordinate relationship of accessory buildings and service functions to them, particularly in terms of respecting the characteristic view of private properties from the street;

(g) to protect the building placement within a lush landscaped garden setting as a unifying element in the district; and

(h) to recognize the high number of architect-designed houses.

5.0 Statement of Significance

5.1 Introduction

Armstrong's Point is an intact example of an early Winnipeg residential neighbourhood. Though initially designed and subdivided in the late-19th century, its building stock has continued to evolve throughout the 20th and into the 21st century. Armstrong's Point's history, architecture, cohesive streetscape and natural landscape contribute to its recognition as a highly valued urban district that is worthy of protection.

The development of the Armstrong's Point's building stock is a pattern book of domestic forms and styles illustrative of North American residential design trends from the 1880s through to the 21st century. Armstrong's Point is a dynamic district, one that integrates successive periods of construction and retains evidence of each period.

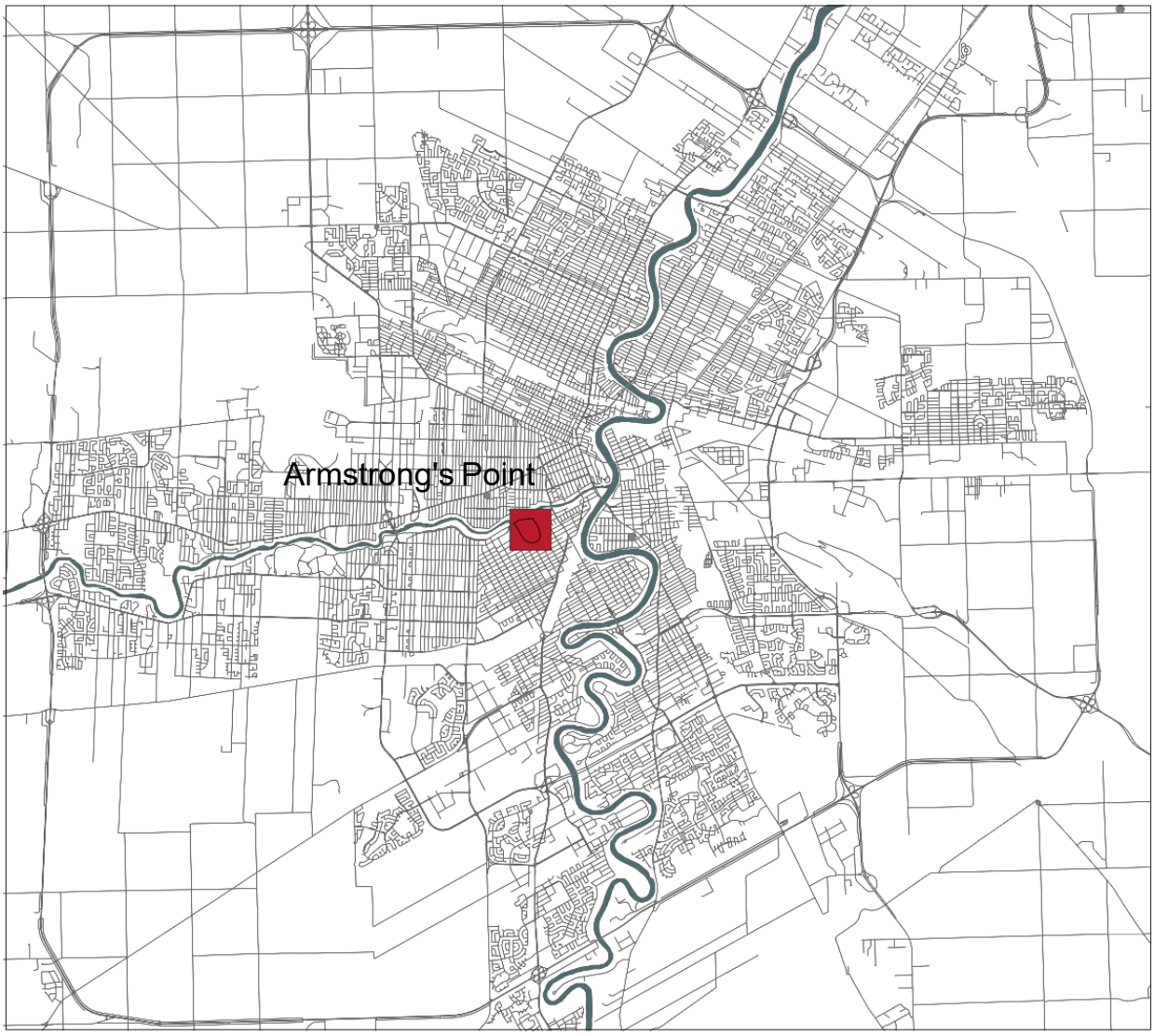
5.2 Neighbourhood Description

Armstrong's Point is primarily a residential neighbourhood located southwest of Downtown Winnipeg on a 21.8 hectare meander along the north side of the Assiniboine River. The Hudson's Bay Company originally granted the property to Captain Joseph Hill in 1848. After some fits and starts, houses were built during the 1880s, many Victorian in style. Initially, Armstrong's Point was considered more of a summer residential area for "the country set of Winnipeg's commercial elite". By 1904, 20 houses had been built. Construction continued over the years, with the majority of houses built between 1910 and 1920; some mid-century modern following World War II; and further additions as recent as 2012.

Armstrong's Point includes ornamental gateway features built in 1911, at the East, Middle, and West Gate entrances along Cornish Avenue. The Assiniboine River and a dense riparian forest wrap around the neighbourhood. The streets are regularly tree-lined and individual properties are well-treed. The majority of its 124 lots are single-family residences, plus a library, a school, a private club, several duplex and triplex conversions, and some bed & breakfast operations. Publicly accessible green spaces offer views to the river.

The building stock, street layout, and vegetation are relatively intact and reflect the original development pattern, which gives this district a distinct identity within Winnipeg. The area's history, architecture, cohesive streetscaping and natural landscape contribute to its being a highly valued urban district that is worthy of recognition and protection.

Armstrong's Point is close to Downtown Winnipeg, the Sherbrook-West Broadway business area, and the Misericordia Hospital. Adjacent neighbourhoods include: West Broadway (north); Wolseley (west); and the Crescentwood, McMillan, and Roslyn cluster across the river (south).



Armstrong's Point within City of Winnipeg

5.3 District Boundaries

The Armstrong's Point Heritage Conservation District includes all properties within these boundaries: From the north boundary of Cornish Avenue right-of-way at Sherbrook Street, east to the midpoint of the Assiniboine River, continuing south and following the midpoint of the Assiniboine River around to the south boundary of the Maryland Bridge/Sherbrook Street right-of-way, north east along the north boundary of the Cornish Library property to its intersection with the north boundary of Cornish Avenue at Sherbrook Street, with all of the ornamental gates included within the district boundaries.



District Boundary Recommendation

5.4 Heritage Values

Armstrong's Point has continued to grow and change over decades of evolution, folding examples of successive years of domestic architecture into its original pattern, initially designed in the 1880s. Armstrong's Point as a whole exhibits characteristics of a designed and dynamic district.

Although the district contains recently-built properties that may not qualify as historical resources on their own, a majority of buildings contribute to the heritage value of the Armstrong's Point HCD. It is not uncommon for HCDs to contain contemporary buildings that co-exist with heritage resources. All resources, as part of the evolution of the district, will be subject to the Plan's policies and guidelines for the management of all district resources.

Armstrong's Point embodies the following heritage values:

- it is an intact, primarily residential neighbourhood, over a century old;
- it is Winnipeg's first suburb;
- it was envisioned as a neighbourhood with large lots, many large homes, and ornamental gateway features;
- many of the residences were originally built and occupied by Winnipeg's founding families;
- Armstrong's Point is distinct from neighbouring areas, bound by the Assiniboine River and ornamental gateway features;
- Much of its early building stock, constructed between 1882 and 1930, remains intact;
- where non-residential uses have been added, they have been integrated into residential buildings, with few exceptions;
- Three buildings and the ornamental gates are listed on the City of Winnipeg's Historic Resources List, one of which is also a National Historic Site (Ralph Connor House);
- Seventy-one (71) buildings are listed on the City of Winnipeg's Commemorative List.

5.5 Character-defining elements

The buildings, streetscape, and landscape features visible today are evidence of more than 140 years of development and ongoing occupancy spanning three centuries, with each period adding to the district's overall visual coherence. Armstrong's Point displays a great deal of variation in its built heritage; many different periods are represented in the styles, materials, rooflines, form, and massing of the architecture. Despite the variations in the built form, a harmonious composition is created by the careful placement of buildings within a spacious and green streetscape. Both the private settings of individual lots and the public realm of wide grass boulevards along tree-lined streets create a cohesive visual character of outstanding heritage value.

The character-defining elements of Armstrong's Point are:

(a) District is located in a meander of the Assiniboine River, bounded by the river along all but its north side, with Cornish Avenue forming its north boundary, and separated by formal ornamental iron and decorative stone gates built at its three street entrances;

(b) The scale and form of buildings, with heights from one- to three-storey;

(c) Buildings are predominantly residential and feature a variety of architectural styles, materials, and details that are evidence of construction activity from many periods; a majority of buildings were constructed between 1880 and 1930;

(d) Deep setbacks of buildings from the street, with the setback area generously landscaped with lawn or planting areas but with front entrances visible from the street;

(e) Spacious lots with a high percentage of soft landscaping in contrast to building or paved surfacing, many with river access;

(f) The boundaries of many private lots defined with ornamental fencing or hedges and frequently marked by brick or stone pillars;

(g) Well-defined geography – tree-lined, paved, curbed roads wrapping around the neighbourhood, with generous grass boulevards and sidewalks integrated with the street trees;

(h) Public open spaces include views to the river and riparian areas; and

(i) Notable urban forest with old-growth vegetation, including many documented pre-settlement specimens.

6.0 Heritage Permits

6.1 General Information

The focus of the Plan's policies and guidelines is on guiding changes in the district, specifically those within the public street rights-of-way and on those portions of private and public properties visible from these streets.

Subject to the exemptions outlined in this section, owners of property located within the district are required to obtain a heritage permit in accordance with the HCD By-law. All works that require a heritage permit must be designed, reviewed, installed, constructed, and maintained in accordance with section 7.0: "Heritage Conservation District Policies".

Irrespective of whether a heritage permit is required or not, all works must comply with all applicable municipal, provincial, and federal policies, by-laws, and codes in effect at the time, including but not limited to the *Neighbourhood Liveability By-law*, the *Vacant Buildings By-law*, the *Winnipeg Building By-law* and the *Development Procedures By-law*. Depending on the location and complexity of proposed changes, multiple approvals (e.g. Heritage Permit, Building Permit, Waterway Permit) may also be necessary.

Where demolitions or removal of character-defining elements are contemplated, applicants must submit permit drawings and information that include details of new buildings or modifications to existing buildings.

Plans for major works such as demolition or new housing construction should also be accompanied by evidence of community consultation with nearby property owners as well as the wider Armstrong's Point community.

Applications for other modifications to house exteriors visible from the street should be accompanied by evidence of consultation with surrounding property owners.

The designated employee is authorized to recommend or require additional consultation as he or she deems necessary.

As with any modifications, it is beneficial to contact the Heritage Planner to discuss proposals before commencing work within the district to establish how the Plan's policies and guidelines affect their property and its potential for development.

6.2 Work Not Requiring a Heritage Permit

Notwithstanding subsection 6.1 of the By-law, the following types of work are considered minor in nature and accordingly no heritage permit is required. Even where a heritage permit is not required, property owners and those working on the owners' behalf are encouraged to conform to the spirit and intent of this Plan.

6.2.1 Work Proposed Within the Public Right-Of-Way & Open Space Areas

(a) **Maintenance or Minor Repairs** – routine maintenance or minor repairs to the surface of streets, sidewalks, or private accesses with the same material and the same dimensions

(b) **Repair and Replacement of Underground Utilities or Services** – subsurface excavation for the repair and replacement of existing utilities (e.g. water, sewer, gas, electric, and telecommunications).

(c) **Repair and Replacement of Above-Ground Utilities or Services** – repair and replacement of existing above-ground utilities (e.g. street lights, electric, and telecommunications) and associated works, including poles, conduits, and associated boxes or covers.

- does not include the installation of new poles or light fixtures and new street furniture, including planters, tree grates, banners, hanging baskets, waste/recycling receptacles, and bike racks.

(d) **Landscaping, Soft** – maintenance, installation, and replacement of any soft or vegetative landscaping confined to boulevard installations and associated planting beds.

- does not include the installation of new trees or removal of trees with a height of 4.5m or greater or a diameter at breast height of 15cm or more.

(e) **Landscaping, Hard** – removal or installation of hard landscaping, including private accesses, paths, and parking areas in the same materials and of the same surface area and dimension.

(f) **Signs** – removal or installation of street signs in the existing design.

6.2.2 Work Proposed on Private Property

(a) **Interior Alterations** – alterations to interiors of buildings or structures.

(b) Any alterations, additions, demolitions, and infill developments not visible from the street (or streets, in the case of corner lots and through lots)

- does not apply if building has heritage designations at the municipal, provincial, or federal level.

(c) **Maintenance or Minor Repairs** – routine maintenance or minor repairs to buildings, structures, and small paved areas that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal of or damage to any character-defining element.

- when visible from the street, does not include:
  - removing original cladding materials and replacing with other materials;
  - cleaning of any building façade surface (using cleaning methods such as chemical cleaning or pressurized water);
  - carrying out test patches in any location for any cleaning method;
  - removing paintwork from a masonry building façade surface.

(d) **Roof Materials & Eavestroughs/Downspouts/Leads** – repairs to the existing roof or replacement of existing roof materials provided the basic form and composition of the roof is not altered, when visible from the street. Also includes removing existing and installing new eavestroughs, downspouts, or leads.

(e) **Painting & Stripping Paint** – painting or stripping paint from trim, cladding, doors, window frames, eavestroughs, downspouts, or leads, and minor architectural elements.

- when visible from the street, does not include
  - painting previously unpainted masonry elements; and
  - removing paint from a masonry building façade.

(f) **Windows & Doors** – installing new doors and windows in the same locations and of the same size.

- when visible from the street, does not include closing-in existing doors or windows, creating new door or window openings or increasing the size of existing door or window openings.

(g) **Awnings** – replacing or installing new awnings.

- when visible from the street, does not include installing new awnings or replacement awnings that are larger than the existing or that require additional building fastenings.

(h) **Signs** – installing house numbers or non-illuminated signs up to 2 square feet in area that does not damage the heritage character of a building

(h) **Landscaping, Soft** – installing, pruning, and maintaining soft or vegetative landscaping.

- when visible from the street, does not include removing trees 4.5m in height or taller or with a diameter at breast height of 15cm or more.

(i) **Landscaping, Hard** – removing hard landscaping, such as driveways, paths, decks, patios, and parking areas or installing in the same location.

- when visible from the street, does not include installing any hard landscaping in new locations or expanding dimensions of existing hard landscaping.

(j) **Fencing** – maintaining or installing fencing.

- does not include installing new fencing in the front yard, when the fence exceeds 4 feet in height and when the solid-to-void ratio exceeds 30% solid.

(k) **Accessibility Elements** – installing or expanding any accessibility elements (e.g. railings, ramps, lifts, paved areas) that do not involve the permanent removal of or damage to a character-defining element.

(l) **Skylight, Solar Panels, & Satellite Dishes** – installing skylights, solar panels, satellite dishes and similar features that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal of or damage to any character-defining element.

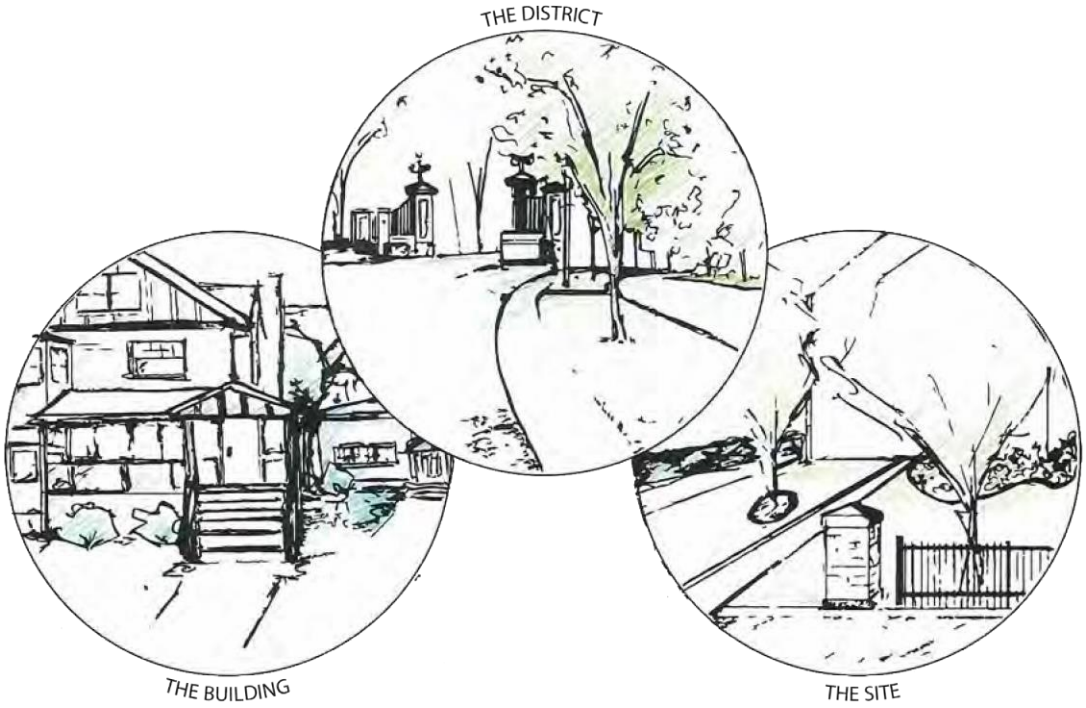
- when visible from the street, does not include
  - skylights that depart from the roof pitch;
  - solar panels that depart from the roof pitch when roof-mounted, that are pole- mounted, or that require visible structural framework;
  - satellite dishes.

(m) **Security Systems & Amenity Lighting** – installing security systems and lights, porch and other amenity lights, and seasonal lights.

6.2.3 Emergency Work

When emergency work is required to public or private property and circumstances dictate that heritage permit application and review are not possible due to imminent threats to persons or properties, such emergency work may proceed without a heritage permit. Notwithstanding the foregoing, all work must be undertaken in a manner that does not significantly affect the appearance of the outside of the property, involve the permanent removal of or damage to character-defining elements, or destroy valued heritage character.

7.0 Heritage Conservation District Policies



7.1 Intent & Format

The guidelines set forth in this section provide the framework for decision-making in the Armstrong's Point Heritage Conservation District. The policies set the direction for managing change within the district and are considered mandatory for all properties, whether privately- or publicly-owned.

The policies are based on:

(a) The Armstrong's Point Statement of Objectives;

(b) The Armstrong's Point Statement of Significance; and

(c) The "Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada".

Any alterations to the district and its resources are expected to respect and reinforce Armstrong's Point's history, its heritage value, and its character-defining elements. Changes to the overall district or to its individual resources that destroy, damage, diminish, or detract from the district's heritage values and character-defining elements are not permitted.

7.2 The District Policies

The District-related policies are either district-wide in scope or specific to its key organizing features (e.g. lot pattern, streets, sidewalks, boulevards, parks & open spaces). In terms of HCD Plan objectives for The District section, most prominent are Armstrong's Point District-wide objectives and public realm / street right-of-way objectives which are detailed in the Statement of Significance.



West Blanchard Park

7.2.1 Lot Pattern

(a) Retain the established district lot pattern, with each lot fronting on a public street and having vehicular access directly to the street.

(b) Consider subdivisions and/or consolidations of existing lots where there is historic evidence of proposed dimensions(e.g. lots of record, obsolete subdivisions, or cases where a through lot is subdivided in order that each resulting lot has street frontage).

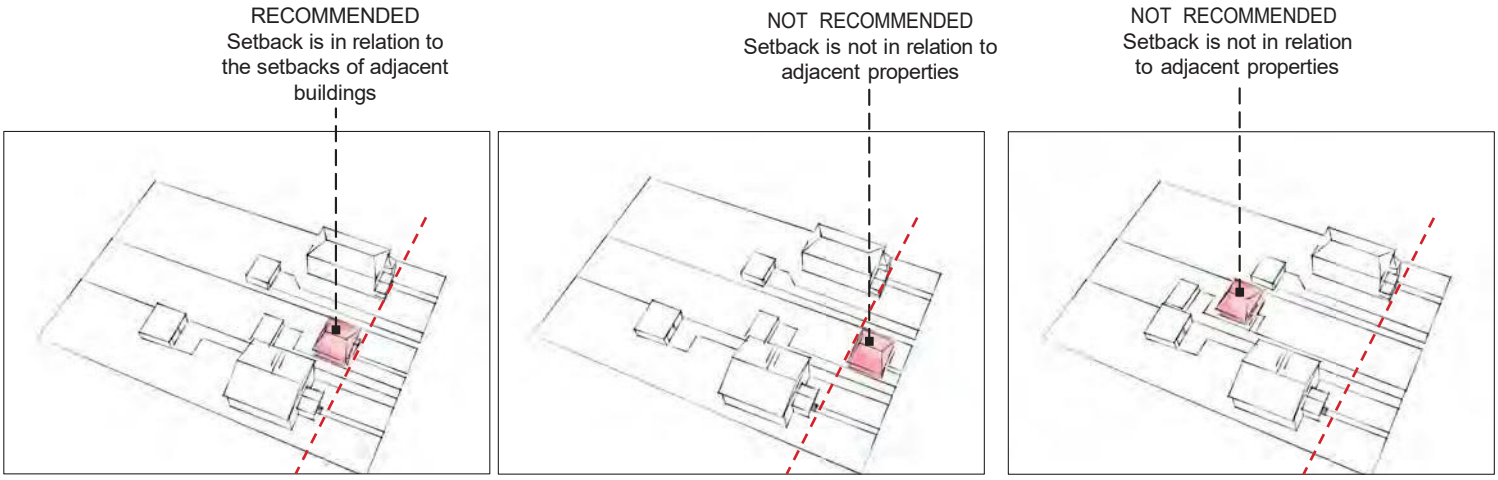
(c) Alternative lot layouts, such as "auto courts", "loop lanes", and "flag lots" will not be supported.

7.2.2 Principal Building Setback to Street

(a) Retain the generous district (front yard significantly deeper than 20ft) setback between the front wall of principal buildings and the public street right-of-way characteristic of the district.

(b) Locate additions to existing principal buildings in the rear or side yard, with side yard additions recessed from the front wall.

(c) Ensure new buildings maintain previous front setback on the property; in cases where the previous building's setback differed significantly from those of immediately neighbouring properties, the new principal building may be aligned with the setback established by these properties.



7.2.3. Open Spaces

(a) Retain existing public open spaces within the district (e.g. East Blanchard, Middle Gate, West Blanchard street ends, Cornish Library grounds), including existing mature trees and vegetation.

(b) Maintain public access to the Assiniboine River.

(c) Ensure safety through selective thinning of ground-oriented foliage that improves views into and out of the open space.

(d) Accommodate vehicular driveways on public land only where direct access to the fronting street is not available or is not viable; in these cases, locate in position that reduces conflict with pedestrians and open space users.

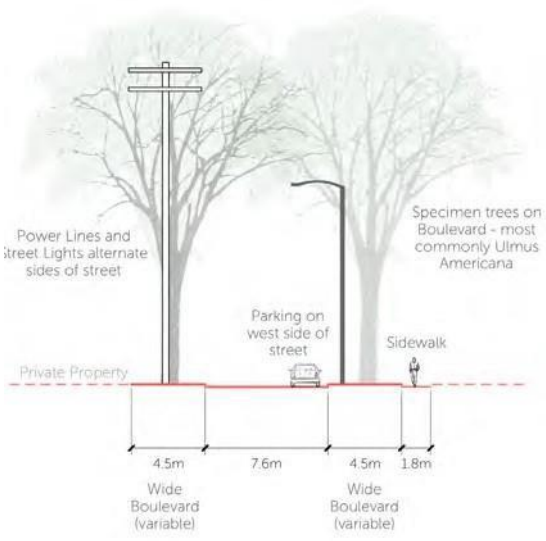
(e) Maintain naturalized and riparian vegetation, including through removal of invasive species.

7.2.4 Views

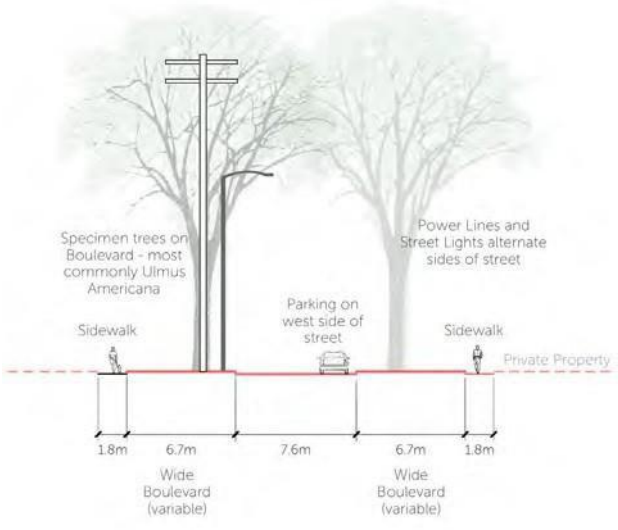
(a) Retain views to the river at existing open spaces.
(b) Retain views to and from the district through the ornamental gate features at the Cornish Avenue intersections with East Gate, Middle Gate, and West Gate.
(c) Within the district, retain views in both directions along each street as defined by the regular placement of deciduous trees in the boulevards.
(d) Maintain existing boulevard trees that frame views along the streets, as well as inter-planting where gaps in tree spacing are evident.
(e) Provide ongoing maintenance of and repair to the ornamental gate features.
(f) Locate and design new above-ground utilities in order to respect valued views.

7.2.5 Streets

(a) Retain the existing street system, including street cross-section dimensions, surfacing, and curbing.
(b) Accommodate street modifications (e.g. intersection bump-outs at crosswalks) where doing so contributes to pedestrian safety or accessibility.
(c) Ensure street ends that terminate at the river (i.e. Blanchard, Middle Gate) remain in public ownership and enable access to and from the river.



Typical East Gate & West Gate Street Section



Typical Middle Gate Street Section

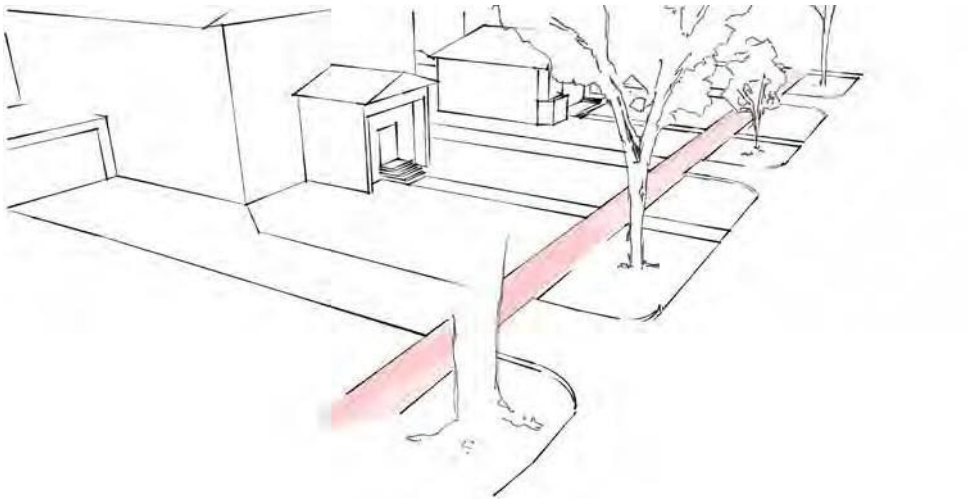
7.2.6 Sidewalks

(a) Retain existing public sidewalks, including cross-section dimensions and surfacing.

(b) Accommodate existing and future cut-outs for boulevard trees.

(c) Accommodate sidewalk widening and surfacing modifications where doing so contributes to pedestrian safety and accessibility.

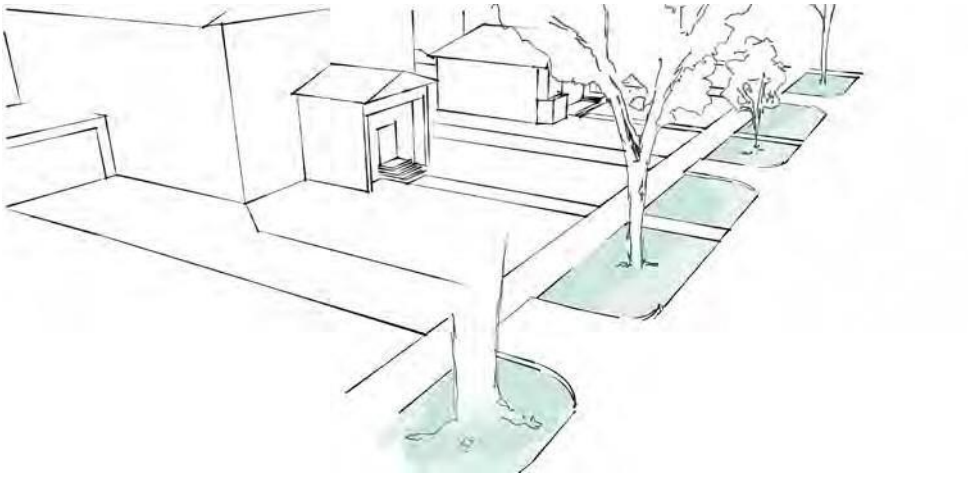
(d) Accommodate new sidewalks where increased pedestrian traffic warrants.



7.2.7 Boulevards

(a) Retain existing soft landscaping within the public boulevard (i.e. public street right-of-way from curb to public sidewalk), including boulevard trees, pre-settlement trees, and grass.

(b) Accommodate alternative soft landscaping treatments (e.g. native plant materials, perennial flowers, ornamental grasses).



(c) Encourage efforts to maintain existing boulevard trees through regular pruning and other initiatives;

(d) Encourage inter-planting of new boulevard trees, in coordination with The City of Winnipeg, The Armstrong's Point HCD Advisory Committee, and the Armstrong's Point Association, where continuity gaps are evident;

(e) Minimize hard surfacing associated with utilities and services (e.g. community mailboxes, utility boxes, recycling/waste receptacles, transit stops).

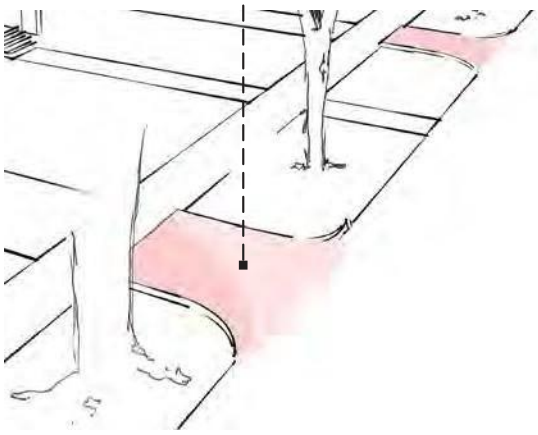
7.2.8 Private Approaches

(a) Retain modest vehicle access to private properties, including predominantly single vehicle width private accesses with all-weather surfacing.

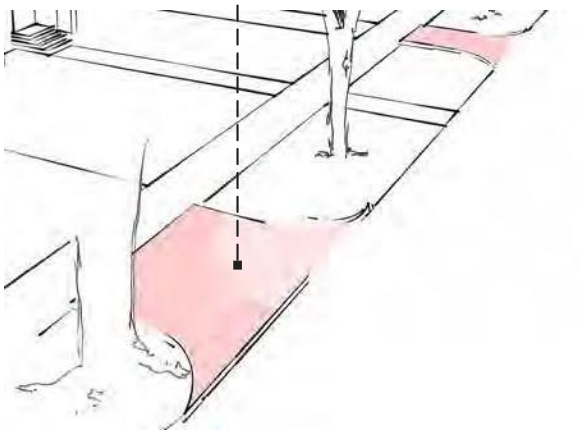
(b) Double vehicle width private accesses, including through accommodating second access points where property width or flankage allows are not permitted.

(c) Locate new private accesses in a manner that protects boulevard and pre-settlement trees.

RECOMMENDED
Single vehicle width private approach



NOT RECOMMENDED
Double vehicle width private approach



7.2.9 Utilities

(a) Accommodate new streetlight poles and light fixtures where safety concerns warrant.

(b) Introduce alternatives to existing streetlight poles only as an outcome of thorough research of styles previously used in the district.



The Cornish Gates offer an iconic entrance into the District.



This pre-settlement cottonwood, located in the riparian forest at the south end of Middle Gate, stands as a key example of old growth trees in the District.



This typical streetscape alignment demonstrates the District's wide boulevards, subordinate private approaches and large overarching tree canopy.



East Blanchard Park, a designated park space in the District, retains beautiful views and access to the river.

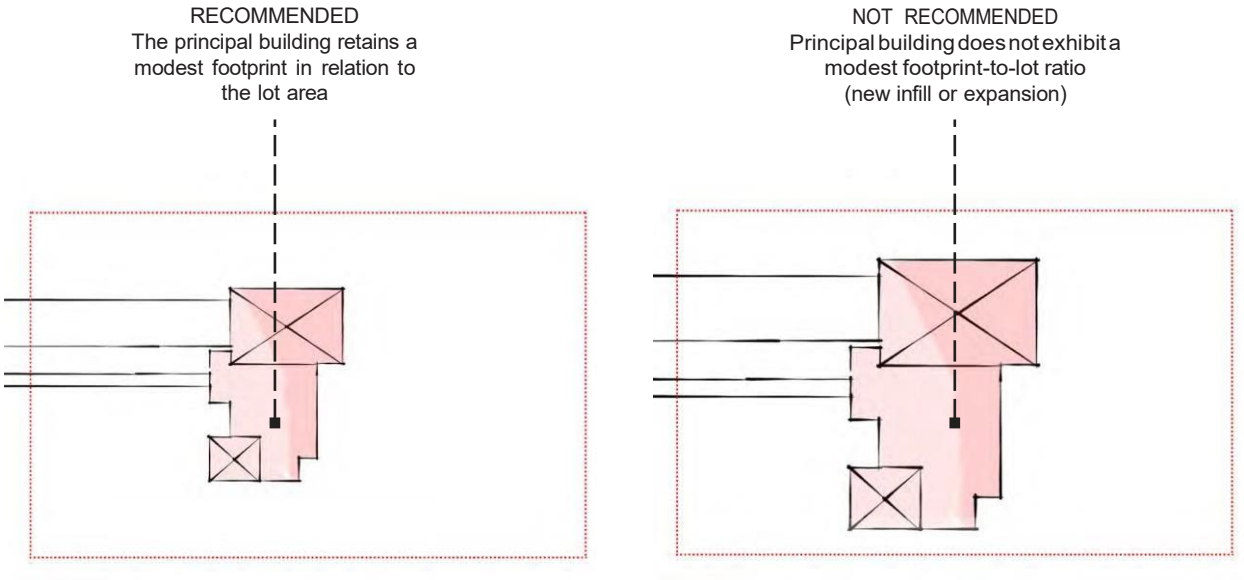
7.3 The Site Policies



The site-related policies are specific to individual public and private properties. These policies relate to matters such as building situation and orientation, gardens and vegetation, fences, driveways and parking areas, pathways, and accessibility elements, but do not include building design or details.

7.3.1 Principal Building Footprint

(a) Retain a building footprint-to-lot area ratio that is characteristic of the district; lot coverage shall be compatible with abutting properties.



(b) Locate new principal buildings with consideration for existing mature vegetation, natural landscape, and topographic features.

(c) Locate new principal buildings in order to sustain the consistent rhythm of buildings-to-open spaces along the street.

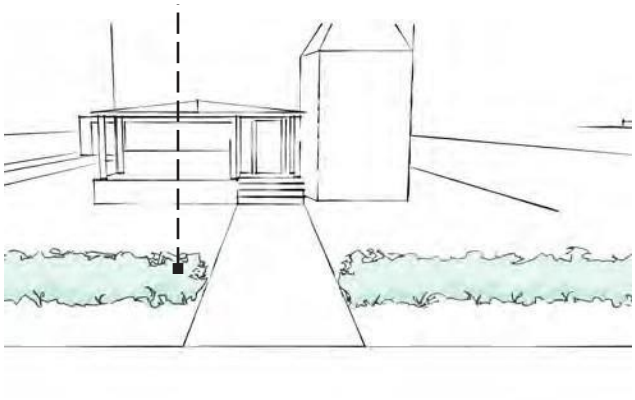
7.3.2 Views to Principal Buildings from the Street

(a) Retain the characteristic unobstructed view of principal buildings from the street.

(b) Protect and maintain existing fences, fence-posts, gate-posts, and other historic property delineation markers.

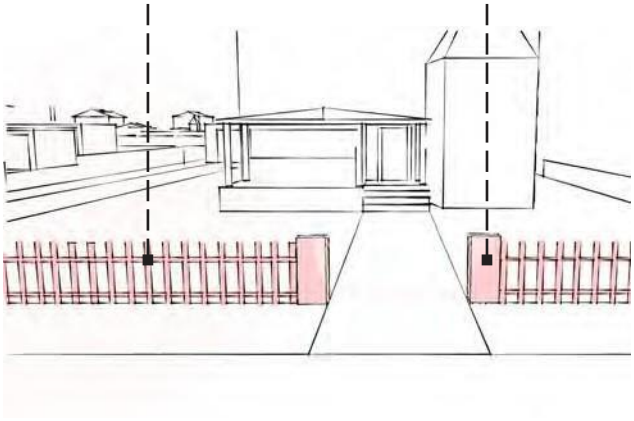
(c) Accommodate new front yard fences, garden walls, and hedges that allow a clear or filtered view of the principal building through height and composition limitations.

RECOMMENDED
Maintain characteristic hedge screen / garden wall

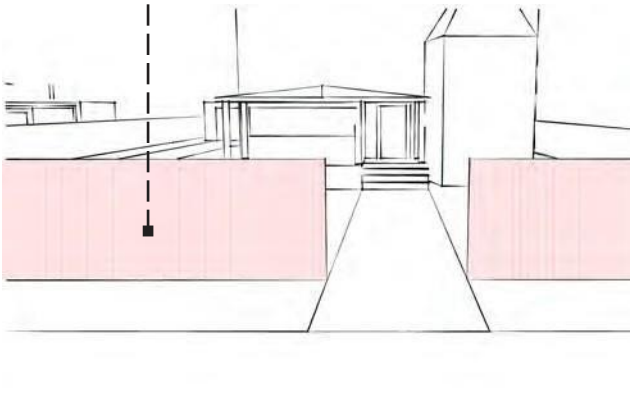


RECOMMENDED
Maintain historic decorative fence and features

RECOMMENDED
Maintain historic columns



NOT RECOMMENDED
Solid fencing obscures view of principal building from street



7.3.3 Siting of Accessory Buildings

(a) Retain the subordinate status of accessory buildings by minimizing their visibility from the street.

(b) Locate detached garages, sheds, and other enclosed accessory buildings either in the rear yard or in the side yard, with those in side yards set back from the principal building front wall;

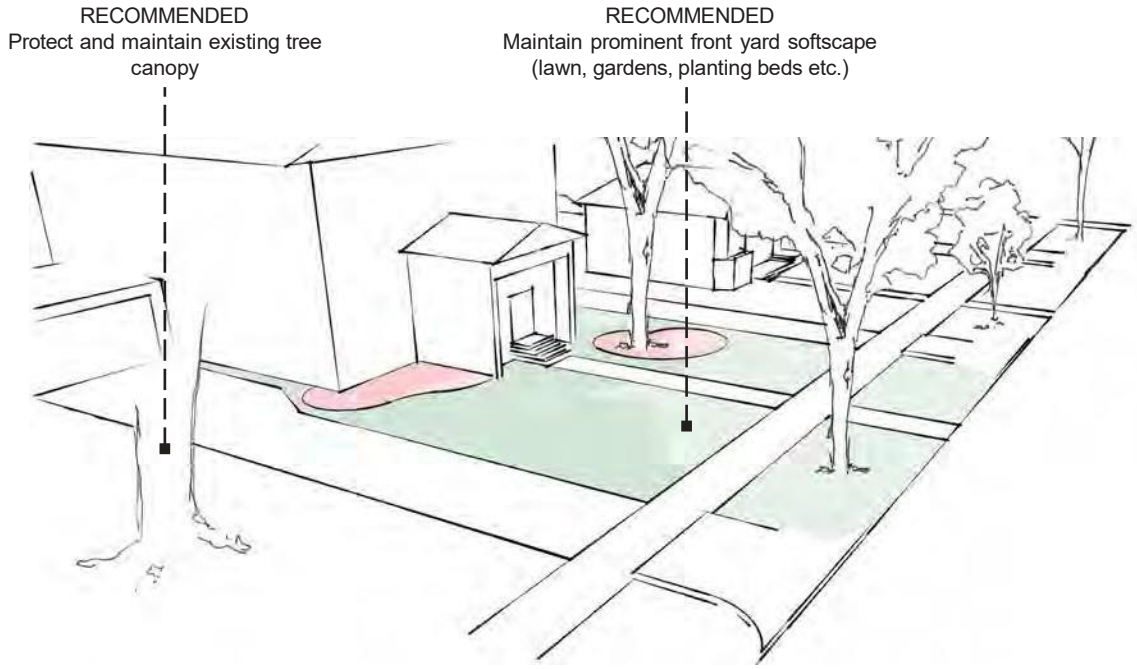
(c) Gazebos and temporary shelters may be accommodated in the front yard, provided views of the principal building from the street are not significantly compromised.

7.3.4 Front Yard Landscape, Soft

(a) Retain the characteristic prominence of soft landscaping in the front yard, including lawns, planting beds, trees, and gardens.

(b) Minimize reductions to the large expanses of soft landscaping in the front yard and in areas visible from the street.

(c) Protect and maintain the existing tree canopy and encourage new plantings.



7.3.5 Front Yard Landscape, Hard

(a) Retain the modest scale and dimensions of hard landscaping, including driveways, parking areas, foot paths, statuary, and patios, in the front yard.

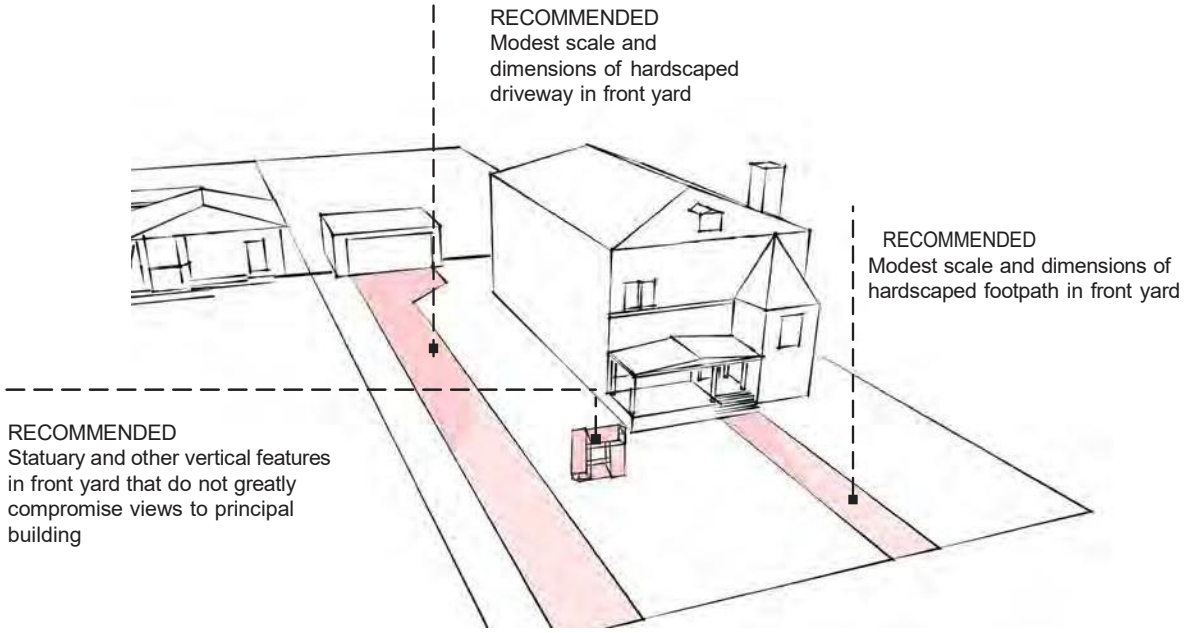
(b) Restrict driveways to single vehicle width.

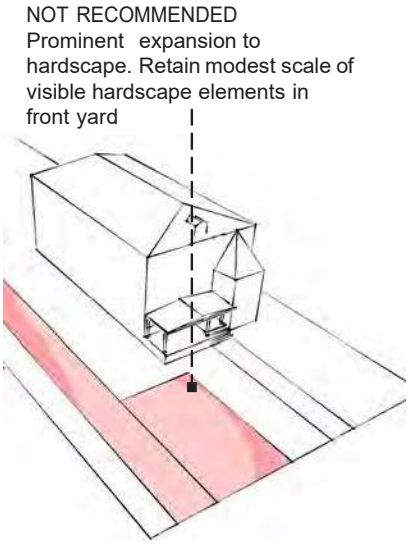
(c) Allow circular (i.e. semi-circular) driveways where lot width accommodates, as an alternative to double-wide driveways.

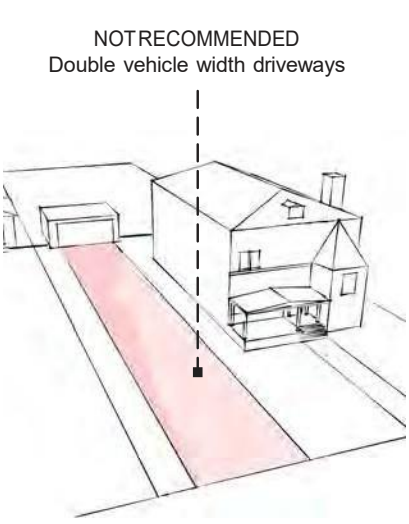
(d) Locate parked vehicles to the rear or side of the principal building; restrict parking in front of the principal building to the driveway.

(e) Encourage low-impact, permeable driveway surfacing as an alternative to asphalt, concrete, pavers, and compacted gravel.

(f) Accommodate statuary and other vertical features in the front yard, provided views to the principal building from the street are not significantly compromised.







7.3.6 Utilities, Sustainability, & Accessibility

(a) Ensure utilities, sustainability elements (e.g. solar panels), and accessibility elements are visually and physically compatible with the existing building.

(b) Locate utility infrastructure, service connections, sustainability elements, and solid waste storage areas in rear or side yard locations; where not viable, screen with hedging, low garden walls, or similar measure.

(c) Accommodate accessibility elements as required and ensure these are designed to minimize alteration to the principal building.



This front yard demonstrates a balance between soft and hard landscaping. It has a single lane driveway, and the vertical features do not obstruct views of the Principal Building.



A historic decorative fencing property delineation marker with a characteristic masonry column.



A characteristic hedge delineates a property line. Hedges like these are a recurring feature throughout the District.



This prominent front yard landscaping balances a modest single lane driveway.



This English style garden is a prominent, eye-catching feature of the front landscape.



The scale of this front yard private walkway is modest in relation to the prominent softscape.



Succession planting with species diversity helps to remediate losses due to Dutch elm disease and declining health of mature shade trees.



Mature, pre-settlement elm and oak trees are a characteristic feature of the District. Succession planting is recommended to replace trees lost to disease.

7.4 The Building Policies



The building-related policies are specific to building design and details (e.g. alterations and additions to existing buildings, accessory buildings, new infill developments, demolitions).

7.4.1 Principal Building Alterations

(a) General

(i) Ensure alterations to existing buildings are physically and visually compatible with the existing building and that alterations minimize damage to or loss of heritage character, when visible from the street.

(ii) Protect and maintain original architectural features of the front wall (and side wall, where side wall also flanks street), including cladding materials, exposed structural elements, and decorative features.

(iii) Maintain original architectural features, including repair using original materials where possible.

(iv) Repair original architectural features, rather than replacing.

(v) Replace original architectural features only where materials have deteriorated to the point where repair is not viable; in these cases, replace deteriorated materials in kind, including proportions, patterns, stability, and durability.

(b) Entrances

(i) Protect and maintain the original location, orientation, and dimensions of entrances, including doors, door surrounds, materials, glazing, stairways, and lights.

(ii) Locate new entrances along secondary walls (e.g. rear or side); where other options are not viable, design additional entrances to be compatible with the symmetry of the front wall and secondary in proportions and details to the original entrance, when visible from the street.

(c) Roofs

(i) Protect and maintain original roof symmetry and features, such as chimneys, eaves, dormers, and others where these features are characteristic of the principal building's architectural style.

(ii) Retain original chimneys when no longer required for building services, when visible from the street.

(iii) Locate rooftop equipment at positions not visible from the street, unless original to the building.

(iv) Locate skylights at positions not visible from the street; when not viable, design to be low-profile and consistent with the roof line.

(d) Windows

(i) Protect and maintain the original location, orientation, and dimensions of window openings, including surrounds, brick moulds, materials, framing, hardware, and other features where these features are characteristic of the principal building's architectural style.

(ii) Accommodate new window openings provided that doing so is visually and physically compatible with the existing building. when visible from the street.

(iii) Avoid blocking-in of original windows, when visible from the street.

(iv) Accommodate new shutters and other forms of window ornamentation when they are characteristic of the principal building's architectural style.

(e) Porches & Verandas

(i) Protect and maintain original porches and verandas, including materials, posts, railings, brackets, stairways, lights, and roofs.

(ii) Restore porches and verandas, and recreate missing elements of these based on evidence.

(iii) Accommodate closing-in of porches and verandas as all-season conditioned spaces providing doing so maintains original look, features, and work is reversible, when visible from the street.

7.4.2 Principal Building Additions & Accessory Buildings

(a) General

(i) Ensure additions are subordinate to and distinguishable from the existing principal building, but still compatible with it through careful consideration of height, massing, materials, door & window patterns, and rooflines.

(ii) Retain heritage character of the existing building.

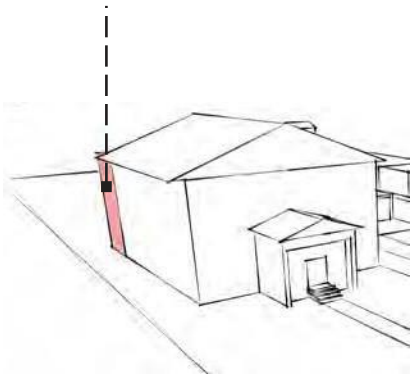
(iii) Locate additions at the rear or side of the original building.

(iv) Recess the addition front wall back from the front wall of the original building, when visible from the street.

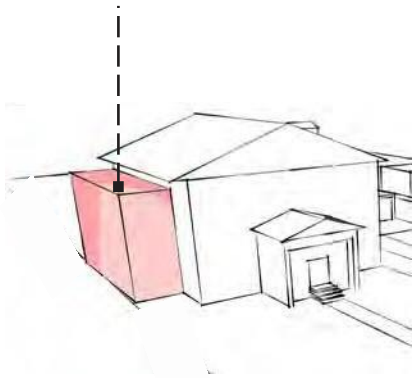
(v) Accommodate vertical additions up to a maximum building up to a 3rd-storey height, provided that doing so is visually and physically compatible with the existing building, when visible from the street.

(vi) Locate additions to existing buildings or accessory buildings with consideration for existing mature vegetation, natural landscape, and topographic features.

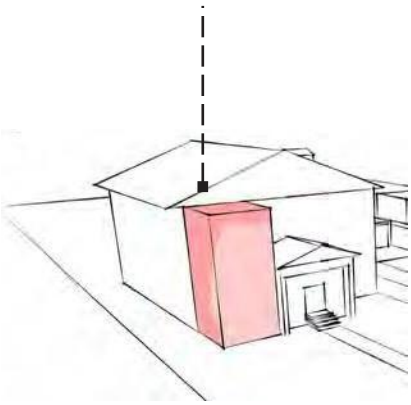
RECOMMENDED
New addition is subordinate to principal building



RECOMMENDED
New addition is subordinate to principal building



NOT RECOMMENDED
New addition is not subordinate to principal building



(b) Entrances

(i) Ensure new entrances in additions are subordinate to the primary principal building entrance, in terms of location, dimensions, and design.

(ii) Design entrances to the addition to be compatible with the symmetry of the front wall and secondary in proportions and details to the original entrance, when visible from the street.

(c) Roofs

(i) Ensure the roof form of an addition is visually and physically compatible with the existing building.

(ii) Locate rooftop equipment at positions not visible from the street.

(d) Windows visible from the street

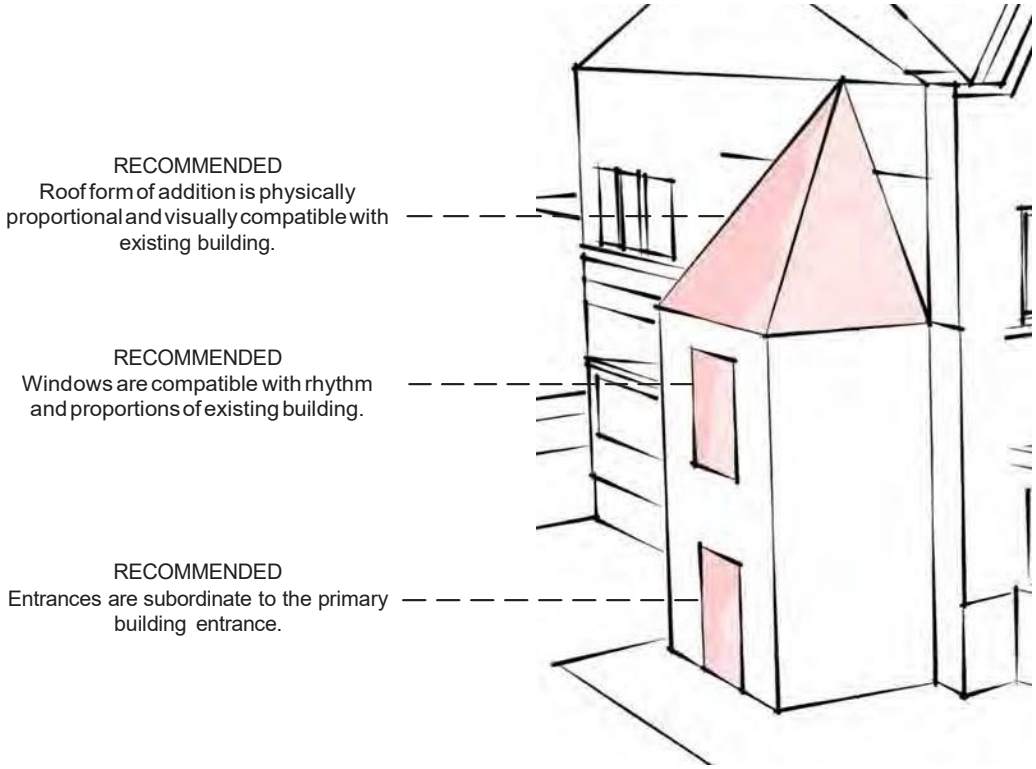
(i) Ensure the addition's windows are visually and physically compatible with the existing building, in terms of alignment, design, and dimensions.

(ii) Design addition windows that are visually and physically compatible with the existing building.

(e) Porches & Verandas

(i) Accommodate porch and veranda additions that reflect the style of the existing building and are physically and visually compatible in terms of location, orientation, scale, design, and materials—including posts, railings, brackets, stairways, lights, and roofs.

(ii) Introduce new porches and verandas only where they are characteristic of the principal building's architectural style and are visually and physically compatible with the existing building.

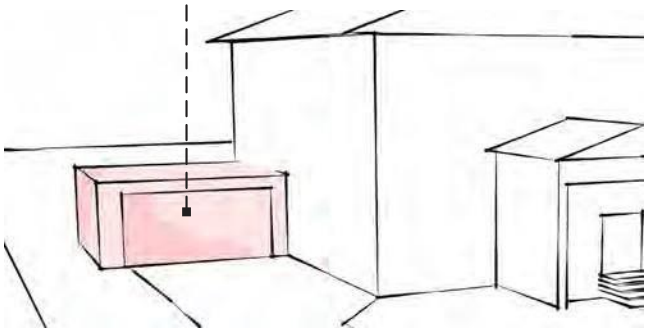


(f) Attached Garages visible from the street

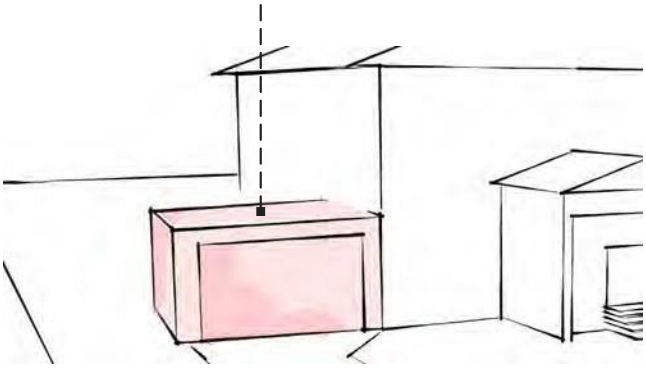
(i) Accommodate attached garage, porte cochere, and carport additions that are subordinate to the existing building in terms of location, dimensions, and design.

(ii) Design garage, porte cochere, and carport additions to be visually and physically compatible with the principal building.

RECOMMENDED
Attached garage is subordinate to the existing building.



NOT RECOMMENDED
Attached garage is double wide and flush with front facade of principal building



(g) Accessory Buildings

(i) Ensure exterior walls of new accessory buildings are compatible with the principal building, in terms of materials, finishes, and detailing, when the accessory building is visible from the street.

7.4.3 New Infill Developments

(a) General

(i) Ensure new infill development is compatible with the existing streetscape, in terms of setback, spacing, mass, rhythm, and orientation.

(ii) Encourage new infill development to be a product of its time, but also respectful of and sympathetic to the district.

(iii) Encourage cladding materials of new infill development to be compatible with colours and materials characteristic of the district, when visible from the street.

(iv) Accommodate new principal buildings ranging in height from 1-storey to 3-storeys.

(b) Entrances

(i) Ensure the primary entrance to new infill development is visible from and oriented towards the street.

(c) Roofs

(i) Encourage roof forms, materials, and rooftop equipment to be compatible with those characteristic of the district, when visible from the street.

(d) Windows

(i) Ensure windows in new infill developments are respectful of and sympathetic to the character and scale of the district.

(e) Porches & Verandas

(ii) Accommodate porches and verandas as components of new infill developments, provided they are appropriate for the style of the new building and are compatible with the characteristics of the district, when visible from the street.

(f) Garages visible from the street

(i) Accommodate garages as components of new infill developments, provided they are incorporated into the new building's proportions, rhythm, and massing when integrated into the front wall or subordinate to the new building, when otherwise visible from the street.

(ii) Design garage, porte cochere, and carport components to be visually and physically compatible with the new principal building.

(g) Accessory Buildings

(i) Accommodate accessory buildings that are subordinate to the new principal building, when visible from the street.

7.4.4 Demolitions

As with alterations, efforts to maintain and repair principal and accessory buildings are expected to be undertaken prior to any consideration of potential demolition or relocation. Where maintenance and repair efforts are not viable (e.g. due to extent of damage from a fire or natural disaster), demolition and/or relocation may be considered under the Heritage Permit review process.



This home features a front door surround and a distinctive roof shape and form.



These decorative dentils and distinctive roof brackets are characteristic architectural features, and the wood shingle cladding is characteristic of District.



A distinctive roof form and dormer window, with prominent sills and a red masonry facade.



A property demonstrating a porte cochere.



Decorative chimneys should be maintained as a distinctive character element of the District.



Maintain roof form and distinctive window surrounds.



Maintain key architectural features, such as decorative cladding and facade details. Maintain distinctive window surrounds and Dormers.



Maintain detailed door surrounds and transom windows.

8.0 Armstrong's Point HCD Advisory Committee Terms of Reference

8.1 INTERPRETATION

In this document:

"Advisory Committee" means the Armstrong's Point Heritage Conservation District Advisory Committee;

"Council" means the council of The City of Winnipeg;

8.2 AUTHORITY

Formation and activities of the Advisory Committee is authorized pursuant to the HCD By-law, and is formalized through the adoption of an HCD plan for Armstrong's Point.

8.3 FUNCTION

The Advisory Committee shall, on an as-needed basis:

(a) provide advice to the public service on issues specific to the Armstrong's Point HCD as well as HCDs generally; and

(b) review applications for heritage permits on an as-needed basis.

8.4 MEETINGS

The Advisory Committee shall meet as needed.

8.5 DUTIES AND RESPONSIBILITIES

The Advisory Committee's responsibilities are as follows:

(a) review and offer advisory input into process, policy and programs regarding the Armstrong's Point HCD on an as-needed basis;

(b) make recommendations concerning development applications with respect to the HCD Plan;

(c) evaluate heritage permit applications on an as-needed basis and give advice to the Designated Employee as to whether the said applications complies with the guidelines outlined in the HCD Plan; and

(d) provide updates on Advisory Committee activities and workload as needed.

Advisory Committee members are expected to attend meetings regularly, be punctual, and be prepared.

8.6 CRITERIA FOR MEMBERSHIP

The Advisory Committee membership shall not be less than three (3) members of the Historical Buildings and Resources Committee (HBRC), who will participate on a voluntary basis.

As Advisory Committee members participate on a voluntary basis, there shall be no term lengths.

8.7 VOTING

Voting is by majority rule.

8.7 SUPPORT

Staff from Winnipeg's Urban Planning and Design Division will be assigned as needed to support the Advisory Committee.

The Director of the City of Winnipeg's Planning, Property and Development Department must provide professional and technical support to the Advisory Committee sufficient for the Advisory Committee to perform its function.

The Advisory Committee may request input from others as needed.

9.0 Community Consultation Results

Community engagement opportunities to provide input into the HCD study and HCD plan commenced in 2015 and continued through to 2017. A variety of methods were utilized—including information sessions, workshops, and open houses—to involve community members in the study and plan preparation. Community engagement during the plan preparation phase was intended to:

- update and review the findings of the Heritage Conservation District Study;
- provide a baseline understanding of what an HCD Plan is, what it may include, and its relationship to the HCD Study;
- advise community members on the plan preparation process;
- provide opportunities for community member input into the HCD Plan; and
- review draft Policies and Guidelines.

The Armstrong's Point Association (APA) is a non-profit area resident's organization formed over fifty years ago. The APA was instrumental in notifying area residents of upcoming community engagement sessions. To gain input into the development of the HCD plan, the project team held a facilitated public information meeting and an evening workshop. Both events were well attended by area residents.

The consultant team also attended a public home tour event organized by the APA, at which the team provided the broader public with information on HCD planning. Armstrong's Point residents were invited to contribute to the HCD plan both in-person and through an online survey on the City of Winnipeg's project website. A community-led meeting was also held at the public library to further discuss the draft plan. The Armstrong's Point HCD study includes additional consultation results.

In April 2017 an open house was held in Armstrong's Point to share the draft HCD Plan with the community and to receive feedback. City of Winnipeg staff and consultant team members were available to discuss plan details. There was strong in-person and online support for the HCD Plan and its component parts.



October 15th, 2015 Community Workshop



September 11, 2016 Heritage Home Tour Information Display



November 9th, 2016 Community Workshop

The following pages summarize public engagement related to the HCD study and HCD plan.

PUBLICENGAGEMENT SUMMARY (HCD Plan 2016-2017)			
PUBLICENGAGEMENT	DATE&VENUE	PARTICIPATION	DELIVERABLE
Public Information Meeting (HCD Plan content & direction)	St. Mary's Academy June 22, 2016	22 participants	Presentation, question and answer session. 'What We Heard' report
On-Line Survey#1 (HCD Plan content & direction)	June 22, 2016 - November 17, 2016	44 respondents	Survey response summary
Armstrong's Point Heritage Neighbourhood Tour	September 11, 2016	100+ tour participants	Public Display - presentation boards, consultant team in attendance
Project Bulletin Update	October 27, 2016	Home delivery 129 residences	Update on HCD Plan development & website
Public Workshop (draft Policies & Guidelines)	Universalist Unitarian Church November 9, 2016	28 participants	Presentation, facilitated table discussions, Summary of Findings report
On-Line Survey#2 (draft Plan Policies & Guidelines)	November 9, 2016 – January 31, 2017	9 respondents	Survey response summary
Open House	University Women's Club April 19, 2017	±30 participants	Presentation Boards
Open House Feedback Form	April 19, 2017	7 respondents	Feedback comment summary

Public meetings and open house events were promoted in the following ways:

- direct home mail delivery (129 residences);
- stakeholder email list (61 email addresses);
- Armstrong's Point Association members' social media;
- posters (Cornish Library, BIZ public notice boards).

Additional presentations and summaries of feedback received at the public information meeting and the public workshop is available on the City of Winnipeg website: www.winnipeg.ca/heritagedistricts

The following feedback was provided by workshop participants to the question: "What would you like to see in the HCD Plan for Armstrong's Point?".

Comments were recorded by facilitators at small conversation table groups. The meeting concluded with participants sharing highlights of their findings with the large group.

General HCD concerns and comments

- Ensure decisions consider environmental costs and concerns i.e. tree decline and succession, storm water and run-off, energy efficient buildings
- How to manage properties that fall into disrepair? Recommendations / regulations are to encourage on-going property maintenance (so buildings do not fall into disrepair and require removal)
- Flexibility!
- Flexibility to reflect different types of built resources
- Is there a mechanism for placing interim hold on development permits until an HCD Plan is in place?
- General large group discussion on nature of the process for items that require approval, e.g. resident representation or independent approval body or some combination thereof.

Approvals and Permit Process

- Rigour of review approvals – need to reflect the Plan intention
- Mechanism for City of Winnipeg internal planning department to run concurrently with HCD review process
- Simplify the permit and approval process
- Simplify the permit process when it comes to re-establishing historic character and features
- Should be an unbiased expert group – separate from neighbourhood
- Association – is it representative? Should be residents (like jury duty) to serve on the committee – rotation/appointments – Citizen input is important for rebuilds or major changes to façade
- Hybrid approach to incorporate both a community advisory review process and an external expert group review (within the City)

Financial Support/Considerations

- Support or incentives (i.e. taxes) for maintaining heritage character

- Cost–how can people recover the cost/investment of re-installing/restoring heritage fabric (i.e. cladding)
- How can restoration be more accessible financially?
- Considerations:
- Converting buildings into condominiums only if the heritage value is protected – perhaps restrictions on number allowed in district
- Tax-incentives
- Cost forgiveness on restoration / renovation
- Tax incentives
- Cost Matching? Grants?
- Consider the extreme costs of bringing heritage buildings fully up to the provincial energy code – "all or nothing" mentality

Zoning/Existing by-laws andpolicies

- Residential use / form of buildings
- R1 Status – how will it work with the HCD Plan
- How to manage historical accuracy vs provincial codes (ex. restoring historic fabric that is no longer to code – such as low railings)

Demolitions/Subdivision

- Restrict demolitions and Lot subdivision
- If demolition is permitted – consider a building tax on new constructions and the period of time the lot would remain vacant (to discourage vacant lots for long periods of time)
- Demolition limitations

Renovations / Restoration / New builds

- Give and take is needed for guidelines. Find good solutions i.e. matching of windows in new materials but in keeping with the character
- Preserve character of district in new builds and existing building renovations
- Advice on windows
- Energyefficiencyto be accommodated (solar panels)
- Chimneys
- Character of new designs
- Size of new additions / dwellings
- Address adaptive re-use/ adding new units – incentives
- Should new builds /additions be made to reflect/replicate the historical period to "blend" with the heritage district, or should they be made to be contemporary (subordinate, new, but reflective of overall district character)?
- Concerns over loss of heritage homes and new builds being excessive, large and imposing (ex. Wellington Crescent)

SiteLayout

- Maintaining layout set-backs
- Lot layout / set-backs – as long as the character is maintained, open to front additions etc.
- Importance of front yard setbacks

Parking/Paving

- Restrict in front yard of properties – reinforce existing by-law
- Keep garages recessed in back
- Restrict street parking during the day – recommend 1hr max from 9am – 5pm
- Issue permits (ie$25 parking pass) to residents who want additional parking and construction crews etc.

Materials/Colours

- New materials – some are not appropriate materials in keeping with heritage character. Need for new material guidelines
- No colour restrictions – but recommendations for appropriate colours and period
- Painting brick – not encouraged

Landscaping/ Trees

- Tree protection and replacement – not only boulevard trees but in trees in rear yards should be considered as well
- Consider working with hydro especially around pruning and siting of new trees. Need City's help through HCD to get them on board about special requirements on these matters in an HCD.
- Context of environmental protection of trees is not just in public realm – how can we ensure the entire district tree canopy retention – because the sum is greater than the parts. Guidelines for replanting when one is taken out.
- Landscaping – should be fairly flexible, in front yards but not to distract from long vistas and view-shed. Do not encourage gardening on boulevard
- Protect trees and riverbank
- Tree protection & tree collection renewal - removal of hazard trees
- Guidance desired for fencing and hedging

Streetscaping/Approaches

- Street alignment maintained
- Retain existing street profile
- Guidelines for approaches (outside the district)
- Retain boulevards

1. What guidelines, issues or topics would you like to see included in a Heritage Conservation District Plan for Armstrong's Point?
   - Respondents cited multiple issues and topics which framed the creation of the HCD plan.

2. What do you hope will be achieved with a Heritage Conservation District Plan for Armstrong's Point?
   - 41 respondents spoke positively, mostly citing hopes to preserve residential character and acknowledge the historic significance of the neighbourhood. One respondent stated their hopes that this plan not go forward.

3. How informed do you feel about the Armstrong's Point HCD Study and Plan? (44 responses)
   a. Well informed - 34%
   b. Adequately informed – 45%
   c. Not as informed as I'd like to be - 22%

4. Do you live in Armstrong's Point? (44 responses)
   a. Yes – 93%
   b. No – 7%

5. Do you own property in Armstrong's Point? (43 responses)
   a. Yes – 91%
   b. No – 9%

6. Please share with us any concerns you have about the project:
   - Encouraging homeowners to upgrade homes
   - Decreasing government controls
   - Process concerns (too slow, not thorough enough, etc.)
   - Encroachment of institutions in the area
   - Recent infill housing
   - Maintaining protection for infill homes, having a plan with 'teeth', not allowing variances
   - House maintenance
   - Street parking
   - Worries that one type of architecture would be imposed on all houses
   - Delays and costs associated with making changes

Please Note: this is a summary of comments received from workshop attendees at the November 9th HCD Plan workshop. Participants were provided copies of the DRAFT HCD Policies and Guidelines and asked to provide comment. The following has not been edited or organized in any specific manner, and as such represents the variety of opinions and approaches on the proposed HCD Policies and Guidelines.

General HCD concerns and comments

- Change has occurred over the years, and can be for the better - thoughtful change in moving forward is needed;
- Term "Character neighbourhood" vs "Heritage neighbourhood" – possibly more representative of the building diversity;
- Incremental back sliding – institutions may purchase homes slowly over time;
- Fear of becoming areas like Roslyn or Wellington without guidance;
- Accommodate thoughtful deviation from patterns and guidelines based on variation in the district;
- If compliance does not require a permit, why have guidelines?
- Find balance between "evolution and infill" and "conservation / preservation of heritage character";
- The setting and landscape are more significant to district character than architectural details.

Process and Implementation

- No "design police" – preference for neighbourhood committee to discuss big ticket items;
- Concerns over staff regulation at the City of Winnipeg – how could they possibly police every tree removal?
- If too onerous, people are likely to forgo permit process altogether – streamline the process;
- Consider instances when alterations are done without knowledge, or Adherence to the guidelines. Will there be repercussions for those who do not conform to Plan?
- Heritage premium – original look can cost more;
- Revenue for income for larger homes – don't want to see homes broken up into tenements; OR
- Consider "smart" divisions where the integrity of the house isn't compromised (when alternative is losing the house);
- There is a concern of institutional creep – where condos proliferate and expand, eventually in height, number of units etc;
- Ensure the Plan has "teeth";
- Ensure the right people are applying and managing the process and enforcement of the plan;

- Implementation is critical, the process needs to be rigorous;
- Private property – let people do what they please if like with like;
- Review Permits / Heritage Permits – what is the cost? Length of time?
- There should be benefits when applying for variances,or a simplified process, when modifications conform to heritage planning/area part of restoration works;
- No purpose-use builds, condominiums, duplexes, and apartments;
- Residents MUST be involved in heritage permit approvals;
- Fear of setting the stage for neighbourhood conflict;
- Consider degree of permanence and reversibility in permit process;
- Neighbourhood review committee for demos and infill consider “why demolish?” “what will be replacing this building?”

The Building - Draft Guidelines

- Consider how residents can afford to maintain and salvage buildings;
- Encourage “good” new design;
- Hydro now requires service be at front of existing and new buildings;
- Ensure a balance between contemporary and heritage homes;
- Height restrictions, materials, and garages should be regulated;
- Guidelines should focus less on architecture details andmore on scale, massing, proportions etc.
- Consider succession planning in neighbourhood – in 10 years many of the older residents will have movedon, will sentiments remain consistent?
- Many homes already do not meet the proposed guidelines;

Windows and Doors

- Restrictionson changing doors/windows is a bit “heavy handed” especially for newerhomes;
- Flexibility for changing windows (making more energy efficient etc.) - the location, size of openings, orientations are the important elements to retain;
- Improve for heat, comfort, and efficiency;
- Difficulty in replacing original windows to exact size of pane (i.e. Might require 2-3 windows for one opening).

Roofs

- Flexibility – there is already variation in roofing materials in The Point
- Maintain shape of roof;
- Is there a difference in permitting / regulations for homes from the 50’s and earlier, compared with the older heritage homes?
- Keep solar panels, skylights, light tubes, and other equipment on the back of the roof so they are not visible from the street. If unavoidable, ensure placement on front of roof is tasteful and subdued.

Chimney

- Retain original chimney, even if no longer in use (blocked in).

Cladding

- Enable change;
- Conserve original stone and brick work;
- Leniency with newer materials – some may be preferred over originals, and still be in keeping with heritage character;
- Consider new / evolving technologies (ie. Metal roofs can be stylistically compatible with heritage character, It's not about the "materials" it is about the overall aesthetics).

Porches and Verandas

- Few porches in the District can be considered "heritage" or "original";
- Encourage restoration of heritage porches/verandas (use historic photos / record for reference);
- What if restoration works conflict with existing by-laws (such as set-backs).

Additions/Accessory Buildings

- Concerned new additions will have to conform to existing buildings too strictly (i.e. Same cladding);
- Allow bungalows to be altered to allow another storey addition;
- Carport – closed in would require a permit.

Demolition

- The issue of demolition had differing points of view from no demolition to some support for flexibility / leniency with demolitions;
- Allow demolition of bungalows for larger (2-3 storey) homes;
- Who decides when a demolition becomes necessary and repair is no longer "viable"?
- Prevent/ address abandonment if possible;
- Maintenance guidelines – to prevent homes falling from into disrepair and becoming "unsalvageable properties" – to avoid "preventable" demolitions.

Infill

- Avoid rebuilding / infill that is inappropriate to the district;
- Allow flexibility in Plan for infill and evolution;
- Encourage infill that follows guidelines/ is sympathetic to neighbourhood;
- Do not reject creative infill – address "ridiculous" interventions;
- Consider if infill buildings will fit better with district character.

The Site - Draft Guidelines

Trees

- Consider tree plantings. It is encouraged to plant trees, but removing them isn't acceptable – is thisfair?

Siting of Accessory Buildings

- Setback – recognize variation (consistent with existing);
- Make setbacks generous and sympathetic to adjacent;
- No buildings permitted in front yard;
- Keep "generous feel" / "pattern" created by setbacks, massing, buildings etc.

Paved Areas

- Maximum green on front yards – consider permeable pavers (avoid using word "generous" in guidelines).

Vehicle parking

- Consider on-street parking permits for residents;
- Consider requirement for a back-up lane in front property (even with rear / side parking).

The District - Draft Guidelines

Lot Pattern

- Do not encourage any subdivisions (even if it was a historic pattern);
- Do not permit layout alterations that aren't already in progress.

Streets

- Encourage winter snow removal maintenance (blocking ends of sidewalks);
- Do not widen streets.

Sidewalks

- No urgency to add more/ discourage new ones.

Boulevards

- To be maintained;
- No curb cuts – do not to accommodate layby lanes or pull ins.

Trees

- Guidelines for tree species - to encourage long living plant species for renewal;
- Encourage inter-planting of trees on boulevards and public property;
- Stronger language should be used in guidelines around tree planting and replacing;

- No incineration of trees by City on the riverbank as has been recent practice;
- An HCD should receive priority planting for loss of street tree collection due to age or disease;
- Tree maintenance guidelines are important;
- Hydro affects street trees – hydro should accommodate new street tree plantings not vice versa.

Parks and Open Spaces

- Incorporate policies relating to riverbank development;
- Maintain diversity between parks (i.e. East Blanchard, West Blanchard and Middle Gate extension);
- Request City to consider end of Middle Gate to be included as a park / open space.

Views, Vistas, and Approaches

- Redo approaches to the district to better define.

Utilities

- Shift utilities to adjust to streetscape;
- Plant 20' trees as an alternative under hydro - not ideal sol'n because loose the overall district impression of the tall tree canopy.

Signage and Lighting

- Encourage(unique) street signage (i.e.Wolseley);
- No commercial signs;
- Softer colour LED street lights – more ambient lighting;
- Consider shorter light poles if conflict with trees;
- Upgrade Park signage;
- Signage style consistency within district for park signs, street signs;
- Heritage + interpretive signage;
- Map of neighbourhood – offer wayfinding "you are here!";
- Recognition of Heritage Conservation District (plaque).

Public Open House – April19, 2017

Location: 54 West Gate, Ralph Connor House, 4:00pm - 8:00pm

Survey results

1. Overall, how satisfied are you with the process for developing a HCD Plan for Armstrong's Point? (7 responses).
   - Very Satisfied – 71%
   - Somewhat satisfied – 29%

2. How satisfied are you with following components of the HCD Plan?

District Boundary
- Very satisfied – 100%

HCD Policies and Guidelines
- Very Satisfied – 71%
- Somewhat satisfied – 29%

Work NOT Requiring a heritage permit
- Very Satisfied – 71%
- Somewhat satisfied – 29%

Heritage permit process
- Very Satisfied – 71%
- Somewhat satisfied – 14.5%
- Don't know – 14.5%

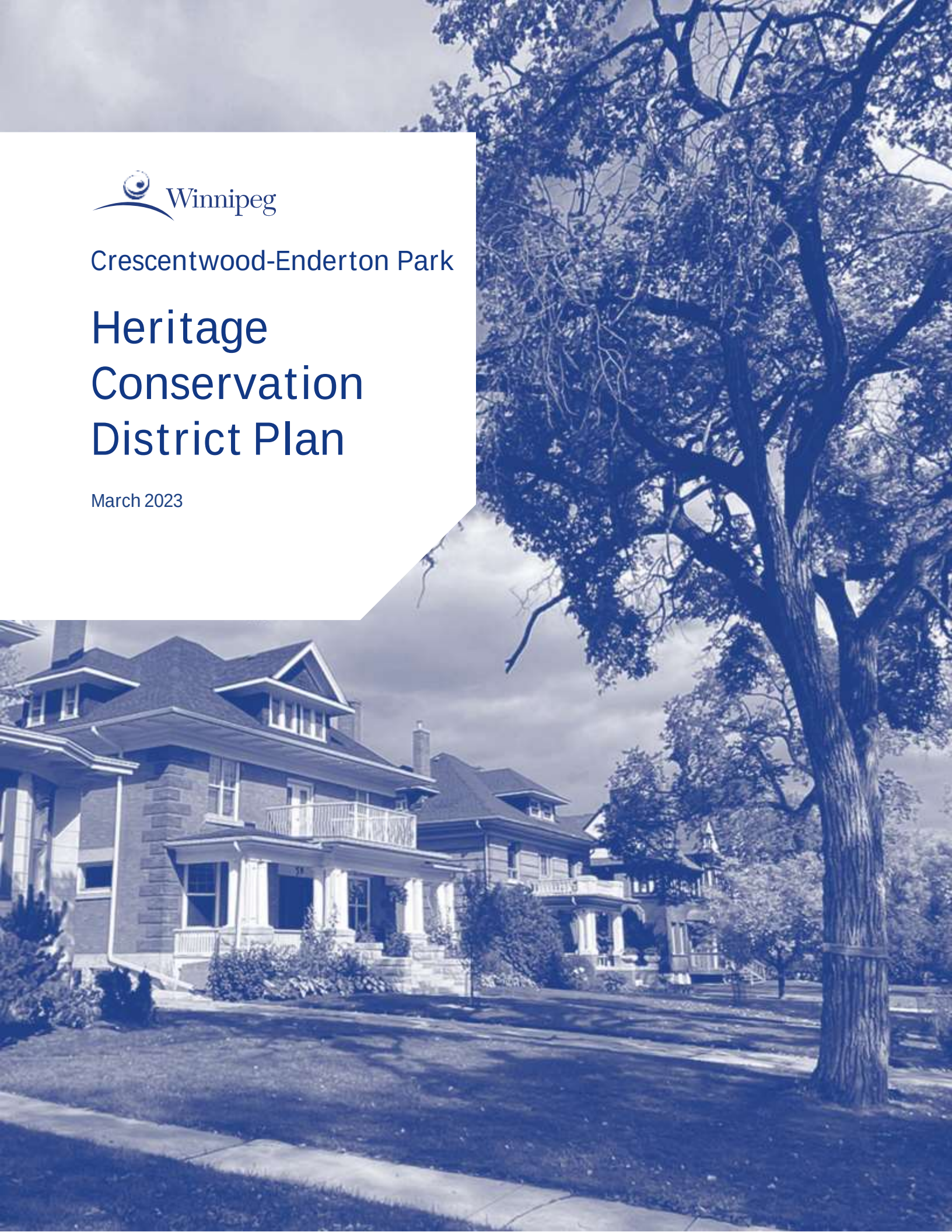
3. Please share with us any additional comments or concerns you have about Armstrong's Point HCD Plan.
   - Overall I am very appreciative of the efforts of everyone who contributed to this project and I think, in future, the Draft Plan will effectively protect the heritage character of Armstrong's Point.
   - Proposed plan limits development and retains residential character, which is good, but policies seem rather generic. Would prefer more emphasis on historical restoration.
   - Please ensure variance guidelines are stronger than current (unenforced) City by-laws.
   - Hoping residents continue to have a cooperative relationship with those enforcing the HCD and it does not become dictatorial.
   - I live in Crescentwood and we have same problems as Armstrong's Point.

Winnipeg

Crescentwood-Enderton Park

Heritage Conservation District Plan

March 2023



Land Acknowledgment

Winnipeg is located in Treaty One Territory, the home and traditional lands of the Anishinaabe (Ojibwe), Ininew (Cree), and Dakota peoples, and in the National Homeland of the Red River Métis. Our drinking water comes from Shoal Lake 40 First Nation, in Treaty Three Territory.

Figure 1: "Seven Sacred Teachings" is a painting by local Indigenous artist, Jackie Traverse.



Acknowledgments

We acknowledge the many individual Crescentwood-Enderton Park community members who contributed throughout the project. We also wish to thank the Historical Buildings and Resources Committee and Councillor John Orlikow, Chair, for their guidance and support in preparing this plan.

Thank you to Maureen Krauss, Rachelle Kirouac, Adam Kroeker, and Michaela Peyson from HTFC Planning & Design for your contributions during the community consultation process.

This document was prepared by Rina Ricci MAA MRAIC, Heritage Planner with the City of Winnipeg's Planning, Property and Development Department, with guidance from Kurtis Kowalke, James Veitch, Valdene Lawson, Michael Robinson, and John Kiernan. Thank you to Marsha Christiuk, Christina Harris, Karin Kliewer, Richard Mahe, Gordon Menzies, and Murray Peterson for their ongoing assistance.

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1.0 Introductory Material

1.1 Cresentwood-Enderton Park Heritage Conservation District

A heritage conservation district (HCD) is a tool to conserve and commemorate a neighbourhood's built heritage and to help guide growth and change. HCD plans are adopted by City Council as part of the HCD By-law. Official designation of an HCD ensures that the heritage values and character-defining elements of a neighbourhood can be conserved over the long term and that new development is consistent with objectives and policy directions jointly created by the community and the City of Winnipeg.

The Crescentwood-Enderton Park area has widespread heritage values. These include that the area was established in the early 20th Century as a residential neighbourhood with architecturally-significant buildings within a garden-like setting. More of the area's unique history is outlined in the HCD Study.

If designated, the HCD Plan will apply to all properties within the Crescentwood-Enderton Park HCD boundary. Refer to 9.1.1 Map 1 – HCD Boundary.

1.2 Project History

On June 6, 2019, the Director of the Planning, Property and Development Department (the Director) nominated an area within the Crescentwood neighbourhood to become a Heritage Conservation District (HCD) in accordance with the Heritage Conservation Districts By-law 87/2018.

The Crescentwood-Enderton Park HCD Study (HCD Study) was submitted as a requirement of Section 12 of the By-law, and, on January 18, 2021, the Standing Policy Committee on Property and Development, Heritage, and Downtown Development (SPC) accepted it and directed the Public Service to prepare the HCD Plan. The HCD Study provides foundational information about the heritage values of the HCD, which are the reasons why the area is architecturally and historically significant, as well as its proposed Character-Defining Elements (CDEs), which are physical features that embody its heritage values. It also sets out a draft list of work that would and would not require a heritage permit should the HCD be designated. The document was prepared in consultation with area property owners and with input from the Historical Buildings and Resources Committee (HBRC), which is a Council-appointed committee comprised of heritage conservation experts, members-at-large, and members of Council.

The project team then began work on an HCD Plan with the help of the community. To develop the HCD Plan's policies and design guidelines, public engagement took place between June 22, 2021 and March 25, 2022. During that time, the City held a virtual information session, two virtual workshops, and conducted an online survey.

For more information on consultation with property owners, please see the Public Engagement Summary.

From July 29 to August 19, 2022, the Crescentwood-Enderton Park HCD Draft Policies and Design Guidelines were published on the City's website for review and feedback from project subscribers. Feedback that was gathered included a suggestion for adding a requirement to obtain a heritage permit for the installation of solar panels, which has since been incorporated. There was also general support for the HCD Plan and opposition to the HCD Plan.

The HCD Plan has been developed with input from these public engagement sessions.

1.3 HCD Designation Process and Implications

The HBRC must hold a meeting to review and make recommendations as to whether or not the HCD Plan should be approved. These recommendations are then considered by the Standing Policy Committee on Property and Development, Heritage, and Downtown Development.

Council will make a final decision on whether or not to approve the HCD Plan. All property owners will be notified in advance of this process, and they will be able to submit in writing or appear in delegation to express support or opposition to the recommendations.

If approved, the proposed HCD plan will be added as a schedule to the HCD By-law, and the protections imposed by HCD designation will apply to every property located within the HCD. A property owner will be required to obtain a heritage permit for certain work in accordance with the HCD Plan. Furthermore, an historic property notice will be registered as a caveat on the titles of all properties within the HCD.

All property owners within the HCD will be notified of Council's decision with respect to the HCD Plan.

1.4 Alignment with City Policy

Winnipeg has a rich and complex history. Our heritage resources are inseparably tied to our culture, identity, cultural perspective, collective consciousness and sense of place. In Winnipeg, heritage resources support and are represented by a distinct mix of cultures, ideas and values. This facet of our identity provides us with variety in neighbourhood design and architecture, expresses various social values, and provides an invaluable legacy of resources that are distinctly our own.

The conservation and reuse of existing buildings can also align with numerous sustainability objectives such as waste minimization, embodied energy and carbon reduction, natural resource protection, and compact urban form.

The following directions from the City of Winnipeg's municipal development plans, *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*, support the creation of HCD.

OurWinnipeg 2045

Environmental Resilience:

2.14 Heritage Conservation - Identify, designate and conserve heritage resources and districts that illustrate the broad range of heritage values, as defined in Complete Communities, while supporting efforts for carbon-neutral and energy-efficient buildings that reduce embodied carbon.

Economic Prosperity:

3.7 Heritage Investment - Facilitate the economic viability of heritage conservation by working with agencies, partnerships, and other governments to provide leadership, incentivize the conservation of heritage resources and districts, as defined in Complete Communities.

3.8 Culture and Heritage Value - Enhance the economic value of cultural and heritage resources in the community by promoting awareness, education, viable adaptive re-use, and other effective conservation tools.

City Building:

6.10 Established Neighbourhoods - Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.37 Heritage Conservation - Conserve cultural, natural, and heritage resources and districts, as defined in Complete Communities, to celebrate sense of place through community history, architecture, civic identity, and cultural perspectives.

Complete Communities Direction Strategy 2.0

Major Roadways:

6.3 Ensure that road corridors function as public spaces, while providing the necessary public infrastructure by implementing approved corridor or street design guidelines, including those for road classification types and for heritage districts, tourist areas and Business Improvement Zones.

Urban Design:

Design for the context - 1.2 Promote design that responds to the site and local area context in a way that enhances and improves it; especially to significant buildings, landscapes, cultural heritage, and heritage districts, such as the Exchange District.

Heritage resources - 1.3 Recognize, use, conserve and enhance heritage resources, including districts, buildings, landscapes and cultural heritage.

Heritage Conservation:

2.0 Provide leadership in heritage conservation and education that links to broader civic goals of economic development, reconciliation, sustainability, and neighbourhood planning.

Collaborate with other stakeholders - 2.3 Work with senior levels of government, community groups, and building owners to conserve and commemorate tangible and intangible heritage resources

Support heritage preservation - 3.2 Facilitate the conservation or adaptive reuse of designated heritage buildings and ensure that heritage conservation incentives are available through agencies, partnerships and senior levels of government.

Integration - 3.3 Integrate heritage planning with planning initiatives across other civic departments and eliminate disincentives to conservation.

4.0 Plan for the sustainable development of healthy neighbourhoods and districts based on their particular historic identity and character.

Identify and maintain local heritage resources - 4.1 Work with community stakeholders to identify unique heritage legacy elements at the neighbourhood scale and support the sustainable reuse of existing building stock and historic infrastructure.

Heritage conservation districts - 4.2 Through community consultation, designate neighbourhoods and areas with special historical and architectural interest as heritage conservation districts by using Winnipeg's Historical Thematic Framework as a means of evaluating heritage significance.

Secondary plans - 4.5 Work collaboratively with area planners and other civic departments to develop policies for heritage conservation when preparing secondary plans and planning studies.

1.5 How to Use this Document

Section 1 sets out important background information about the HCD Plan including definitions, best practices for heritage conservation, and annotated diagrams to help illustrate definitions and restricted locations related to private properties.

Section 2 draws from the HCD Study and provides a statement of significance for the Crescentwood-Enderton Park area, which includes a description of the historic place, and a refined version of its heritage values and character-defining elements.

Section 3 sets out the objectives for HCD designation, and the heritage permit requirements from Section 4 along with the policies and design guidelines in Section 5 are intended to support these objectives.

Section 5 set out the policies and design guidelines related to four main topic areas: Streetscapes, Parks, and Private Yards; Building Conservation; Infill Development; and Alterations to Buildings. Links to relevant reference materials, including maps and inventories

of features within the HCD, are also provided at the beginning of each of these sections. It is important to note that multiple sections may apply to each project.

Each policy and design guideline is labeled as either as mandatory or encouraged. Unless otherwise stated, mandatory means that the associated work would require a heritage permit, and the design must meet the policy and design guideline. If an applicant can demonstrate that a design cannot meet the policy and design guideline, an alterative solution(s) may be considered, but it must meet the objectives of designation from Section 3. Encouraged, on the other hand, means that the design of the associated work should meet the intent of the policy and guidelines; however, the guideline is not enforceable, and a heritage permit is not required for the work to proceed.

Some of the policies and design guidelines refer to combability with adjacent properties or buildings that are character-defining elements of the HCD. This reference is not intended to include 390 Wellington Crescent, Executive House, because, compared with other buildings that are character-defining elements of the HCD, this property is unique in its massing, setbacks, and lot coverage.

Section 6 sets out the draft terms of reference for the HCD Advisory Committee, which includes its duties and responsibilities along with rules about membership.

Section 7 sets out recommendations for managing the HCD Plan in the future.

The appendices within Section 9 include materials that are referenced within the document along with a public engagement summary.

1.6 Definitions

Accessory Building: a building or structure erected in conjunction with or subsequent to the establishment or erection of a principal building and is subordinate or incidental to, and located on the same zoning lot as, a principal building or structure.

Alteration: for the purposes of this plan, includes:

a. the modification, repair, restoration, renovation, or maintenance of a building;

b. the installation of an element of a building but does not include the construction of an addition to a building; or

c. an action that results in damage to the exterior of a building or land.

Character-Defining Element: as per the HCD By-law, any element which contributes to the heritage values of an HCD, and, without limiting the generality of the foregoing, may include built features, landscaping or streetscaping.

Heritage Value: as per the HCD By-law, the reasons that an HCD or a proposed HCD is architecturally or historically significant based on the following criteria:

a. its importance in illustrating or interpreting the history of the city or a neighbourhood;
b. its association with important individuals, groups or events;
c. its illustration of the architectural or design history of the city;
d. its embodiment of distinct or unusual spatial organizations, circulation systems, land use and patterns, ecological or vegetative features, architectural or design characteristics, or particular styles or methods of construction;
e. its location in an area of historical or architectural interest; and
f. its historical or architectural integrity.

Historical Buildings and Resources Committee: the committee identified in the Historical Resources By-law No. 55/2014.

Mature Tree: a tree that is at least 4.5 m in height and with a trunk diameter of at least 15 cm, measured at 1.2 m from the ground.

Principal Building: any building on a site that contains permitted principal uses, as opposed to an accessory building.

Restricted: means that a proposed alteration would require scrutiny through the heritage permit application process, unless otherwise stated in this HCD Plan.

1.7 Definitions - Private Property

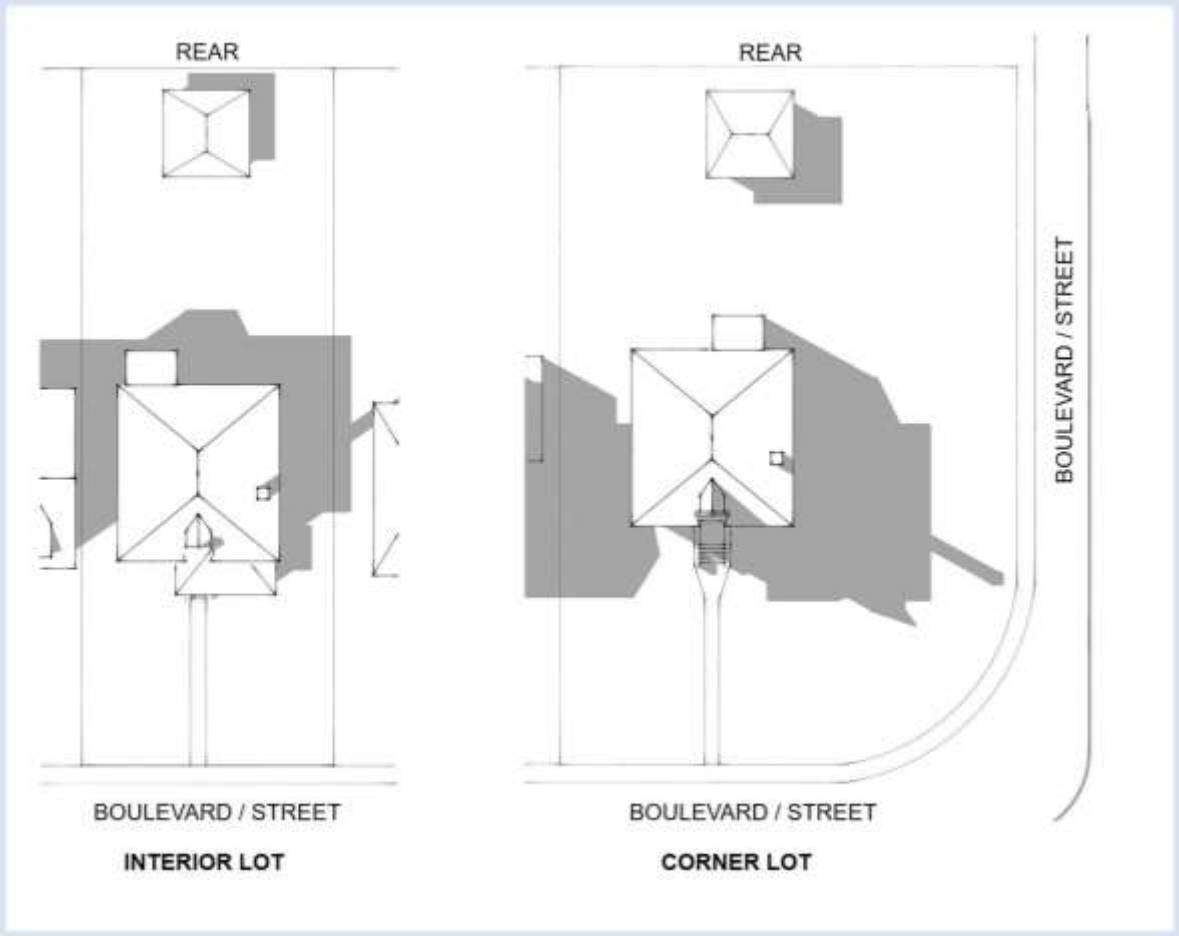
The following definitions that describe a private property apply to this HCD Plan. Supporting diagrams help to illustrate the meaning of each.

1.7.1 Diagrams

1.7.1.1 Lot Types

For the purposes of this HCD Plan, two types of lots are common in the HCD: an interior lot and a corner lot.

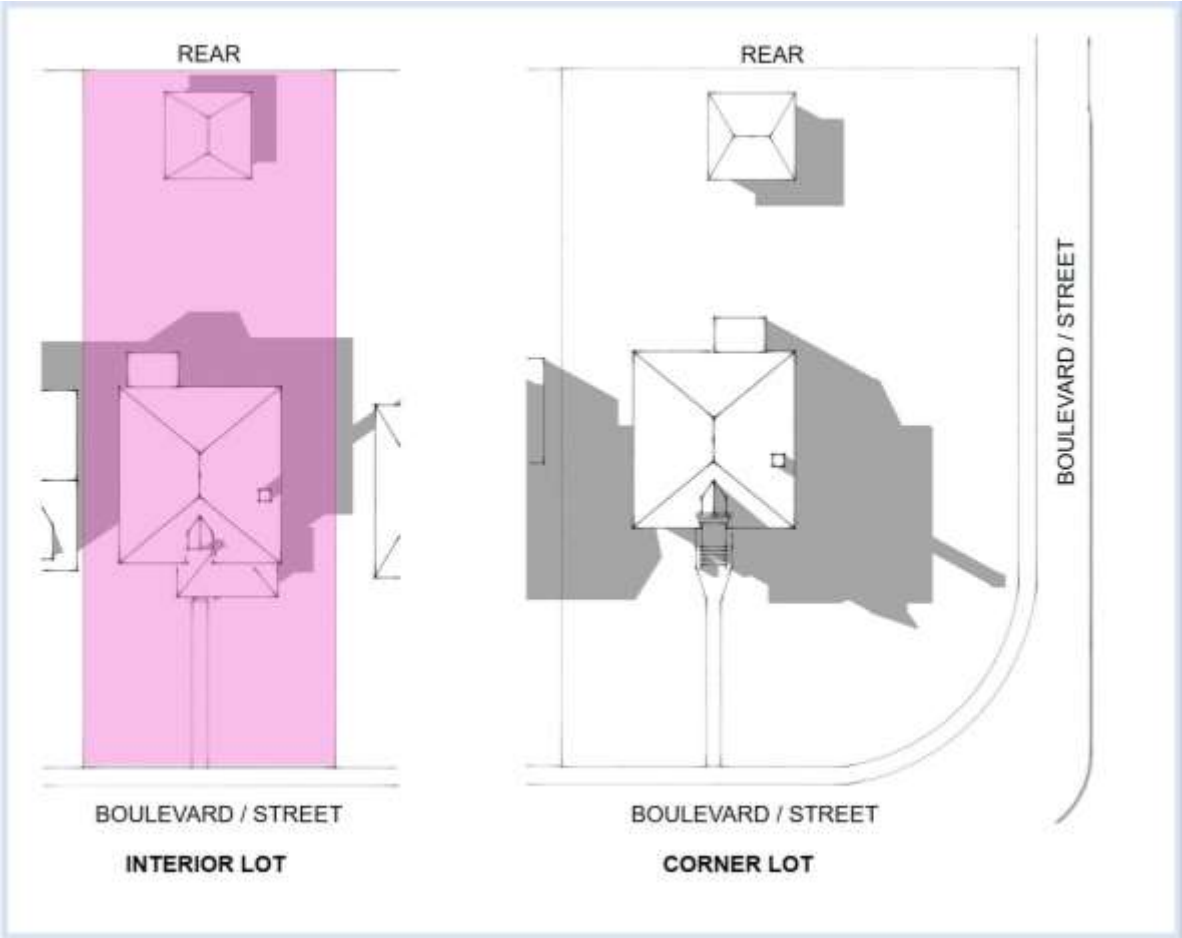
Figure 2: An interior lot and a corner lot are shown in plan view.



1.7.1.2 Interior Lot Diagram

An interior lot means a zoning lot that has frontage on only a single public street.

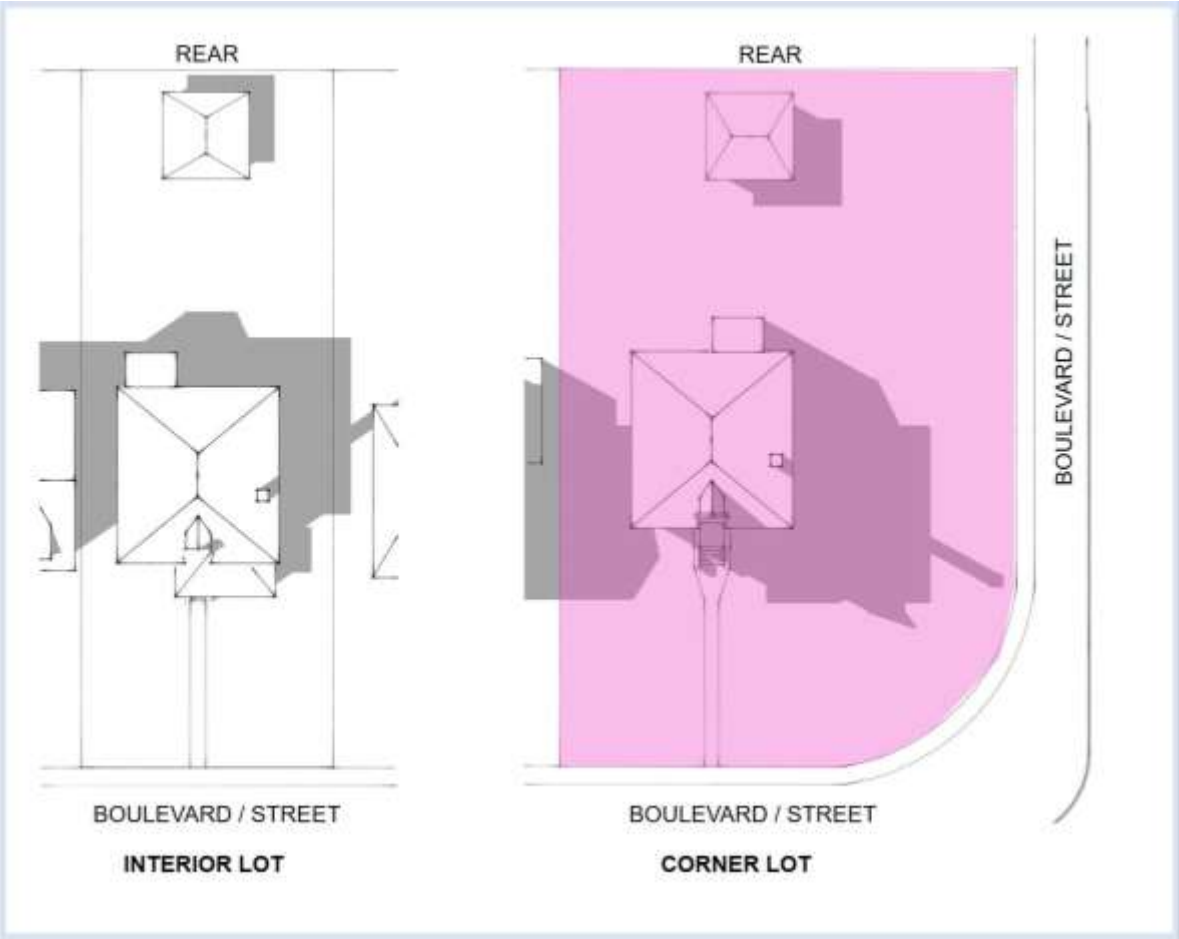
Figure 3: The interior lot is highlighted in pink.



1.7.1.3 Corner Lot Diagram

A Corner Lot means a zoning lot that abuts the intersection of two or more public streets, or that abuts the approximately perpendicular intersection of two or more frontages of the same public street.

Figure 4: The corner lot is highlighted in pink.



1.7.1.4 Front Yard Diagram

For the purposes of this HCD Plan, the yard immediately in front of the primary/front entrance door of a principal building and that spans the full width of the yard as per the area shown in pink on either an Interior Lot or a Corner Lot, as the case may be, is considered to be the Front Yard.

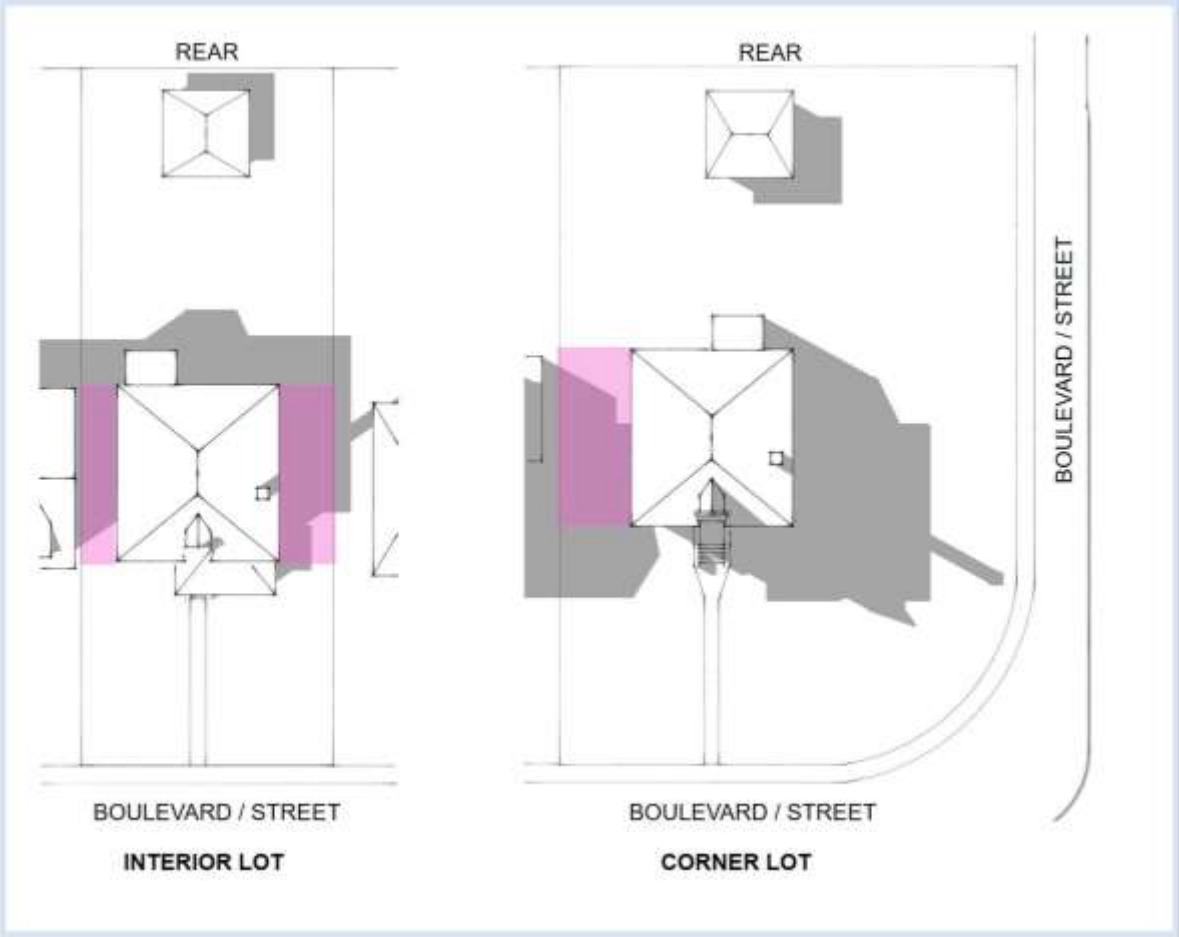
Figure 5: The front yards of each lot type are highlighted in pink.



1.7.1.5 Side Yard Diagram

For the purposes of this HCD Plan, the area between a building and an adjacent property on either an interior lot or a corner lot, as the case may be, is considered to be the side yard.

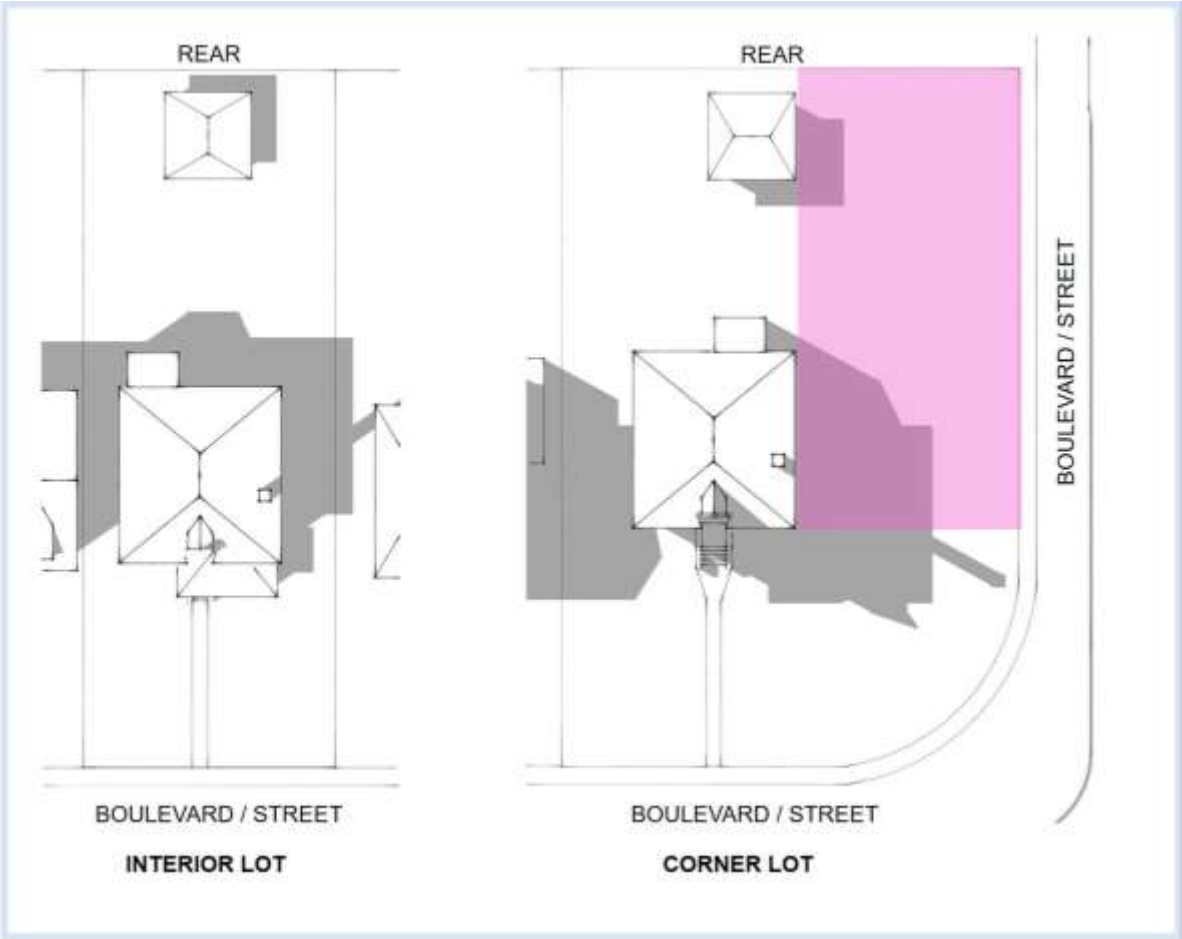
Figure 6: The side yards of each lot type are highlighted in pink.



1.7.1.6 Corner-Side Yard Diagram

For the purposes of this HCD Plan, the yard area between the side of a principal building and the public right of way is considered to be the corner-side yard. An interior lot does not have a corner-side yard.

Figure 7: The corner-side yard of the corner lot is highlighted in pink.



1.7.1.7 Rear Yard Diagram

For the purposes of this HCD Plan, the yard area behind the principal building on either an interior lot or a corner lot, as the case may be, is considered to be the rear yard.

Figure 8: The rear yard of each lot type is highlighted in pink.



1.8 Acronyms

CDE: Character-Defining Element

CW-EP HCD: Crescentwood-Enderton Park Heritage Conservation District

DGMC: *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*

HBRC: Historical Buildings and Resources Committee

HCD: Heritage Conservation District

S&Gs: *Standards and Guidelines for the Conservation of Historic Places in Canada*

1.9 Best Practices for Heritage Conservation

The HCD By-law adopts the *Standards and Guidelines for the Conservation of Historic Places in Canada* (*S&Gs*) as the City of Winnipeg's reference document for heritage conservation standards and guidelines. Among other things, the *S&Gs* sets out nationally endorsed best practices for heritage conservation. The policies and design guidelines for the CW-EP HCD Plan are based on the *S&Gs* but are tailored to suit the community and the unique heritage value of the Crescentwood-Enderton Park area.

When developing plans for work on a property within the HCD, the *S&Gs* along with the HCD Plan should be reviewed and applied accordingly. All project stakeholders should become familiar with the general principles of heritage conservation as set out in Chapters 1-3 of the *S&Gs*.

For each project that affects a character-defining element of the HCD, follow the conservation decision-making process as outlined in Chapter 1 of the S&Gs, which includes understanding, planning, then intervening.

- Understanding includes referring to the heritage value and character-defining elements (CDEs) and investigating or diagnosing an issue. For more information on Crescentwood-Enderton Park's heritage value and proposed CDEs, refer to the HCD Study.
- Planning involves determining the use of an element or building, identifying the project requirements, determining the primary treatment, and reviewing the Standards for Conservation and applying the policies and design guidelines.
- Intervening includes carrying out the work and following up with regular maintenance. This process will help ensure that heritage resources are retained for future generations.

Chapter 2 elaborates on the conservation treatments and provides key definitions. Conservation is defined as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and to extend its physical life. The three primary conservation treatments are preservation, restoration, and rehabilitation.

- Preservation: the action or process of protecting, maintaining, and stabilizing the existing form, material and integrity of the historic place or individual component, while protecting its heritage value.
- Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place or individual component, while protecting its heritage value.
- Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it

appeared at a particular period in history, while protecting its heritage value (S&Gs, page 17).

The Standards for Conservation are set out in Chapter 3 of the S&Gs. These standards are summarized as follows:

- Conserve the heritage value of the historic place. Do not destroy intact character-defining elements (CDEs);
- Conserve heritage value through minimal intervention. Find the least invasive means to repair, restore, or rehabilitate a CDE;
- Support the adaptive re-use of a historic place that requires minimal change to its CDEs;
- Repair rather than replace a CDE. If a CDE requires repair, use gentlest means. If a CDE is beyond repair, replace it with new work that matches the form, materials, and detailing of the original; (Note: In the context of an HCD, this can be applied to an element or a feature of a building.)
- Make new additions to a building visually and physically compatible with, distinguishable from, and subordinate to the historic place.
- Make new work reversible so that it can be removed in the future if needed without damaging the historic place.

For the design of new infill buildings in the context of an HCD, the standards for new work as noted above should be applied. For greater clarification, new infill buildings are to be visually compatible and subordinate with the historic place.

2.0 Statement of Significance

2.1 Description of Historic Place

The Crescentwood-Enderton Park Heritage Conservation District is a suburban residential neighbourhood in central Winnipeg, Manitoba that was developed primarily between 1900-1929.

The area is comprised of grid-like blocks extending from Stafford Street to Wellington Crescent and between Kingsway and Yale Avenues.

The area features large, architecturally significant houses in a garden-like setting and two public parks: Enderton Park, as a central node, and Munson Park, which includes a notable urban forest and the banks of the Assiniboine River.

2.2 Boundaries

To the north, the HCD boundary runs along the northern property line of properties on the north side of Kingsway and the north property line of Munson Park.

To the east, the boundary runs to the midpoint of the Assiniboine River.

To the south, the boundary runs along the south property line of properties on the south side of Yale Avenue and the south property line of 393 Wellington Crescent.

To the west, the boundary runs along the western property line of properties on the east side of Stafford Street.

For more information on the HCD Boundary, refer to 9.1.1 Map 1 – HCD Boundary.

2.3 Heritage Values

The area's early organization and continued evolution finds many connections to the Winnipeg Thematic Framework. Its development can be placed within the larger context of the City's growth, from Indigenous lands to a modern 20th century metropolis. Indigenous trails became its roadways and river lot boundaries its survey lines.

The heritage values of Crescentwood-Enderton Park HCD are as follows.

Winnipeg experienced unprecedented expansion in the first decade of the 20th century as the financial, wholesale and business centre for all of Western Canada, which was fueled by railway construction, the growth of the agriculture economy, and a sharp rise in immigration. In 1902, Charles Henry "C. H." Enderton, who later co-founded the Winnipeg Real Estate Exchange in 1903, registered plans of subdivision for Crescentwood to develop a residential district in a garden-like setting far removed from the hustle and bustle of the expanding warehouse and industrial districts of downtown Winnipeg.

The greater Crescentwood area is located to the west of the Assiniboine River and extends to Cambridge Street between Yale Avenue and Kingsway. The heritage conservation district is a portion of this and represents the area within the original plans of subdivision from the Assiniboine River to what is now Stafford Street.

The Crescentwood neighbourhood provided Winnipeg's growing elite with access to the latest designs, technologies and materials. Accumulated wealth led to many of Crescentwood's residents establishing and supporting Winnipeg's vibrant arts community and taking an active role in public service. Several influential families were original landowners in this area, including James Mulligan, Augustus Stovel, Robert Scott, James T. Gordon, William P. Alsip, Donald A. Ross, Elisha F. Hutchings, John Henry Dumble Munson, etc.

Several early architecturally significant structures in the area were designed by influential architects from Winnipeg including J. H. G. Russell, J. D. Atchison, George William Northwood, Herbert Bell Rugh, and C. C. Chisholm. Later architecturally significant developments were designed by influential architects from the mid to late-20th Century, including Les Stechesen, John Patkau, Peter Wreglesworth, and IKOY Architects.

Enderton placed caveats, commonly referred to as the Enderton Caveats, on all land titles within the subdivision. These stipulated that only one residential structure per lot could be

constructed, that the value of the houses had to fall within an exclusive price range, and that generous front and corner side yard setbacks were required. Along with a series of pedestrian sidewalks grassy or naturalized tree-lined boulevards that line both sides of each street, the caveats resulted in the overall garden-like look and feel of the area.

Several buildings date from 1900 to the late 1920s and are crafted using traditional building materials and methods from this era and in a variety of architectural styles that were popular at the time including (but not limited to) Queen Anne Revival, Tudor Revival, Georgian Revival, Italianate, Dutch Colonial, Arts and Crafts, and Neoclassical and with varying degrees of ornamentation.

Where original buildings were demolished, some of these were replaced with structures from the 1970s that employ similar characteristics of the Enderton Caveats – namely in massing, lot coverage, and architectural significance, but they are designed in architectural styles that draw from the principles of modern architectural styles, including the International Style, with cubic massing, flat rooflines, larger expanses of glass, and a reduction in ornamentation (Maitland, 178) and Brutalism, with irregular massing, fewer windows with protective enclosures, and textured walls that exaggerate the sense of mass (Maitland, 185), and their precursor, the Prairie Style, with an emphasis on the horizontal, geometric shapes, flat or gently pitched roof lines with projecting eaves, and clean lines (Maitland, 172).

Some infill buildings built between the 1950s and 1970s are smaller in scale than the above-noted buildings. These infill buildings are mostly one or two storeys in height and are typical of other homes being built in newer suburbs at that time. Although these infill buildings are ordinary in appearance, they are situated with similar setbacks that respect those of the original lots.

Most newer replacement structures are similar in size to the original structures and are situated with deep setbacks that respect those of the original lots.

The Executive House apartment building at Wellington Crescent near Grosvenor Avenue, which was constructed in 1959-60, is atypical of other developments in the area. It was designed as a multi-family residential block and lacks a deep front yard setback; however, it is architecturally significant unto itself and is an excellent example of International Style architecture.

Although Enderton Park was not a part of the original vision for the development plan, it was established as a greenspace near the beginning of the area's development and is a central focal point of the area, with roads arranged around it and properties facing onto it.

Munson Park, which was originally a private property with a large home, has been used as a public park since the late 1970s and includes greenspace as well as natural riparian forest along the riverbank.

The Crescentwood-Enderton Park area remains as a predominately residential neighbourhood and has retained its lot layout, sizes, and setbacks as originally developed.

Several architecturally significant structures – both original and replacements - are intact and well-maintained. Munson and Enderton Parks continue to function as public green spaces. Enderton Park is maintained with contributions by a local resident's association.

For more information on the history of the area, refer to the HCD Study.

2.4 Character-Defining Elements

Character-defining elements (CDEs) are the built and natural features of a Heritage Conservation District which contribute to or embody the heritage values of the HCD. These are the features that will be conserved under the HCD Plan to help retain its heritage value.

The character-defining elements of Crescentwood-Enderton are as follows:

1. Area
    a. The grid-like block patterns, extending from Stafford Street to Wellington Crescent between Kingsway and Yale Avenues arranged around Enderton Park and containing contiguous individual properties.
    b. The blocks between Ruskin Row and Wellington Crescent whose edges follow the curvilinear shape of the Assiniboine River to the east;
    c. The block encompassing Munson Park at the terminus of the eastern boundary and adjacent to the Assiniboine River.
2. Streetscape
    a. The pedestrian-oriented neighbourhood with public sidewalks and grassy, planted, or naturalized tree-lined boulevards lining both sides of curbed streets and fronting onto properties.
    b. The existing large lot sizes with generous front and side yard setbacks, and, in some cases, generous corner-side yard setbacks;
    c. Tree-lined Enderton Park with planted and grassy boulevards and an inset perimeter pathway; and
    d. Tree-lined Munson Park with a stone and wrought-iron fence lining its western edge.
3. Buildings
    a. The original building stock of large residential principal buildings, dating from 1900 to the late 1920s, typically two or three storeys in height, in a variety of architectural styles and with detailing, ornamentation, and materials from that time period and, which in some cases, have smaller accessory garages or structures that are visible from the street and either

attached or detached to the principal building and that employ the same or similar architectural pallet as the principal building.

b. Later infill residential principal buildings, with many dating from the 1970s and designed in architectural styles based on the principles of modern architecture, and that are similar in massing and lot coverage to the original building stock and, in some cases, have smaller accessory garages or structures that are visible from the street and either attached or detached to the principal building, and that employ the same or similar architectural pallet as the principal building.

c. The Executive House apartment building.

4. Yards

    a. Visually unobstructed front yards on private property with mature trees and older-growth vegetation and a higher percentage of soft landscaping in contrast to paved surfaces.

    b. Original masonry and/or wrought-iron fences, gates, and/or pillars lining the front and/or side yards of some private properties

5. Parks

    a. Enderton Park with numerous large trees, curved paths, and a centralized open greenspace.

    b. Munson Park with an internalized system of curved pathways, numerous large trees and a greenspace along the western bank of the Assiniboine River.

3.0 The Objectives of the HCD

The policies and design guidelines in Section 5 are intended to support the objectives of HCD designation from this section.

3.1 Primary Objective

The primary objective of HCD designation is to identify, commemorate, conserve, and manage an area's attributes and heritage resources so that its heritage values and character-defining elements are protected in the long term.

3.2 General or Area-Wide Objectives

The following objectives apply to Crescentwood-Enderton Park HCD as a whole:

- to conserve and commemorate the district's heritage values and character defining elements as identified through both community and expert contributions;

- to support the ongoing use and adaptive reuse of existing building stock and infrastructure as a means to achieve broader civic goals of economic development, sustainability, and neighbourhood planning;
- to conserve the distinct heritage character and streetscape of the district;
- to manage the tree canopy, individual specimen trees, and planted boulevards that contribute to the cultural heritage value of the district; and
- to encourage the establishment of land uses and associated built forms that individually would be in keeping with the district and cumulatively would not have detrimental impacts on the district's character.

3.3 Streetscapes, Parks, and Private Yards Objectives

The objectives for the HCD Plan related to parks, streetscapes, and private yards include:

- to conserve the distinct streetscape of the district with narrow vehicular travel lanes, grassed boulevards, public sidewalks, tree-lined streets, and with generous soft-scaped yards;
- to respect the characteristic public right-of-way trees;
- to emphasize pedestrian comfort and walkability;
- to respect the characteristic view of private properties from the street; and
- to retain public parks and access to these as community hubs within the HCD.

3.4 Objectives for Protection of Buildings from Demolition

The objectives for the HCD Plan related to the protection of buildings from demolition include:

- to avoid the loss of character-defining buildings;
- to recognize the high number of homes designed by notable architects;
- to recognize the diversity of building styles, materials, and construction dates;
- to establish a process of determining when the demolition of buildings and the replacement of these with new buildings on a private property is appropriate; and
- to support the ongoing use and adaptive reuse of existing building stock.

3.5 Objectives for Infill Development

The objectives for the HCD Plan related to infill development include:

- to establish design guidelines in order to help ensure that new buildings are compatible with the historic place;
- to maintain the building placement within a garden-like setting as a unifying element in the district;

- to protect the relationship of prominent principal buildings to subordinate accessory buildings.

3.6 Objectives for Alterations to Buildings

The objectives for the HCD Plan related to alterations to buildings include:

- to establish design guidelines in order to help ensure that new additions to existing buildings are compatible with the historic place;
- to conserve the heritage value and character-defining elements of the district by applying best practices for heritage conservation when undertaking alterations to buildings; and
- to encourage ongoing repair and maintenance of buildings and ensure that such work is undertaken in a manner that does not diminish the essential form and integrity of heritage buildings.

4.0 Heritage Permits

If the area is a designated as an HCD, the HCD Plan would guide changes in the district, specifically those within the public street rights-of-way and on those portions of private and public properties within restricted locations (see section 4.3 Restricted Locations Diagrams). Within these restricted areas, certain types of work would require a heritage permit, issued in accordance with the HCD By-law. A heritage permit is a tool to help manage change within the HCD. The heritage permit review process would ensure that the character-defining elements of the HCD are not eroded by proposed changes and that the district's integrity is retained.

The HCD Plan sets out a list of work that requires a heritage permit and that does not require a heritage permit. This list was developed in consultation with the community.

In summary, a heritage permit is not required for work to the interior of a building or for alterations and additions that are outside of a restricted location. Properties that have other heritage restrictions placed on them under other heritage-related by-laws, including the Historical Resources By-law, must continue to comply with these by-laws.

A heritage permit application will be evaluated in accordance with the HCD Plan's policies and design guidelines. Heritage staff may also refer an application to the HCD Advisory Committee if they feel it is not compliant with the HCD Plan or if the project is complex in nature.

It is highly recommended that an applicant or owner contacts heritage staff in advance of applying. Heritage staff would provide advice to better align the proposal with the HCD Plan and may recommend a pre-consultation meeting with the HCD Advisory Committee.

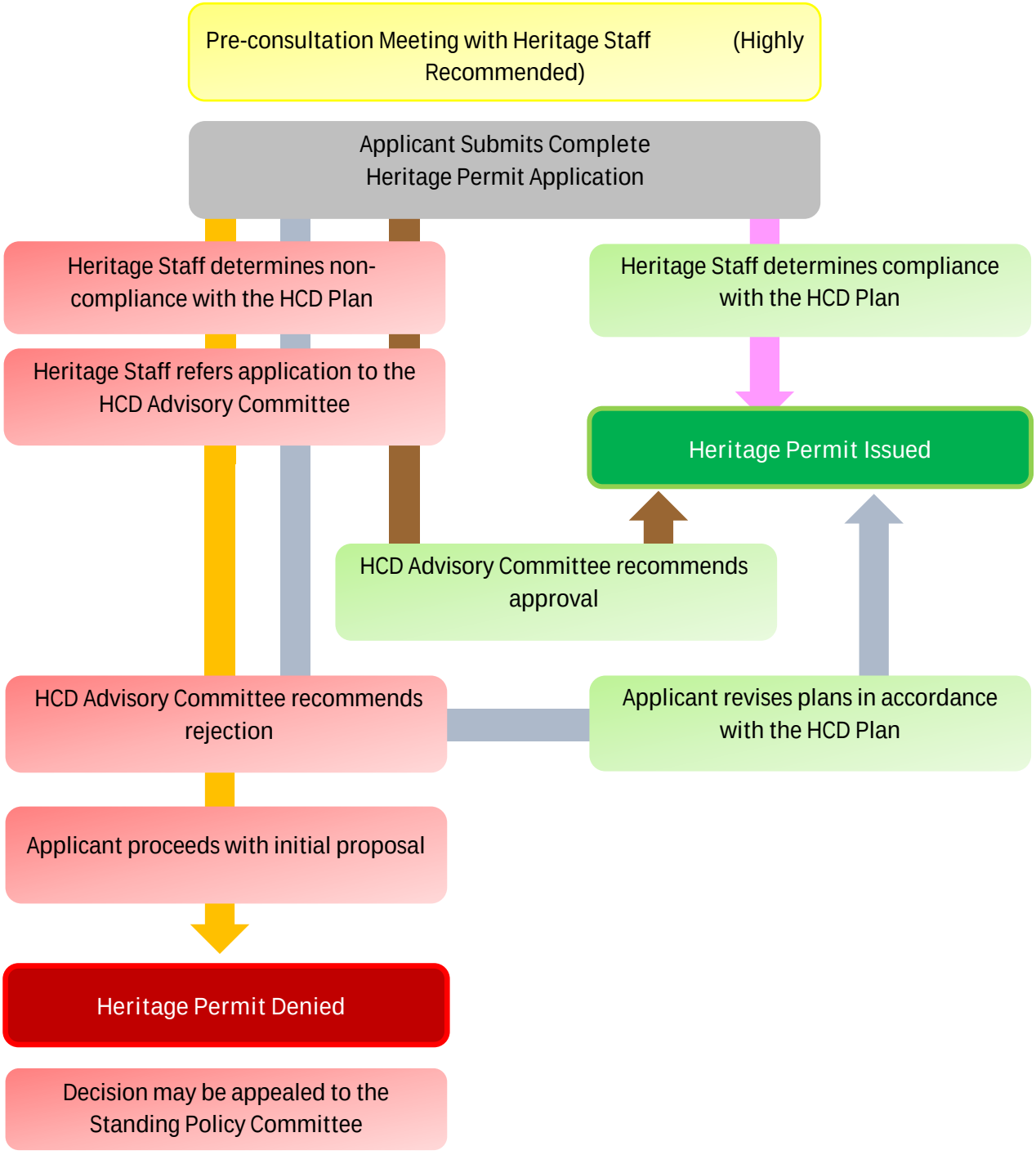
The HCD heritage permit process, requirements, fees, and application forms are available at winnipeg.ca/ppd/heritage. Along with application requirements, it is encouraged that letters of support from nearby property owners be submitted as well.

As per section 27(5) of the HCD By-law, the decision to issue or deny a heritage permit, or to impose conditions or restrictions on a heritage permit must:

a. be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the HCD Plan;
b. take into consideration the following:
    i. the fundamental goal of concerning and enhancing the special architectural or historic significance of the HCD;
    ii. the practical necessity for the proposed alterations for which the heritage permit is being sought;
    iii. the benefits of various techniques or approaches by which the proposed alterations could be completed; and
    iv. any advice of the HCD Advisory Committee.

The diagram on the next page illustrates various paths through the Heritage Permit Application Decision-Making Process.

Figure 9: The diagram on this page illustrates possible paths through the Heritage Permit Application Decision-Making Process. If plans are compliant with the HCD Plan, then the path to obtaining a heritage permit will be straightforward. If plans are non-compliant with the HCD Plan, then the path to obtaining a heritage permit will be more complex and time consuming, and may result in the denial of a heritage permit.



4.1 Work that Requires a Heritage Permit

The following types of work require a heritage permit. This list was originally presented in the HCD Study, but it has been updated based on the results of public engagement and for clarity.

1. Public Streets, Sidewalks, and Boulevards:
    a. The installation or removal of public features including fencing, light poles (unless replacing to match existing), and banners.
    b. The reconfiguration of public sidewalks and grassy boulevards.
2. Public Parks:
    a. Major alterations to Enderton and Munson Parks including changes to their overall layouts, the reconfiguration of circulation, and the removal of large expanses of greenspace.
3. Private Yards:
    a. Changes to existing front, side and corner-side yard setback dimensions.
    b. The demolition or alteration of a heritage fence.
    c. Within a restricted location (refer to 4.3.1.6 Restricted Locations Diagram for Front Yard Fences and 4.3.1.7 Restricted Locations Diagram for Corner-Side Yard Fences), the installation or alteration of perimeter fencing;
    d. Within a restricted location (refer to 4.3.1.8 Restricted Locations Diagram for Landscaping), the installation of hard surface landscaping in new locations or the expansion of existing hard surface landscaping.
4. Heritage Buildings:
    a. The demolition of a principal or accessory heritage building and/or portions thereof.
    b. Within a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition), the construction of a new addition onto a principal or accessory heritage building
    c. Within a restricted location (refer to 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building), a modification to a principal or accessory building unless stated in 1.4 Work That Does Not Require a Heritage Permit.

5. Non–Heritage Buildings:

    a. The demolition of a principal non-heritage building and/or portions thereof;

    b. Within a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition), the construction of a new addition onto a principal or accessory non-heritage building.

6. New Infill Development:

    a. The construction of a new infill development.

4.2 Work that Does Not Require a Heritage Permit

The exemptions below are based on the understanding that specified works are generally undertaken within a small area, are confined to areas generally out of sight from public view, constitute routine maintenance, are easily reversible, and would not have a negative impact on the heritage value and character-defining elements of the HCD. Although a heritage permit would not be required in the instances specified in this section, property owners and those working on an owner's behalf would be encouraged to conform to the spirit and intent of the district policies and guidelines.

Work that does not require a heritage permit includes:

1. Public Streets. Sidewalks, and Boulevards:

    a. The maintenance, installation, and replacement of any soft or vegetative landscaping on boulevards;

    b. The removal or installation of boulevard trees that are under the purview of the City's Urban Forestry Division;

    c. The installation of planters, baskets, and street furniture, such as transit benches and waste receptacles; and

    d. Minor modifications to boulevards, such as the addition of plantings and pathways, in accordance with City policy on non-standard boulevard treatment.

2. Public Parks:

    a. The installation, pruning, and maintenance of trees and soft or vegetative landscaping;

    b. The removal or installation of park trees that are under the purview of the City's Urban Forestry Division;

c. The installation or expansion of any landscape feature that improves accessibility, such as pathways and lighting; or

d. The installation or removal of playground equipment, furniture, fountains, waste receptacles, signage, and lighting.

3. Private Yards:

a. The maintenance or installation of perimeter fencing outside of a restricted location (refer to 4.3.1.6 Restricted Locations Diagram for Front Yard Fences and 4.3.1.7 Restricted Locations Diagram for Corner-Side Yard Fences);

b. The removal and replacement of hard landscaping, such as driveways, paths, decks, patios, and parking pads;

c. The installation of lighting;

d. The installation, pruning, and maintenance of trees and soft or vegetative landscaping and plants; or

e. Any yard work that is located within a rear yard.

4. Heritage Buildings:

a. An alteration or addition to a principal and/or accessory building that is outside of a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition and 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building*);*

b. Repointing masonry;

c. The installation of house numbers or non-illuminated signs;

d. Work to install or repair fascia boards, eavestroughs, and downspouts;

e. Painting or stripping paint from cladding, trim, doors and windows;

f. Repairing the existing roof or replacing existing roof materials if the basic roof form is not altered;

g. Installing security systems and lights, porch and other amenity lights, and seasonal lights;

h. Replacing doors and windows in the same locations and of the same size as existing;

i. Altering or installing skylights, satellite dishes, or similar features;

j. An alteration to the interior of a building.

k. Replacing existing awnings.

5. Non–Heritage Buildings:

   a. An alteration, not including a new addition, to a principal and/or accessory building;

   b. The demolition of an accessory building;

   c. An alteration to the interior of a building; and

   d. The construction of an accessory structure that is outside of a restricted location (refer to 4.3.1.2 Restricted Locations Diagram for a New Accessory Building on a Property without a Front Yard Driveway and 4.3.1.3 Restricted Locations Diagram for a New Accessory Building on a Property with A Front Yard Driveway).

4.3 Private Property - Restricted Locations

The following diagrams illustrate restricted locations for certain types of work on two common private property lot types within the HCD: an interior lot and a corner lot.

In the HCD Study and public engagement sessions for the HCD Plan, the phrase "visible from the street" was used to describe the situation in which a policy or guideline would apply. However, the phrase can be misinterpreted. Therefore, the diagrams are intended to add clarity to the locations and types of work that will be restricted. These diagrams are referenced throughout this document and are to be viewed along with related policies and design guidelines.

Each diagram pertains to a specific type of work, and if the work is located in the areas shown in pink and requires a heritage permit, it will have restrictions imposed upon it. For greater clarification, the area that is outside of the pink areas will not have any restrictions imposed on it pertaining to that scope of work and if a heritage permit is not required.

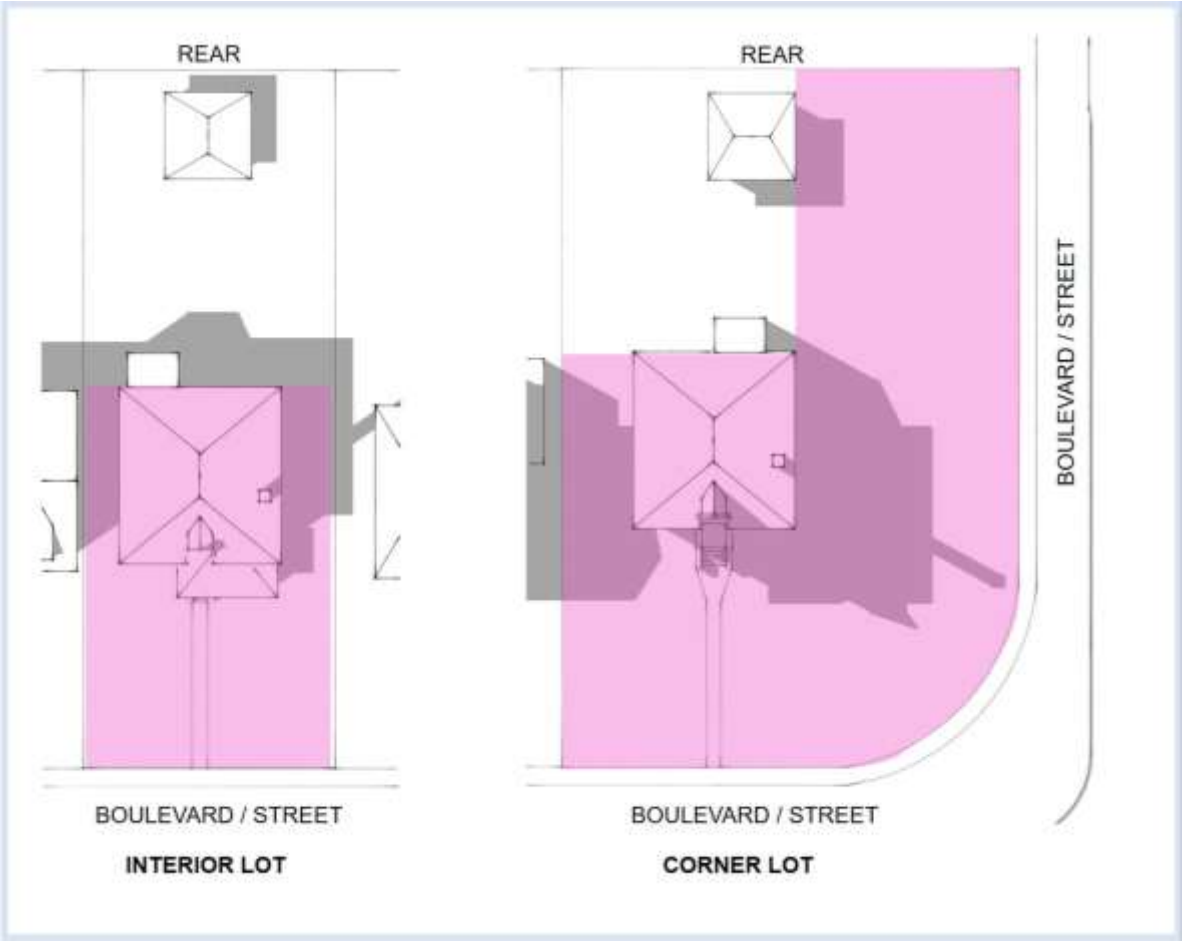
If there is a discrepancy or omission with these diagrams, heritage staff will review the lists of work that require and do not require a heritage permit along with the objectives of HCD designation and will advise as to whether or not the work would be restricted.

4.3.1 Diagrams

4.3.1.1 Restricted Locations for a New Addition

Any new addition to an existing building that is located within a front, side, or corner-side yard of a property, as per the general areas shown in pink, will be restricted and must meet the Policies and Design Guidelines in the HCD Plan. For greater clarification, a new addition that located in a rear yard will not be restricted.

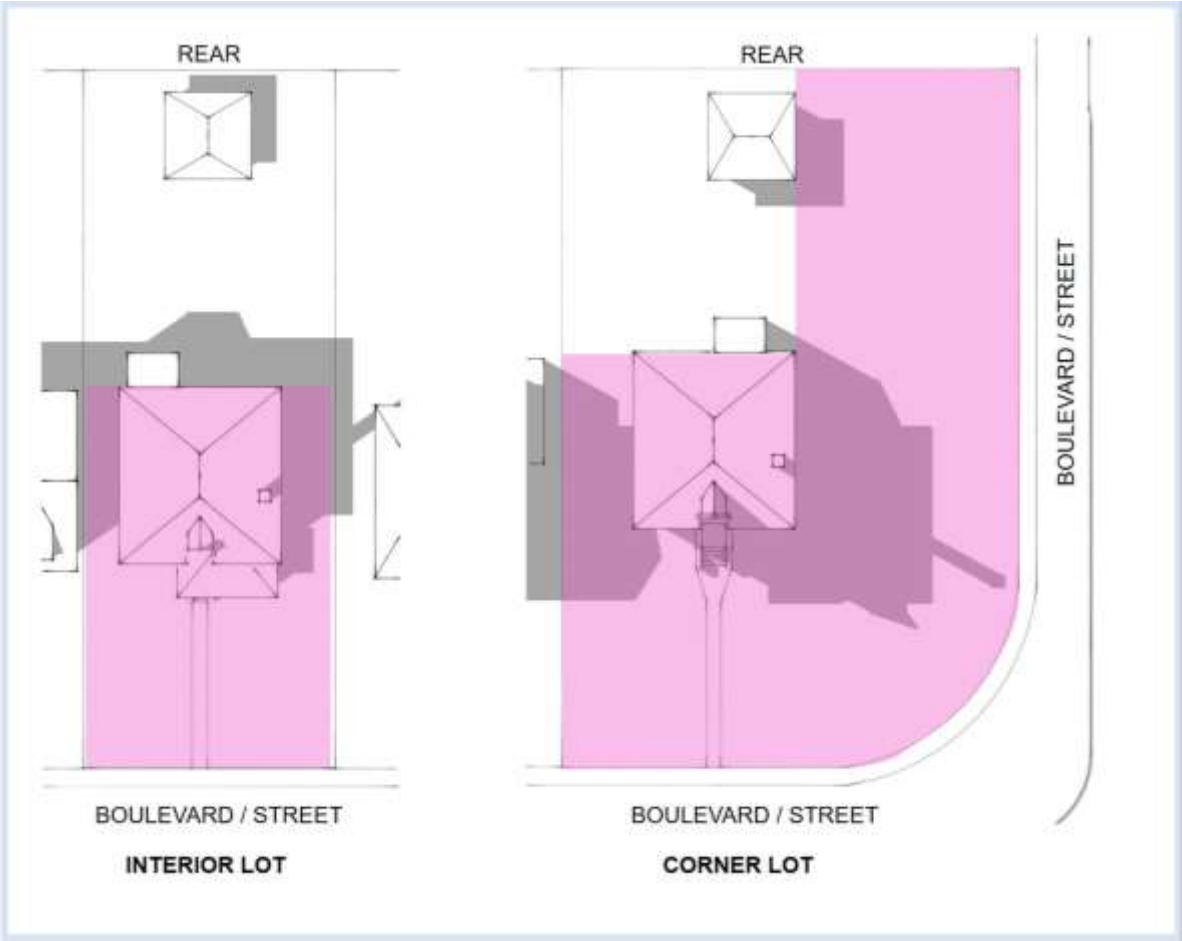
Figure 10: Restricted location diagram for a new addition.



4.3.1.2 Restricted Locations for a New Accessory Building on a Property without a Front Yard Driveway

Any new accessory building that is located within a front, side, or corner-side yard of a property, as per the general areas shown in pink, will be restricted and must meet the Policies and Design Guidelines in the HCD Plan.

Figure 11: Restricted location diagram for a new accessory building on a property without a front yard driveway.



4.3.1.3 Restricted Locations for a New Accessory Building on a Property with a Front Yard Driveway

Any new accessory building that is located within a front, side, or corner-side yard of a property or that is located at the terminus of the front or corner-side yard driveway, as per the general areas shown in pink, will be restricted and must meet the Policies and Design Guidelines in the HCD Plan.

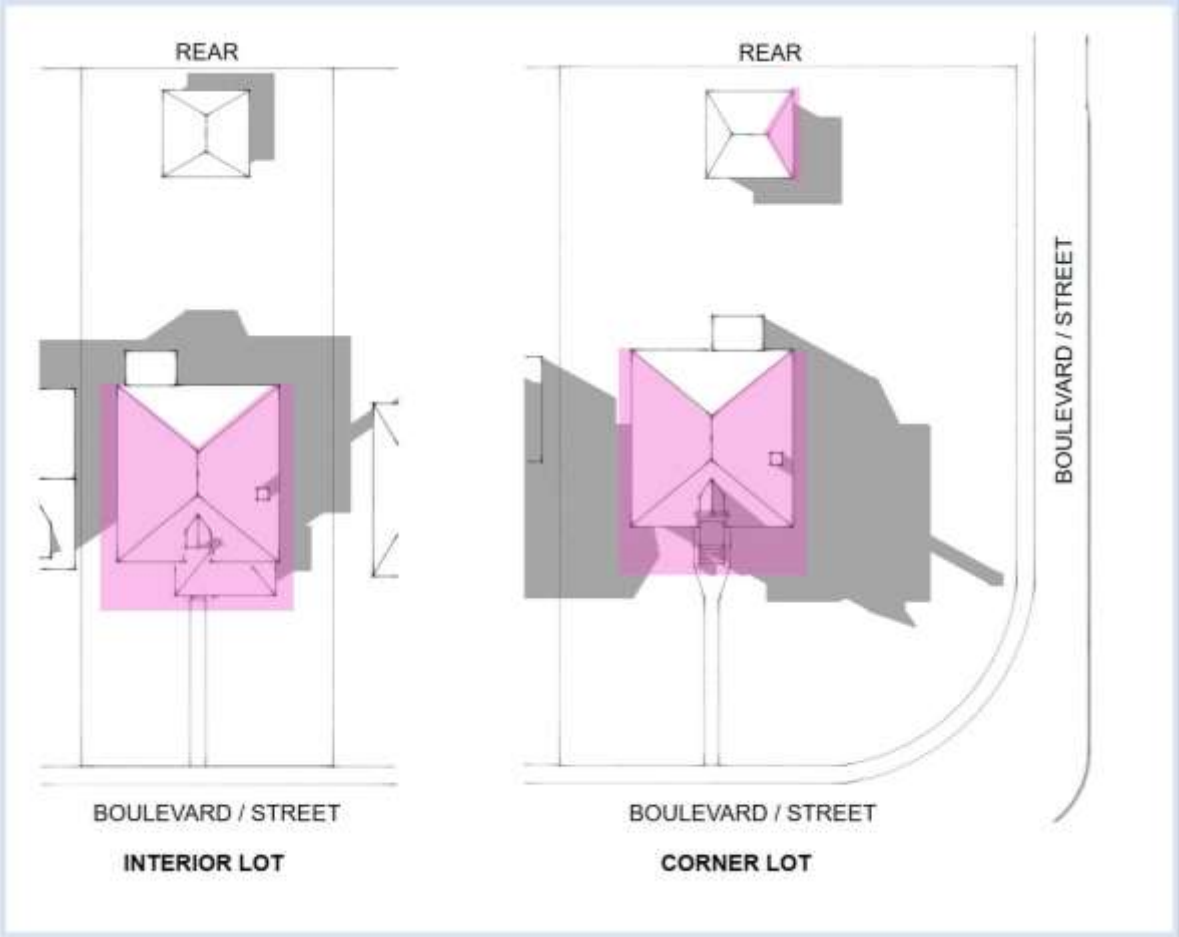
Figure 12: Restricted locations diagram for a new accessory building on a property with a front yard driveway.



4.3.1.4 Restricted Locations for Alterations to a Heritage Building

An alteration that is located on an exterior wall, porch, staircase, or roof that faces a public street and/or that faces onto a side yard will be restricted and must meet the Policies and Design Guidelines in the HCD Plan. For greater clarification, there are no restrictions on alterations for any rear-facing exterior walls or built features. These restricted locations, in general, are shown in pink.

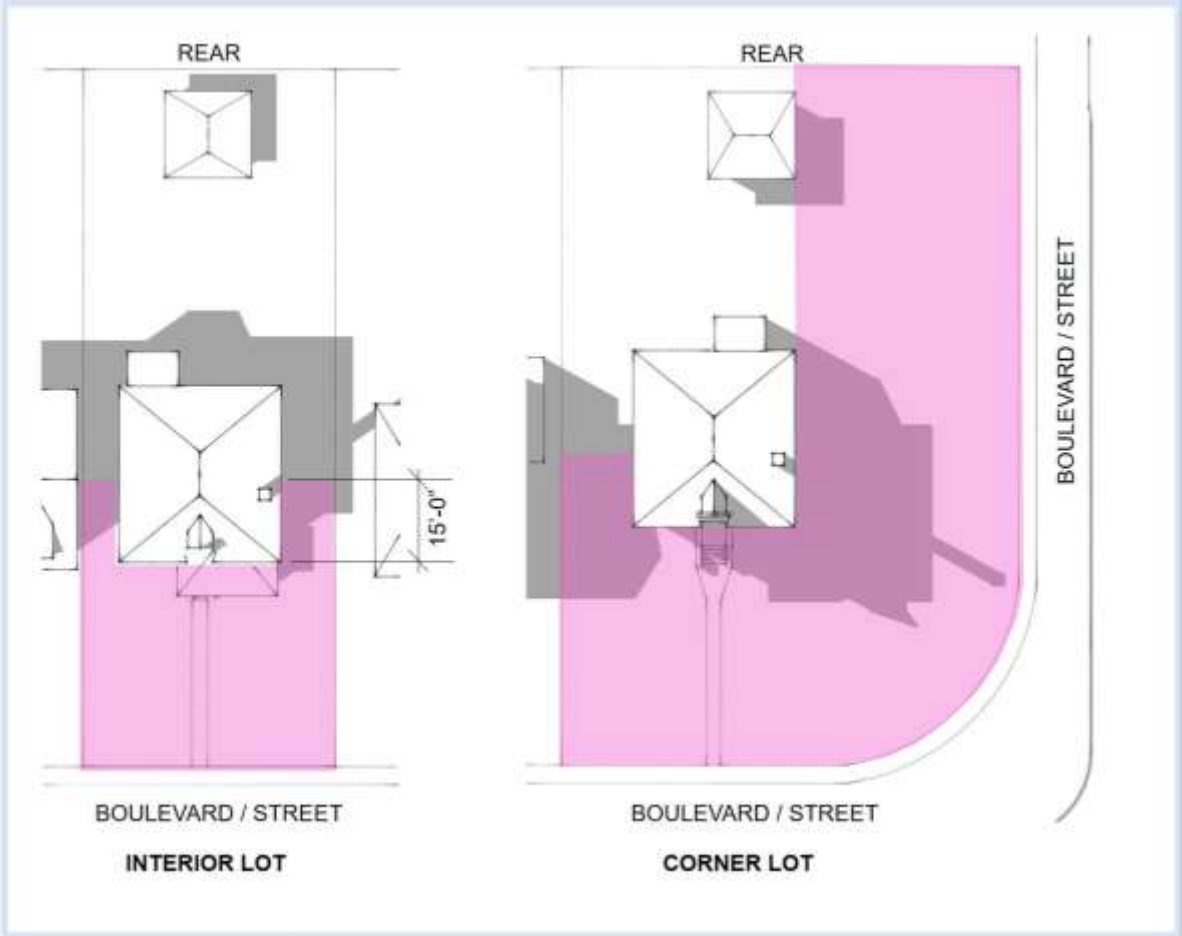
Figure 13: Restricted locations diagram for alterations to a heritage building.



4.3.1.5 Restricted Locations for Mature Trees and Hedges

Any mature tree and hedge that is located in the front, side, and corner-side yard, as per the general areas shown in pink, will be restricted and must meet the Policies and Design Guidelines in the HCD Plan. Within a side yard, the restricted location extends 15'-0" from the exterior face of the principle's building's primary façade towards the rear yard.

Figure 14: Restricted locations diagram for mature trees and hedges.



4.3.1.6 Restricted Locations for Front Yard Fences

With the exception of a fence that separates a front yard from a side yard, any fence that is located in the front yard, as per the general area shown in pink, is considered to be a front yard fence. These will be restricted and must meet the Policies and Design Guidelines in the HCD Plan.

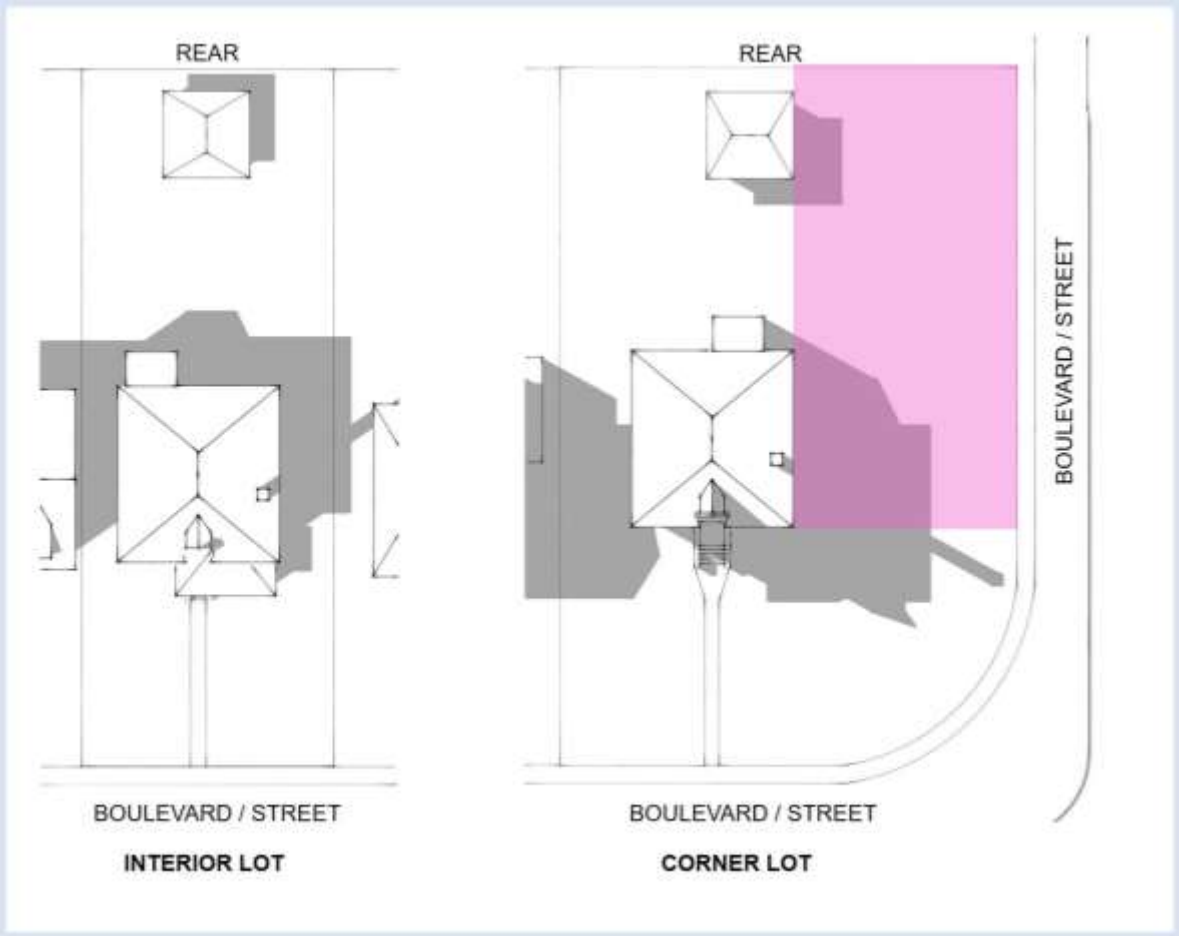
Figure 15: Restricted locations diagram for front yard fences.



4.3.1.7 Restricted Locations for Corner-Side Yard Fences

With the exception of a fence along the rear yard, any fence that is located in corner-side yard, as per the general area shown in pink, is considered to be a corner- side yard fence. These will be restricted and must meet the Policies and Design Guidelines in the HCD Plan.

Figure 16: Restricted locations diagram for corner-side yard fences.



4.3.1.8 Restricted Locations for Landscaping

The installation of hard surface landscaping that is located in a front or corner-side yard, as per the general areas shown in pink, will be restricted and must meet the Policies and Design Guidelines in the HCD Plan.

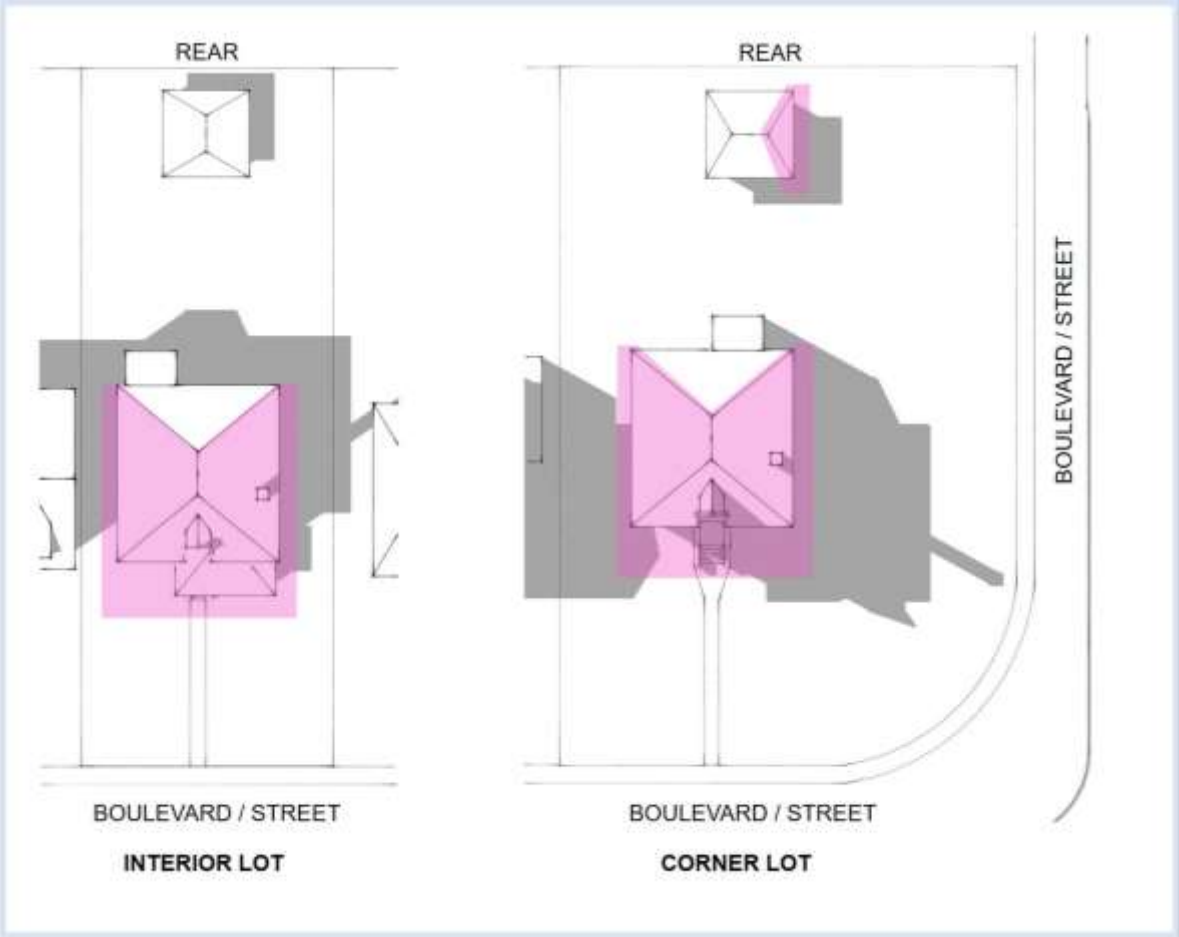
Figure 17: Restricted locations diagram for landscaping.



4.3.1.9 Restricted Locations for Building Materials

The exterior-facing building materials of an exterior wall, porch, staircase, or roof that faces a public street and/or that faces onto a side yard will be restricted and must meet the Policies and Design Guidelines in the HCD Plan. These restricted locations, in general, are shown in pink. For an accessory building on a property with a front-yard driveway, the exterior-facing building materials of an exterior wall or roof that faces onto the driveway will be restricted.

Figure 18: Restricted locations diagram for building materials.



5.0 Policies and Design Guidelines

A heritage permit application will be reviewed in accordance with the policies and design guidelines that are set out in this section, which is divided into four main topic areas: Streetscapes, Parks, and Private Yards; Building Conservation; Infill Development; and Alterations to Buildings.

The objectives for HCD designation are stated in Section 3.0 of this document, and the policies and design guidelines are intended to support the objectives. Links to relevant objectives, reference materials, including maps and inventories of features within the HCD, are also provided at the beginning of each of these subsections. It is important to note that multiple subsections may apply to each project.

5.1 Streetscapes, Parks, and Private Yards

This subsection sets out policies and guidelines pertaining to the streetscapes, parks, and private yards that have been identified as character-defining elements within the HCD.

5.1.1 Reference Material

Refer to 9.1.2 Map 2 – Streetscapes, Parks, and Private Yards CDEs for the general locations of Character-Defining Elements pertaining to these areas.

Refer to 9.2 Appendix B - Inventory of Parks and Heritage Fences for more information on these.

Refer to 9.5 Appendix E – Examples of Streetscapes for more information on these.

For locations of work that are restricted in private yards, refer to section 4.3 Private Property – Restricted Locations.

To review the objectives for HCD designation for streetscapes, parks, and private yards, refer to Section 3.3 Streetscapes, Parks, and Private Yards Objectives.

5.1.2 General Standard of Care

As a general standard of care, any fence, tree, hedge, or yard that has been identified as a character-defining element, that is in close proximity of proposed work, and that may be affected by the work must be protected while undergoing work.

5.1.3. Parks and Boulevards

5.1.3.1 Mandatory: Retain existing public park spaces, grassy boulevards and sidewalks, boulevard trees, and park trees. Boulevard and park trees will be managed by other City policies, and removal and installation of these will not require a heritage permit. For more information, refer to: winnipeg.ca/urbanforestry

5.1.3.2 Encouraged: Encourage community efforts to beautify parks and public spaces.

Figure 19: The illustration shows a streetscape with grassy boulevards and trees.



5.1.3.3 Encouraged: Minor modifications to boulevards, such as the addition of plantings and pathways, may be permitted, but only if they are aligned with other City policies and the HCD Plan. For more information, refer to: winnipeg.ca/publicworks/parks/boulevards.stm

Figure 20: The illustration shows a new pathway as a minor boulevard modification.



5.1.4 Trees and Hedges

5.1.4.1 Mandatory: Within a restricted location (refer to 4.3.1.5 Restricted Locations Diagram for Mature Trees and Hedges) any mature tree and/or hedge on a private yard must be retained and must not be removed or damaged, including as a result of the construction of a new addition or an alteration to a building. When planning for a new infill development, the minimum yard setback dimensions must be adjusted to meet this intent.

The designated employee may permit the removal of such a tree or hedge if they determine that:

a) The tree or hedge is diseased, based on the recommendations of a licensed arborist;

b) The tree or hedge has an adverse effect on underground or above grade infrastructure or an adjacent building, based on supporting evidence and recommendations of a structural engineer who is licensed to practice in Manitoba; or

c) The removal of the tree or hedge would not have a significant impact on the heritage value of the HCD, based on the advice of the HCD Advisory Committee.

Should a tree removal be permitted, replace it with a new tree in another, suitable location.

Figure 21: The illustration shows mature trees and hedges in a private yard.

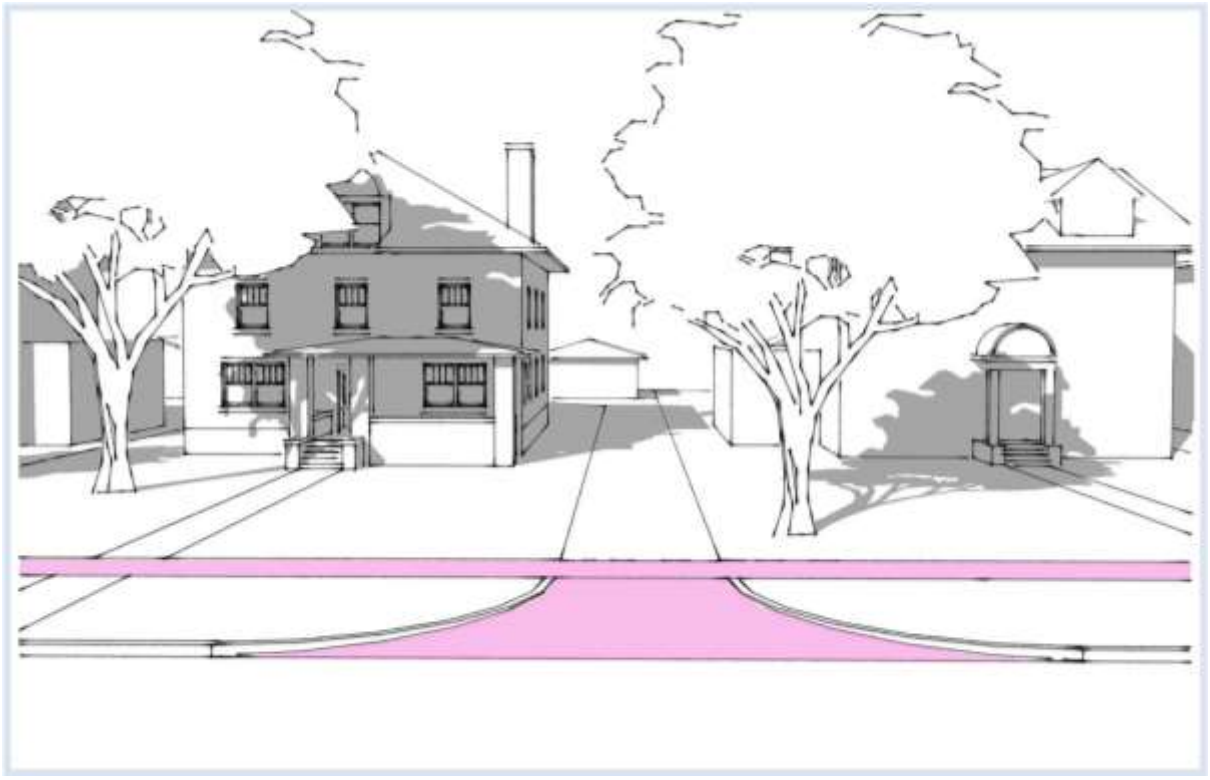


5.1.5 Vehicular Approaches

5.1.5.1 Mandatory: The introduction of a new vehicular approach from the street to a private yard will only be permitted if approved by the Public Works Department and allowable by other City by-laws and policies, including the *Private Access By-law* and the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

In general, the introduction of a new vehicular approach will only be permitted on a newly subdivided or split lot and the lot does not have vehicular access from a rear lane. If permitted, the new vehicular approach shall maintain a narrow width to accommodate a single vehicle only. Furthermore, the sidewalk shall be maintained at a continuous level.

Figure 22: The illustration shows a vehicular approach from the street to a private yard and a level sidewalk.

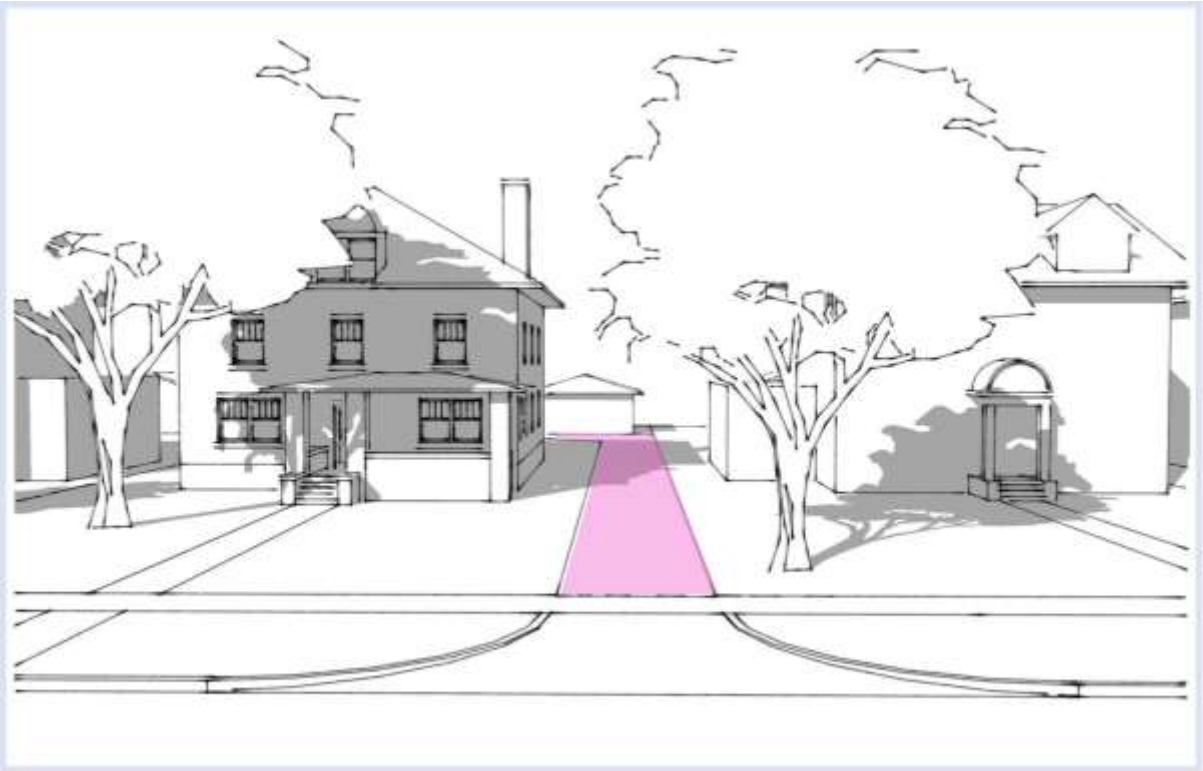


5.1.6 Front Yard Driveways

5.1.6.1 Mandatory: Maintain the narrow width of existing front yard driveways and restrict any new ones to single-vehicle width.

5.1.6.2 Mandatory: A circular or semi-circular front yard driveway will only be permitted if there is sufficient lot width, if the design follows other policies and design guidelines from the HCD Plan, and if the proposed driveway improves the safety of pedestrians, based on the advice of the HCD Advisory Committee.

Figure 23: The illustration shows a single-vehicular width front yard driveway on a private yard.



5.1.7 Fences

5.1.7.1 Mandatory: Retain all heritage fences, and repair and restore these by following conservation best practices (refer to 4.4.4 Routine Maintenance for a Heritage Building for more information).

5.1.7.2 Mandatory: Within a restricted location (refer to 4.3.1.6 Restricted Locations Diagram for Front Yard Fences), a new front yard fence shall have a high degree of transparency and shall be constructed with fence materials that are common in the HCD, such as metal or wood pickets or a combination of masonry pillars and metal pickets.

5.1.7.3 Mandatory: Within a restricted location (refer to 4.3.1.7 Restricted Locations Diagram for Corner-Side Yard Fences), a new corner-side yard fence may have a higher degree of opacity for increased privacy. However, a higher degree of transparency is encouraged through the use of fence materials that are common in the HCD, such as metal or wood pickets or a combination of masonry pillars and metal pickets.

Figure 24: The illustration shows a metal picket front yard fence on a private yard.

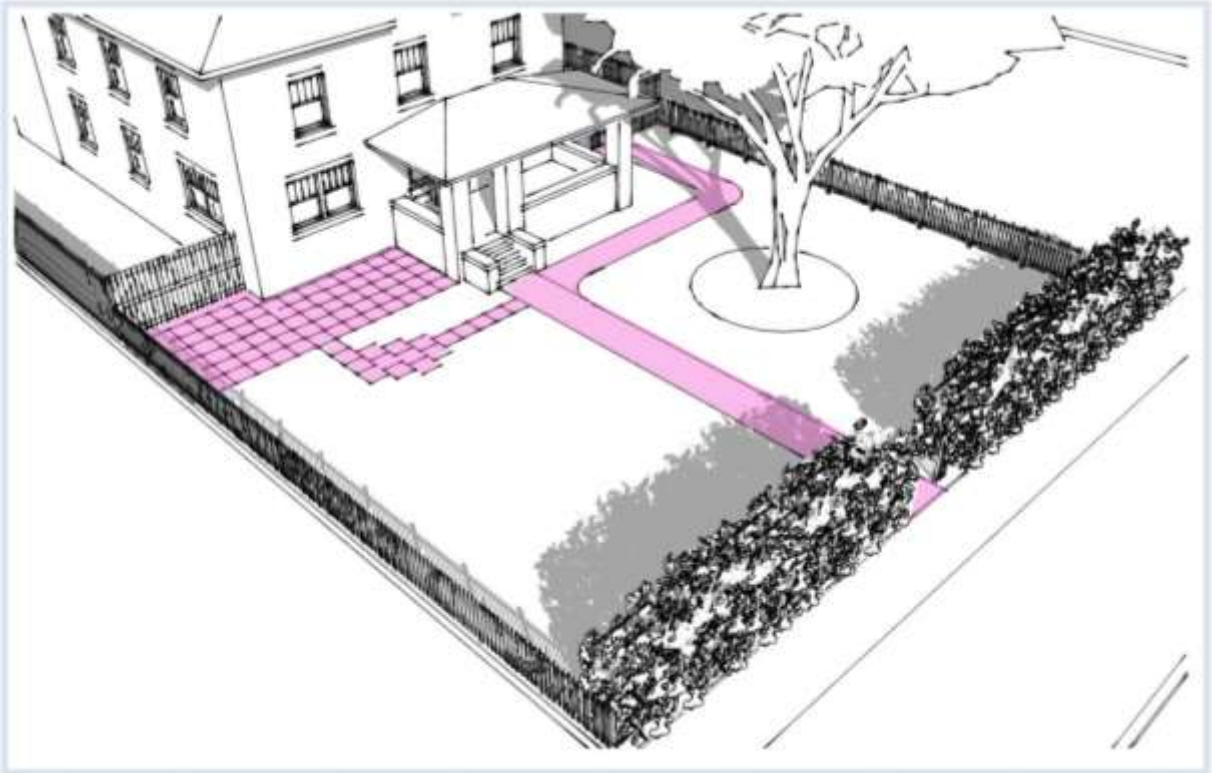


5.1.8 Surface Landscaping

5.1.8.1 Mandatory: Within a restricted location (refer to 4.3.1.8 Restricted Locations Diagram for Landscaping), yards shall have a greater proportion of soft to hard landscaping (i.e. more grass than paved areas). Soft landscaping including plants, planting beds, grasses, and other vegetative ground cover. Hard landscaping includes unit pavers and poured in place concrete.

5.1.8.2 Encouraged: Where possible, hard landscaping should be permeable (i.e. unit pavers).

Figure 25: The illustration shows a front yard with a higher degree of soft landscaping to hard landscaping.



5.2 Protection of Buildings from Demolition

This subsection sets out policies and guidelines pertaining to building demolition in the HCD.

5.2.1 Heritage vs. Non-Heritage Buildings

Throughout this section, two types of buildings will be addressed: heritage buildings and non-heritage buildings. The conservation of the collection of heritage buildings will be prioritized over non-heritage buildings.

A heritage building is a principal or accessory building that has been identified as a character-defining element of the HCD. These buildings embody the heritage value of the HCD and will have greater restrictions imposed upon them.

On the other hand, a non-heritage building is a principal or accessory building that has not been identified as a character-defining element of the HCD. These buildings do not embody the heritage value of the district and will have fewer restrictions placed on them.

Some of the policies and design guidelines apply to both Heritage and Non-Heritage Buildings. Because properties with non-heritage buildings still contribute to the look and feel

of the HCD, the policies and guidelines are intended to manage change to these properties as well.

If a heritage building is permitted to be demolished through the approval process established by this plan, the building would no longer be considered a heritage building, and the new building that would replace it would be considered a non-heritage building.

5.2.2 Reference Materials

Refer to 9.1.3 Map 3 – Heritage Buildings for the locations of the properties that have been identified as having a principle or accessory *Heritage Building*.

Refer to 9.1.4 Map 4 – Non-Heritage Buildings for the locations of the properties that have been identified as having a principle or accessory *Non-Heritage Building*.

Refer to 9.3 Appendix C - Inventory of Heritage Buildings and 9.4 Appendix D - Inventory of Non-Heritage Buildings for more information on these.

To review the objectives for HCD designation for the protection of buildings from demolition, refer to Section 3.4 Protection of Buildings from Demolition.

5.2.3 Maintenance Standards and Alignment with Other City By-laws

The HCD Plan encourages owners to maintain buildings on a regular basis. Regular maintenance helps prevent the deterioration of a building, which can lead to demolition by neglect.

Although this section will provide restrictions with respect to demolitions, it is important to underscore that the HCD Plan will not regulate maintenance standards. Instead, other City by-laws regulate maintenance standards for buildings, regardless of their heritage status.

The Vacant Buildings By-law regulates maintenance standards for buildings that have been deemed to be vacant by the City, and these buildings are inspected on an annual basis for compliance with the By-law.

The Neighbourhood Liveability By-law regulates maintenance standards for buildings that are occupied or partially occupied.

A citizen is able to register a complaint against a property through the City's 311 system if they feel that it may not be compliant with the maintenance standards set out in these By-laws.

5.2.4 Demolition of a Heritage Building

5.2.4.1 Mandatory: The demolition of a principal or accessory heritage building is not permitted unless:

a) it no longer embodies the heritage value of the HCD and the design of the new building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee; or

b) It represents an unsafe condition such that delaying demolition of the building represents a risk of harm to the health or safety of persons or to property, based on evidence supported by a structural engineer that is licensed to practice in Manitoba and, in some cases, an independent 3rd party engineer, at the request of the City but at the expense of the property owner, and the subsequent design of the new building which will replace it follows the policies and guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee.

5.2.5 Demolition of a Non-Heritage Building

5.2.5.1 Mandatory: Demolition of a non-heritage principal building is only permitted if the design of the building which will replace it follows the infill guidelines from the HCD Plan, based on the advice of the HCD Advisory Committee. There are no restrictions on the demolition of a detached accessory non-heritage building.

5.3 Infill Development

This subsection sets out the policies and guidelines pertaining to new infill development within the HCD. It also contains policies and guidelines related to the construction of a new accessory building, whether as a part of a new infill development or located on a property with an existing principal building.

5.3.1 What is Infill Development?

For the purposes of the HCD Plan, infill development means a new principle building within the HCD and may include any other accessory buildings on a property. It does not, however, mean the adaptive re-use of an existing building or an addition to an existing building. For guidelines pertaining to the adaptive re-use, additions, and alterations to buildings, see section 5.4 Alterations to Buildings.

5.3.2 Alignment with Other City Policy, By-laws, and Plans

OurWinnipeg 2045 is the City's development plan that sets out a vision for Winnipeg as a sustainable city. *Complete Communities 2.0 (CCDS 2.0)* is a secondary plan that guides growth, development, and land use in Winnipeg. To achieve sustainable development and to help mitigate sprawl, policies within *CCDS 2.0* direct the City to accommodate additional growth within mature communities. The Crescentwood-Enderton Park area is identified as a mature community, and the HCD Plan supports policies from *CCDS 2.0* for accommodating additional growth while balancing heritage conservation goals.

It is important to underscore that the HCD Plan does not regulate issues pertaining to zoning, building use, density, subdivisions, or lot splits. For greater clarification, these issues are governed by the *Winnipeg Zoning By-law no. 200/2006* and the *Small Scale and Low-Rise*

Residential Development Guidelines for Mature Communities (DGMC). The *DGMC* is to be used as a starting point when developing an additional secondary plan or an HCD Plan. The HCD Plan, however, provides guidance with respect to heritage conservation and context-sensitive infill development so that the area retains its heritage value.

Furthermore, the City's recently adopted *DGMC* sets out the framework for where certain housing types can be located and provides dimensional standards for each building type. Some examples of summarized policies from this document include:

- If a property abuts an arterial street, if it is close to a transit network, and if the rear yard abuts a lane, it could support more density; and
- If a property is more than 50' wide and has a paved back lane, it could be subdivided into two equal properties, but if it does not meet this criterion, the subdivision would not be permitted.

5.3.3 Conservation Decision-Making for Infill Development

A new infill development in an HCD has an impact on its character-defining elements. Thus, the conservation decision-making process as outlined in Chapter 1 of the S&Gs, is applicable when planning for a new infill development. The process has been modified to suit an infill development as follows:

- Understanding includes referring to the heritage value and character-defining elements (CDEs) of the HCD. For more information on Crescentwood-Enderton Park's heritage value and proposed CDEs, refer to the HCD Study.
- Planning involves determining the use of a new infill building, identifying the project requirements, and reviewing and applying the HCD Plan's policies and design guidelines for new infill development.
- Intervening includes carrying out the work and following up with regular maintenance. This will help ensure that new development within the HCD is retained for future generations.

5.3.4 Infill Development in CW-ED HCD

With the exception of Stafford Street and Wellington Crescent, all other streets within the HCD are local streets. As per the *DGMC* in general, local streets can accommodate lower-density new low-rise infill development, from 28 to 35 feet tall. Stafford Street and Wellington Crescent are identified as arterial streets and transit networks, and to help support additional growth, they can accommodate more density and taller buildings, up to 45 feet tall. Other dimensional standards are set out in the *Winnipeg Zoning By-law*.

The heritage buildings along with street types are plotted on 9.1.5 Map 5 - Heritage Buildings and Street Types. If a property has a heritage building on it, it would not be a suitable

candidate for demolition and subsequent new infill development, unless the building meets the criteria for demolition from section 5.2 Protection of Buildings from Demolition. Furthermore, a property's location relative to its street type will help determine what type of infill development would be allowable, based on the *Winnipeg Zoning By-law no. 200/2006* and the *DGMC.* If a new infill development is permitted to be constructed, it must also meet the policies and design guidelines from this section and others, as applicable.

5.3.5 Administrative Process

In the case of a rezoning, conditional use, and/or variance application pertaining to a new infill development, the designated employee, in consultation with the HCD Advisory Committee, will provide advice to the area planner as to the suitability of the application in accordance with the HCD Plan. The area planner will consider this advice when making a recommendation with respect to a decision on the application.

Additionally, a heritage permit will be required for a new infill development, which will be administered by the designated employee in consultation with the HCD Advisory Committee. Any decision with respect to a heritage permit application may be appealed to the Standing Policy Committee on Property and Development, Heritage, and Downtown Development.

A new infill development is considered to be complex project, and pre-consultation with heritage staff is highly recommended at a conceptual or schematic design phase. An owner is encouraged to retain an architect or experienced design professional to prepare design drawings that meet the intent of the HCD Plan and other City policies and by-laws. Heritage staff would conduct a preliminary review and would provide feedback to assist with alignment with the HCD Plan. Heritage staff may also recommend a meeting with the HCD Advisory Committee during this early design phase. This will help ensure that project is on track before embarking on further design development phases and contract documents.

5.3.6 Reference Materials

Refer to 9.1.5 Map 5 – Heritage Buildings and Street Types for the locations of the properties that have been identified as having a principle or accessory Heritage Building and their adjacent street types.

For locations of work that are restricted in private yards, refer to section 4.3 Private Property - Restricted Locations.

For private yard policies and design guidelines, refer to section 5.1 Streetscapes, Parks, and Private Yards.

To review the objectives for HCD designation for infill development, refer to Section 3.5 Objectives for Infill Development.

5.3.7 Primer on Architectural Design Fundamentals Terminology

When designing a new infill building, the project team should be well versed in the following design fundamentals terminology, particularly with respect to architectural form, as follows:

Note: all sources are from *Form*, by Phoebe Crisman unless otherwise indicated.

Form: refers to the building's shape, size/massing, position in the environment, orientation, scale, composition, proportions, colour, and texture. A building's exterior form is also related to its surroundings, which includes spatial relationships with other buildings, plazas, or natural features, views, climatic considerations, and circulation for vehicles and pedestrians (Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 129 and Ching, Form Space & Order, pg. 50).

Proportion: the relationship of two or more elements in a design and how they compare with one another. Proportion is said to be harmonious when a correct relationship exists between the elements with respect to size or quantity. Good proportion adds harmony, symmetry, or balance among the parts of a design (Error! Hyperlink reference not valid. and Crisman).

Mass or Massing: refers to the size or physical bulk of a building, and can be understood as the actual size, or size relative to context.

Scale: is not the same as size but refers to relative size as perceived by the viewer. It means that something is being compared with something else. This relation is typically established between either familiar building elements (doors, stairs, handrails) or the human figure. Scale may be manipulated by the architect/designer to make a building appear smaller or larger than its actual size. Multiple scales may exist within a single building façade, in order to achieve a higher level of visual complexity.

Style: is a set of characteristics and features that make a building or other structure notable or historically identifiable. It is a sub-class of style in the visual arts generally, and most styles in architecture relate closely to a wider contemporary artistic style. A style may include such elements as form, method of construction, building materials, and regional character. Most architecture can be classified within a chronology of styles which changes over time reflecting changing fashions, beliefs and religions, or the emergence of new ideas, technology, or materials which make new styles possible (*Architectural Style*).

Rhythm: the reoccurrence or repetition of architectural elements, shapes, structural bays, windows, etc. establishes a rhythm, which may be regular or complex. A static building possesses a rhythm, while the movement of inhabitants through a building may also establish a pattern or rhythm of human movement.

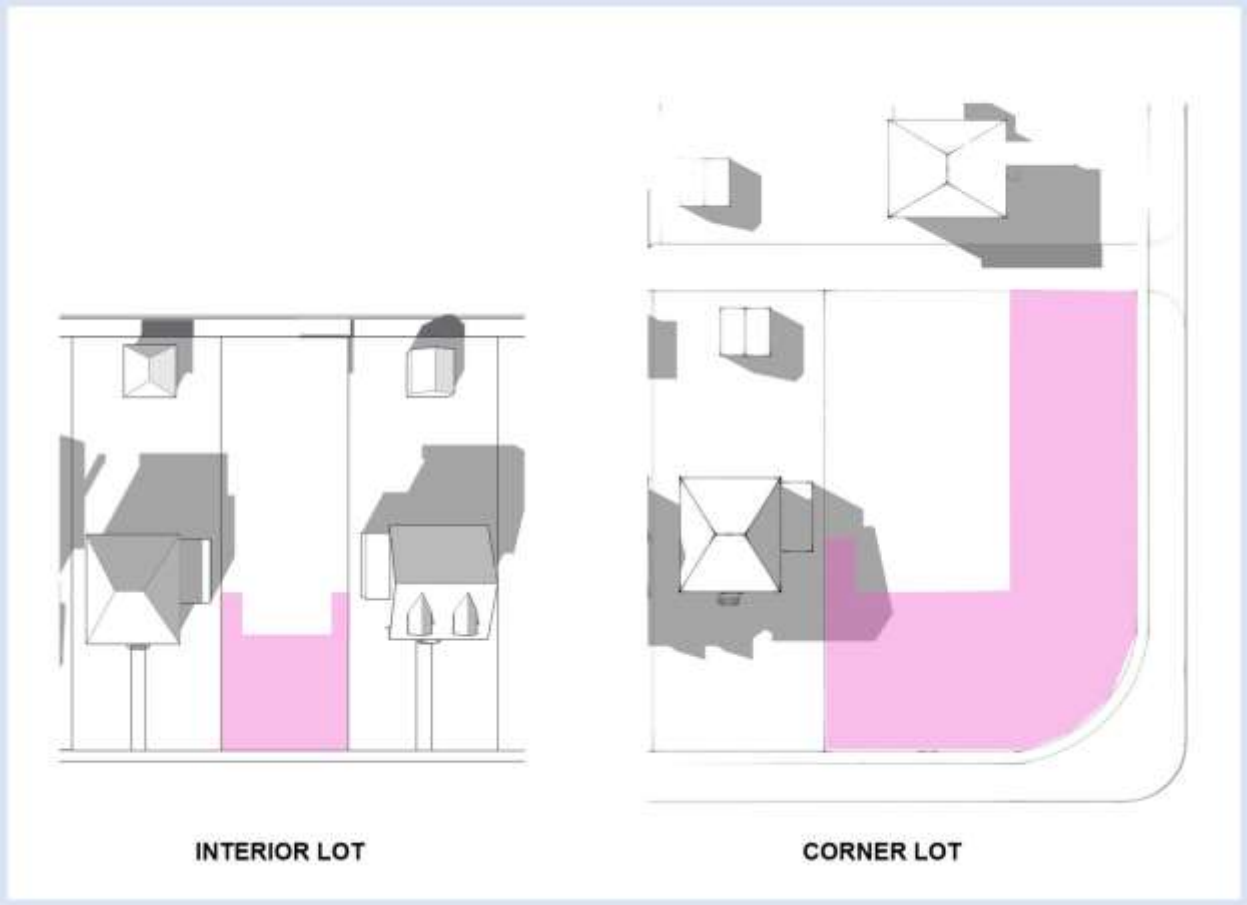
Articulation: how building surfaces come together to define form is often described as articulation. The treatment of edges, corners, surface articulation of windows (horizontal, vertical, static field), and the visual weight of a building all contribute to the articulation of the form.

Texture & Colour: both texture and color are inherently linked to materials, and can be used to alter the perception of any given form. Material texture and colour can alter the visual size and weight of a building.

5.3.8 Setbacks

5.3.8.1 Mandatory: Retain the characteristic generous front, side, and corner-side yard setbacks as much as possible.

Figure 26: The characteristic generous front, side, and corner-side yard setbacks of an interior lot and a corner lot.



5.3.9 Principal Building Design

5.3.9.1 Mandatory: The design of a new infill development must:

a) be compatible with other buildings on a block or streetscape with respect to its massing, scale, and form;

b) be visually subordinate to other buildings on a block or streetscape and must not visually dominate or obscure these; and

c) must consider and take cues from or represent other features of heritage buildings in the HCD, such as the proportions of elements, rhythm of windows, and material palette, texture, colour, and articulation.

5.3.9.2 Mandatory: Building materials and colours on a new principal building and within a restricted location (refer to 4.3.1.9 Restricted Locations for Building Materials) shall be those that are common in the HCD. For exterior walls, these include clay brick, natural stone, cement stucco, and paint-coated natural wood. For sloped roofs, these include cedar or asphalt shingles. Other contemporary exterior building materials may be acceptable based on the advice of HCD Advisory Committee.

5.3.9.3 Mandatory: Orient the front, primary entrance door towards the street, as per the original development on the property.

5.3.10 Accessory Building Design

5.3.10.1 Mandatory: Within a restricted location (refer to 4.3.1.2 Restricted Locations Diagram for a New Accessory Building on a Property without a Front Yard Driveway and 4.3.1.3 Restricted Locations Diagram for a New Accessory Building on a Property with A Front Yard Driveway) a new accessory building, whether as a part of a new infill development or otherwise, must:

a) be subordinate to and visually and physically compatible with the principal building and its streetscape;

b) not obscure the principal building or adjacent buildings; and

c) be located in the rear yard of property if the property has rear lane access.

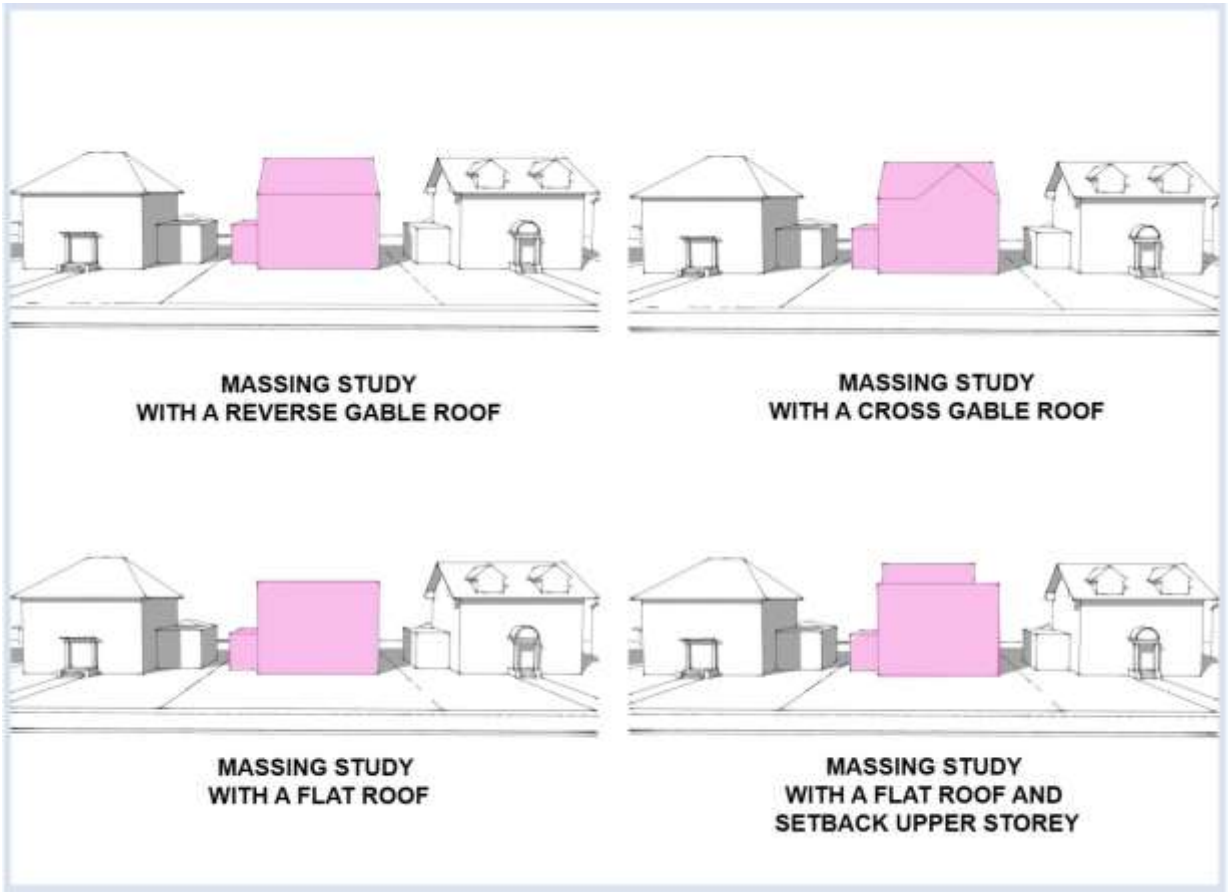
5.3.10.2 Mandatory: Building materials and colours on a new accessory building and within a restricted location (refer to 4.3.1.9 Restricted Locations for Building Materials), shall be those that are common in the HCD. For exterior walls, these include clay brick, natural stone, cement stucco, and paint-coated natural wood. For sloped roofs, these include cedar or asphalt shingles. Other contemporary exterior building materials may be acceptable based on the advice of HCD Advisory Committee.

5.3.11 Massing Studies

5.3.11.1 For a Property on a Local Street

The illustrations in Figure 28 are for information only to show some examples of massing studies for a new infill building on an interior lot that fronts onto a local street. The setbacks and massing are similar to adjacent properties. Roofline studies draw from other rooflines in the HCD will contribute to the form of the building.

Figure 27: Examples of massing studies for a new infill development on a local street.



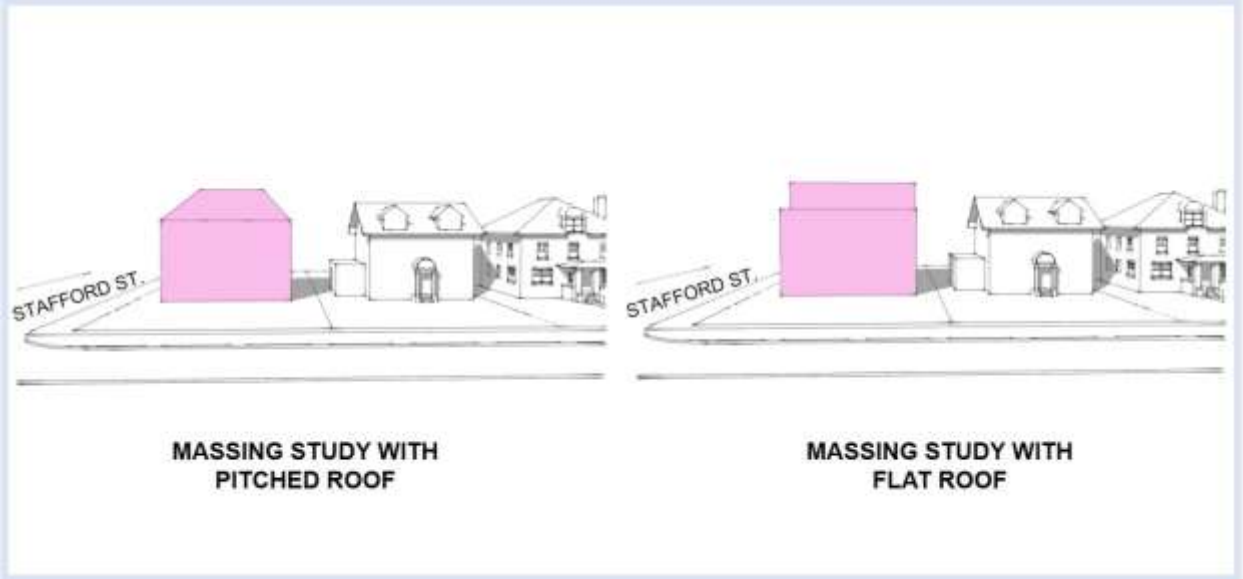
5.3.11.2 For a Property Adjacent to an Arterial Street

The illustrations in Figure 29 are for information only to show some examples of massing studies for a new infill building on a lot that is adjacent to Stafford Street, which is an arterial street. Although a property that is adjacent to Stafford Street abuts two streets, its lot type is more characteristic of an Interior Lot than a Corner Lot because the corner-side yard is similar in dimension to a typical side yard in the HCD.

Because the property is located adjacent to an arterial street, the massing is slightly higher than its neighbours to accommodate more density, which is allowable as per the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

Wellington Crescent is another arterial street in the HCD, so a slightly higher infill building could be suitable. However, the form, general massing, landscaping requirements, and front, corner, and corner-side yard setbacks must be compatible with other buildings and properties on the block or streetscape.

Figure 28: Examples of massing studies for a new infill development for a property that is adjacent to Stafford Street, which is an arterial street.



5.4 Alterations to Buildings

This subsection sets out the policies and guidelines pertaining to the alteration of a principal or accessory building within the HCD.

5.4.1 General Standard of Care

As a general standard of care, any building that has been identified as a character-defining element, that is in close proximity of proposed work, and that may be affected by the work must be protected while undergoing work.

5.4.2 Reference Materials

Refer to 9.1.3 Map 3 – Heritage Buildings for the locations of the properties that have been identified as having a principle or accessory Heritage Building.

Refer to 9.1.4 Map 4 – Non-Heritage Buildings for the locations of the properties that have been identified as having a principle or accessory Non-Heritage Building.

Refer to 9.3 Appendix C - Inventory of Heritage Buildings and 9.4 Appendix D – Inventory of Non-Heritage Buildings for more information on these.

To review the objectives for HCD designation for alterations to buildings, refer to Section 3.6 Objectives for Alterations to Buildings.

5.4.3 Alterations to a Heritage Building

The following policies and design guidelines apply to a principle and/or accessory building that has been identified as a heritage building.

5.4.3.1 General

5.4.3.1(a) Encouraged: Support the adaptive re-use of a heritage building to promote occupancy and to deter vacancy. Find a use that requires little or no change to its elements that are character-defining to the HCD and within a restricted location (refer to 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building).

5.4.3.1(b) Mandatory: Within a restricted location (refer to 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building), retain and restore, as required, the form, arrangement, detailing, and original materials of the heritage building. If an element or material is deemed beyond repair, replace these with new ones that match in-kind to the originals as much as possible.

5.4.3.1(c) Encouraged: Undertake routine maintenance and make any necessary repairs by following conservation best practices (refer to 5.4.4 Routine Maintenance for a Heritage Building for more information).

5.4.3.1(d) Encouraged: If original building elements are missing, recreate these to match the form, materials, and detailing or the originals based on physical or documentary evidence.

5.4.3.1(e) Encouraged: Avoid painting exterior masonry walls (refer to 5.4.4 Routine Maintenance for a Heritage Building for more information).

5.4.3.1(f) Encouraged: Paint colours should match the original colours as much as possible or be representative of paint colours from the restoration period (refer to 5.5.4 Routine Maintenance for a Heritage Building for more information).

5.4.3.2 Additions to a Heritage Building

5.4.3.2(a) Mandatory: A new addition within a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition) must:

i. be as minimal of intervention as possible to reduce irreversible damage to the heritage building.

ii. be subordinate to and visually and physically compatible with the heritage building and the streetscape; and

iii. must not obscure the heritage building or adjacent buildings.

5.4.3.2(b) Mandatory: Building materials and colours on a new addition and within a restricted location (refer to 4.3.1.9 Restricted Locations for Building Materials) shall be those that are common in the HCD. For exterior walls, these include clay brick, natural stone, cement stucco, and paint-coated natural wood. For sloped roofs, these include cedar or asphalt shingles. Other contemporary exterior building may be acceptable based on the advice of HCD Advisory Committee.

Figure 29: The illustration shows an example of new addition on a heritage building.



5.4.3.3 Windows in a Heritage Building

5.4.3.3(a) Mandatory: Within a restricted location (refer to 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building) and if a new or an enlarged window or door opening is required, locate it off of the primary façade or make it compatible with the primary façade in terms of its size, arrangement, and detailing.

5.4.3.3(b) Encouraged: Retain original doors and windows, and repair these as much as possible. Replace these only if beyond repair with ones that match in kind to the originals.

Refer to the *Guidelines for Repair or Replacement of Windows in Heritage Buildings* for more information.

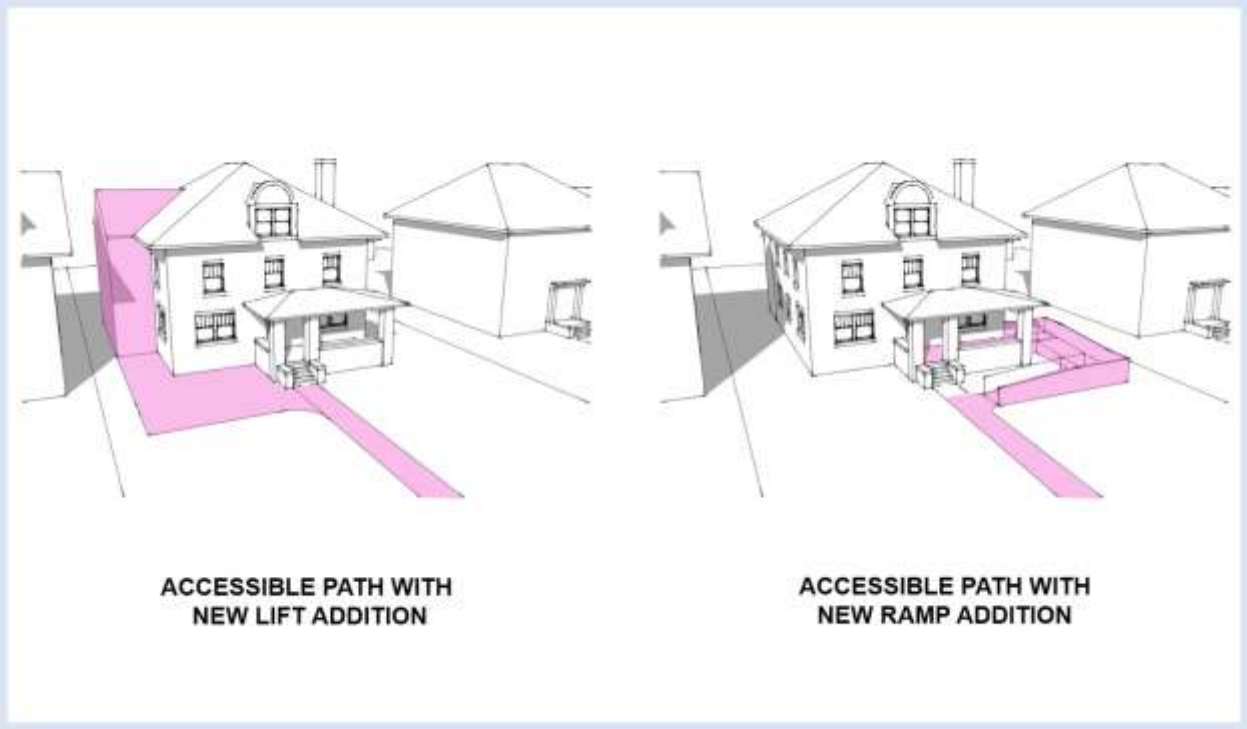
Figure 30: The illustration shows an enlarged window on a heritage building.



5.4.3.4 Upgrades to a Heritage Building

5.4.3.4(a) Mandatory: Within a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition and 4.3.1.4 Restricted Locations Diagram for Alterations to a Heritage Building), upgrades for improved accessibility, building code compliance, energy efficiency, or the addition of solar panels, must be visually and physically compatible with the heritage building and the streetscape.

Figure 31: The illustration shows two example options for accessibility upgrades to a heritage building.



5.4.4 Routine Maintenance: Tips for Heritage Conservation

The following information provides some tips for undertaking routine maintenance projects on a heritage building.

5.4.4.1 Painting Wood

Paint coatings on wood cladding materials protect the wood in the long term and help prevent accelerated degradation and wood rot. An owner should inspect a wood-clad heritage building on an annual basis for flaking or blistering paint. If there is evidence of this, the surface should be properly treated and recoated in a timely manner. Linseed-oil based paints are often recommended to be used because they offer long-lasting protection.

In terms of selecting paint colours for a heritage building, it is recommended that the new colour matches the original building and trim colours, based on physical or documentary evidence (i.e. colour photographs). To find the original colour based on physical evidence, perform a paint scraping and examine the underside of the paint chip. In some cases, it may

be possible to uncover the original paint colour using this method. A paint supplier can then colour match the new paint colour to the original colour sample.

If there is no physical or documentary evidence available, it is recommended to select a colour palette that is period-correct to the building and complementary to the HCD. A paint supplier will typically have fan decks of historic paint colours available.

It is recommended to avoid colours that are not typical of the area's period of development, however, a paint colour can always be changed, so painting wood a certain colour is considered to be a reversible intervention.

5.4.4.2 Painting Masonry

Painting exterior masonry is not a recommended practice. A masonry building has a rich visual appearance consisting of a brick or stone bonding pattern and contrasting mortar joints. A paint coating over this textured surface would reduce it to a flatter, less-visually appealing surface. Painting masonry may also have a physical impact on the building. Bricks are porous, and when painted, the paint will trap moisture. This will cause the paint to peel off overtime, creating an on-going maintenance issue.

Removing paint from masonry can be a costly endeavor that usually involves the use of chemicals or solvents. Some methods of removal could cause permanent damage to the bricks. It is never recommended that abrasives - including soda, shells, or sand blasting - be used to remove paint from a masonry heritage building. These methods and products will cause permanent damage. If using chemicals to remove paint from masonry, consult with a mason with heritage expertise prior to undertaking the work.

5.4.4.3 Masonry Repointing

Mortar joints on a masonry building should be regularly inspected to ensure that they are in good condition. If there are signs of deterioration, it is highly recommended to retain a mason with heritage expertise or structural engineer to plan and undertake repointing work.

To be physically compatible with the heritage brick or stone, new mortar should be softer and sacrificial to the masonry units themselves. This means that if there is movement within a wall, the mortar would absorb the movement without cracking the masonry units. For more information, consult a mason with heritage experience and/or a structural engineer.

To be visually compatible with the heritage building, the new mortar joints should match the appearance of the original joints in terms of the size, texture, tooling, and colour. Before undertaking the work, have a mason perform a test patch in an inconspicuous location to ensure the new work is visually compatible.

For more information on how to treat heritage building materials, refer to section *4.5 Guidelines for Materials* from the *Standards and Guidelines for the Conservation of Historic Places in Canada*. You may also contact heritage staff for general advice on routine maintenance.

5.4.5 Alterations to a Non-Heritage Building

The following policies and design guidelines apply to any alteration to a principle and accessory building that have been identified as a non-heritage building.

5.4.5.1 Mandatory: A new addition in a restricted location (refer to 4.3.1.1 Restricted Locations Diagram for a New Addition) must be visually and physically compatible to the building and streetscape. Use exterior building materials that are complementary to the building and the HCD.

5.4.5.2 Encouraged: Support code, accessibility and energy efficiency upgrades.

6.0 HCD Advisory Committee

If the HCD Plan is approved, an HCD Advisory Committee will be formed, as per the following terms of reference.

6.1 Terms of Reference

6.2 Interpretation

In this document:

Advisory Committee: means the Crescentwood-Enderton Park Heritage Conservation District Advisory Committee.

Council: means the council of The City of Winnipeg.

6.3 Authority

Formation and activities of the Advisory Committee is authorized pursuant to the HCD By-law, and will be formalized through the adoption of an HCD plan for Crescentwood-Enderton Park.

6.4 Function

The Advisory Committee shall, on an as-needed basis:

- provide advice to the public service on issues specific to the Crescentwood-Enderton Park HCD as well as HCDs generally; and
- review applications for heritage permits on an as-needed basis.

6.5 Meetings

The committee shall meet as needed.

6.6 Duties and Responsibilities

The committee's responsibilities are as follows:

- review and offer advisory input into process, policy and programs regarding the Crescentwood-Enderton Park HCD on an as-needed basis;
- make recommendations concerning heritage permit applications with respect to the HCD Plan;
- evaluate heritage permit applications on an as-needed basis and give advice to the Designated Employee as to whether the said application complies with the guidelines outlined in the HCD Plan;
- Inform the designated employee of potential required HCD Plan revisions; and
- provide updates on Advisory Committee activities and workload as needed.

Committee members are expected to attend meetings regularly, be punctual, and be prepared.

In carrying out its duties and responsibilities, the Advisory Committee may seek the opinions and advice of heritage advocates, including representatives from the Heritage Winnipeg Corporation.

6.7 Criteria for Membership

The Advisory Committee membership shall not be less than three members of the Historical Buildings and Resources Committee (HBRC), who will participate on a voluntary basis and two property owners from the HCD. Property owner members shall apply through the City's Boards and Commissions process.

HBRC members may include but are not limited to:

- One member representative in good standing of the Manitoba Association of Landscape Architects
- One member representative in good standing of the Manitoba Association of Architects
- One member representative with expertise in heritage resource conservation employed by either the Province of Manitoba or the Government of Canada.

Members of the Advisory Committee are not appointed as representatives of their employers or the organizations or governments of which they are members but rather appointed by Council to provide their expertise and advice in a disinterested manner.

8.8 Term Lengths

As committee members participate on a voluntary basis, there shall be no term lengths for HBRC members. Term lengths for property owner members shall be up to 3 years and may be renewed.

6.9 Support

Staff from Winnipeg's Urban Planning and Design Division will be assigned as needed to support the committee. The Director of the City of Winnipeg's Planning, Property and Development Department must provide professional and technical support to the committee sufficient for the committee to perform its function. The committee may request input from others as needed.

7.0 Conclusion

7.1 HCD Plan Periodic Review

Heritage value evolves over time. What may not be considered a heritage building or character-defining element today, may be worthy of protection in the future. The desires of the community may change over time as well. Therefore, it is recommended that the HCD Plan be reviewed every 5 to 10 years for potential amendments and that local members of the HCD Advisory Committee champion this review. Any future review or amendments would involve notice to all property owners within the HCD with opportunities for participation.

8.0 List of Works Cited

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9.0 Appendices

9.1 Appendix A - Maps

9.1.1 Map 1 – HCD Boundary



HTFC PLANNING & DESIGN

LEGEND:

CRESCENTWOOD-ENDERTON PARK BOUNDARY

9.1.2 Map 2 – Streetscapes, Parks and Private Yards



HTFC PLANNING & DESIGN

LEGEND:

- STREETS WITH TREE-LINED BOULEVARDS
- LARGE LOTS WITH GENEROUS FRONT, CORNER SIDE YARD AND NARROWER SIDE YARD SETBACK
- PUBLIC PARKS
- FENCES, OPAQUE OR SEMI-OPAQUE
- FENCES, TRANSPARENT (INCLUDING STONE & METAL FENCES, AND STAND-ALONE PILLARS
- CRESCENTWOOD-ENDERTON PARK BOUNDARY

9.1.3 Map 3 – Heritage Buildings



HTFC
PLANNING + DESIGN

Note, should there be a discrepancy between this map and 9.3 Appendix C – Inventory of Heritage Buildings, Appendix C shall prevail.

LEGEND:

- HERITAGE PRINCIPAL BUILDING CONSTRUCTED 1900-1920
- HERITAGE PRINCIPAL BUILDING CONSTRUCTED 1970's OR EXECUTIVE HOUSE
- ★ HERITAGE ACCESSORY BUILDING CONSTRUCTED 1900-1920
- ● HERITAGE ACCESSORY BUILDING CONSTRUCTED 1970's
- CRESCENTWOOD-ENDERTON PARK BOUNDARY

9.1.4 Map 4 – Non-Heritage Buildings



HTFC
PLANNING + DESIGN

LEGEND:

PRINCIPAL BUILDING THAT HAS NOT BEEN IDENTIFIED AS A CHARACTER-DEFINING ELEMENT WITHIN THE HCD

CRESCENTWOOD-ENDERTON PARK BOUNDARY

Note, should there be a discrepancy between this map and 9.4 Appendix D – Inventory of Non-Heritage Buildings, Appendix D shall prevail.

9.1.5 Map 5 – Heritage Buildings and Street Types



HTFC PLANNING & DESIGN

Note, should there be a discrepancy between this map and 9.3 Appendix C – Inventory of Heritage Buildings, Appendix C shall prevail.

LEGEND:

- HERITAGE PRINCIPAL BUILDING CONSTRUCTED 1900-1920
- HERITAGE PRINCIPAL BUILDING CONSTRUCTED 1970's OR EXECUTIVE HOUSE
- ★ HERITAGE ACCESSORY BUILDING CONSTRUCTED 1900-1920
- ● HERITAGE ACCESSORY BUILDING CONSTRUCTED 1970's
- PRIORITY 1 STREET (ARTERIAL/TRANSIT)
- ACTIVE TRANSPORTATION ROADWAY
- PAVED LANE
- UNPAVED LANE
- PEDESTRIAN ROUTE
- CRESCENTWOOD-ENDERTON PARK BOUNDARY

9.2 Appendix B – Inventory of Parks and Heritage Fences

These features are character-defining elements of the HCD because they are architecturally and historically significant landscape and streetscape features of the area.

9.2.1 Parks







Munson Park

- Property donated to City of Winnipeg by Richardson Family in 1976, dedicated 1984





Enderton Park

- Originally called Crescentwood Park and also known as Peanut Park.
- C.H. Enderton offered the property to City of Winnipeg Parks Board in 1902, accepted in 1903.
- Posthumously renamed Enderton Park in July 1924.

9.2.2 Heritage Fences, Gates, and Pillars on Private Property



2 Ruskin Row



12 Kingsway Avenue



12 Ruskin Row



20 Ruskin Row



34 Avonhurst Street



53 Harvard Avenue



60 Yale Avenue



424 Wellington Crescent



546 Wellington Crescent



514 Wellington Crescent



408 Wellington Crescent



424 Wellington Crescent



484 Wellington Crescent

9.3 Appendix C – Inventory of Heritage Buildings

Heritage buildings are character-defining elements of the HCD because they embody the heritage values of the HCD and are architecturally and historically significant. They represent two distinctive eras of the district's development - the early 20th C. styles and 1970s Modernism.

Although 390 Wellington Crescent, Executive House, was constructed outside of the two distinct eras of the HCD's development, it has also been identified as a character-defining element because it is architecturally and historically significant.

This inventory includes principal and accessory heritage buildings.

9.3.1 Principal Buildings



Principal Building, Heritage
2 Avonherst Street
Built: 1974
Designer: Ron Keenberg/IKOY
Contractor: Unknown
Style: Late Modern/International Style Influences



Principal Building, Heritage
20 Avonherst Street
Built: 1909
Designer: D.W. Bellhouse
Contractor: S.B. Ritchie
Style: Georgian Revival



Principal Building, Heritage
26/30 Avonherst Street
Built: 1905
Designer: Hooper & Walker
Contractor: Malcom Brothers
Style: Georgian Revival



Principal Building, Heritage
34 Avonherst Street
Built: 1909
Designer: V.W. Horwood
Contractor: William Brown
Style: Georgian Revival



Heritage Building, Principal
11 Harvard Avenue
Built: 1910
Designer: E.H. Bissett (owner)
Contractor: E.H. Bissett (owner)
Style: Dutch Colonial



Heritage Building, Principal
25 Harvard Avenue
Built: 1907
Designer: Foster, SH (owner)
Contractor: Foster, SH (owner)
Style: Queen Anne Revival



Heritage Building, Principal
27 Harvard Avenue
Built: 1906
Designer: H.B. Rugh
Contractor: J. Milni
Style: Tudor Revival



Heritage Building, Principal
47 Harvard Avenue
Built: 1909
Designer: H.B. Rugh
Contractor: Unnamed
Style: Georgian Revival



Heritage Building, Principal
53 Harvard Avenue
Built: 1907
Designer: J.H.G. Russell
Contractor: George Bray
Style: Queen Anne Revival Influences



Heritage Building, Principal
60 Harvard Avenue
Built: 1924
Designer: J.A. Fraser (owner)
Contractor: J.A. Fraser (owner)
Style: Georgian Revival Influences



Heritage Building, Principal
61 Harvard Avenue
Built: 1913
Designer: Andrews & Son (owner)
Contractor: Andrews & Son (owner)
Style: Georgian Revival



Heritage Building, Principal
66 Harvard Avenue
Built: 1925
Designer: Sparrow Brothers (owners)
Contractor: Sparrow Brothers (owners)
Style: Georgian Revival Influences



Heritage Building, Principal
70 Harvard Avenue
Built: 1918
Designer: M.J. McLeod (owner)
Contractor: J. McDiarmid Company
Style: Georgian Revival



Heritage Building, Principal
12 Kingsway
Built: 1911
Designer: V.C. Brown (owner)
Contractor: Lyall-Mitchell Co.
Style: Georgian Revival



Heritage Building, Principal
37 Kingsway
Built: 1912
Designer: A.W. Scovil (owner)
Contractor: A.W. Scovil (owner)
Style: Dutch Colonial



Heritage Building, Principal
41 Kingsway
Built: 1927
Designer: J.W. Bellhouse
Contractor: James A. Fraser (owner)
Style: Spanish Revival Influences



Heritage Building, Principal
47 Kingsway
Built: 1906
Designer: Darling & Pearson
Contractor: Davidson & Henderson
Style: Tudor Revival



Heritage Building, Principal
53 Kingsway
Built: 1908
Designer: R. Taylor (owner)
Contractor: R. Taylor (owner)
Style: Georgian Revival



Heritage Building, Principal
59 Kingsway
Built: 1908
Designer: R. Taylor (owner)
Contractor: R. Taylor (owner)
Style: Georgian Revival



Heritage Building, Principal
66 Kingsway
Built: 1907
Designer: W.W. Blair
Contractor: McMillan & Clark
Style: Queen Anne Revival Influences



Heritage Building, Principal
67 Kingsway
Built: 1906
Designer: J. Woodman
Contractor: Wallace & Aikins
Style: Victorian Influences



Heritage Building, Principal
68 Kingsway
Built: 1921
Designer: C.J. Lee (owner)
Contractor: W. Fleming
Style: Georgian Revival



Heritage Building, Principal
70 Kingsway
Built: 1914
Designer: W.P. Wallace Ltd. (owner)
Contractor: W.P. Wallace Ltd. (owner)
Style: Georgian Revival Influences



Heritage Building, Principal
72 Kingsway
Built: 1914
Designer: W.P. Wallace Ltd. (owner)
Contractor: W.P. Wallace Ltd. (owner)
Style: Tudor Revival Influences



Heritage Building, Principal
73 Kingsway
Built: 1906
Designer: J. Chisholm
Contractor: Hinds & Mitchell
Style: Queen Anne Revival



Heritage Building, Principal
83 Kingsway
Built: 1907
Designer: H.B. Rugh
Contractor: Forquhar & Grant
Style: Beaux Arts



Heritage Building, Principal
91 Kingsway
Built: 1905
Designer: J. Graham
Contractor: J. Graham
Style: Victorian Influences



Heritage Building, Principal
96 Kingsway
Built: 1926
Designer: Unknown
Contractor: McCarroll Construction
Style: Arts and Crafts Influences



Heritage Building, Principal
97 Kingsway
Built: 1905
Designer: W. Hunter (owner)
Contractor: W. Hunter (owner)
Style: Tudor Revival Influences



Heritage Building, Principal
98 Kingsway
Built: 1911
Designer: Hooper & Hooper
Contractor: A.S. Gilker
Style: Queen Anne Revival



Heritage Building, Principal
101 Kingsway
Built: 1927
Designer: Sparrow Brothers (owners)
Contractor: Sparrow Brothers (owners)
Style: Prairie Style Influences



Heritage Building, Principal
107 Kingsway
Built: 1906
Designer: Ford & Foster (owner)
Contractor: Ford & Foster (owner)
Style: Neoclassical Influences



Heritage Building, Principal
108 Kingsway
Built: 1926
Designer: W.P. Wallace (owner)
Contractor: W.P. Wallace (owner)
Style: Neoclassical Influences



Heritage Building, Principal
116 Kingsway
Built: 1921
Designer: R. Taylor (owner)
Contractor: R. Taylor (owner)
Style: Arts and Crafts



Heritage Building, Principal
1 Palk Road
Built: 1974
Designer: J. Patkau (owner)
Contractor: Unknown
Style: Late Modern/Brutalist Influences



Heritage Building, Principal
2 Ruskin Row
Built: 1912
Designer: J.H.G. Russell
Contractor: W.J. Davidson
Style: Georgian Revival



Heritage Building, Principal
6 Ruskin Row
Built: 1910
Designer: V.W. Horwood
Contractor: C.H. Simpson
Style: Georgian Revival



Heritage Building, Principal
10 Ruskin Row
Built: 1974
Designer: Peter Wreglesworth
Contractor: Unknown
Style: Late Modern/International Style Influences



Heritage Building, Principal
12 Ruskin Row
Built: 1910
Designer: H.B. Rugh
Contractor: day labour
Style: Italianate



Heritage Building, Principal
14 Ruskin Row
Built: 1909
Designer: J.D. Atchison
Contractor: J.C. Allardice
Style: Queen Anne Influences



Heritage Building, Principal
16 Ruskin Row
Built: 1908
Designer: J.D. Atchison
Contractor: Davidson Brothers
Style: Dutch Colonial



Heritage Building, Principal
18 Ruskin Row
Built: 1910
Designer: A.H. Aldinger (owner)
Contractor: A.H. Aldinger (owner)
Style: Prairie Style Influences
Note: Cladding appears to have been modified and may not be original to the building.



Heritage Building, Principal
20 Ruskin Row
Built: 1905
Designer: F.W. Stevens (owner)
Contractor: L.C. Lidue
Style: Tudor Revival



Heritage Building, Principal
25 Ruskin Row
Built: 1928
Designer: F.W. Stevens (owner)
Contractor: L.C. Lidue
Style: Italianate



Heritage Building, Principal
29 Ruskin Row
Built: 1914
Designer: J.N. Semmens
Contractor: J. McDiarmid Co.
Style: Tudor Revival



Heritage Building, Principal
393 Wellington Crescent
Built: 1910
Designer: W.W. Blair
Contractor: G.H. Walton & Co.
Style: Tudor Revival



Heritage Building, Principal
408 Wellington Crescent
Built: 1909
Designer: J.D. Atchison
Contractor: S. Brown
Style: Tudor Revival



Heritage Building, Principal
412 Wellington Crescent
Built: 1906
Designer: H.B. Rugh
Contractor: Homes, James & James
Style: Queen Anne Revival



Heritage Building, Principal
424 Wellington Crescent
Built: 1906
Designer: Sproat Rolph & Wardell
Contractor: Sproat Rolph & Wardell
Style: Georgian Revival



Heritage Building, Principal
456 Wellington Crescent
Built: 1977
Designer: IKOY Partnership
Contractor: Fuji Builders Ltd.
Style: Late Modern/Prairie Style Influences



Heritage Building, Principal
484 Wellington Crescent
Built: 1912
Designer: Pratt & Ross
Contractor: H. Hooper
Style: Queen Anne Revival



Heritage Building, Principal
50 Yale Avenue
Built: 1911
Designer: S.F. Peters
Contractor: W.W. Cross
Style: Victorian Influences



Heritage Building, Principal
54 Yale Avenue
Built: 1908
Designer: W.W. Cross (owner)
Contractor: W.W. Cross (owner)
Style: Queen Anne



Heritage Building, Principal
60 Yale Avenue
Built: 1905
Designer: W.J. Clark (owner)
Contractor: W.J. Clark (owner)
Style: Queen Anne



Heritage Building, Principal
68 Yale Avenue
Built: 1906
Designer: H.B. Rugh
Contractor: Gillis Fraser & McDonald
Style: Dutch Colonial



Heritage Building, Principal
76 Yale Avenue
Built: 1908
Designer: E.R. Whitehead (owner)
Contractor: A. Simmons
Style: Victorian Influences



Heritage Building, Principal
80 Yale Avenue
Built: 1927
Designer: Sparrow Brothers (owners)
Contractor: Sparrow Brothers (owners)
Style: Tudor Revival



Heritage Building, Principal
85 Yale Avenue
Built: 1909
Designer: J. Woodman
Contractor: T. Pound
Style: Tudor Revival



Heritage Building, Principal
97 Yale Avenue
Built: 1909
Designer: G.W. Northwood
Contractor: W.W. Cross
Style: Romanesque Revival Influences



Heritage Building, Principal
104 Yale Avenue
Built: 1928
Designer: Crabbe & Company (owner)
Contractor: Crabbe & Company (owner)
Style: Neoclassical Influences



Heritage Building, Principal
105 Yale Avenue
Built: 1923
Designer: J.D. Atchison
Contractor: H. Sigurdson
Style: Italianate Influences



Heritage Building, Principal
390 Wellington Crescent
Built: 1959
Designer: Libling Michener & Associates
(Les Stechesen)
Contractor: Winnipeg Construction Co.
Style: Modern/International Style

9.3.2 Accessory Structures



Heritage Building, Accessory
2 Avonhurst Street



Heritage Building, Accessory
85 Yale Avenue



Heritage Building, Accessory
1 Palk Road



Heritage Building, Accessory
12 Ruskin Row



Heritage Building, Accessory
20 Ruskin Row



Heritage Building, Accessory
25 Ruskin Row



Heritage Building, Accessory
29 Ruskin Row



Heritage Building, Accessory
59 Kingsway



Heritage Building, Accessory
67 Harvard Avenue
Built: 1907
Designer: A. & W. Melville
Contractor: John Saul
Style: Second Empire Influences

9.4 Appendix D – Inventory of Non-Heritage Buildings

Non-heritage buildings were built outside of the two distinct eras of the HCD's development. Although the buildings themselves are not character-defining elements of the HCD, the siting and massing of many of these properties fit well within the historic context.

This inventory includes principal non-heritage buildings only. Any accessory building that has not been identified as a heritage building is considered to be a non-heritage building.



Non-Heritage Building
111 Kingsway
Built: 2006
Designer: Unknown
Contractor: Dominion Construction Co.



Non-Heritage Building
117 Kingsway
Built: 1948
Designer: Unknown
Contractor: Unknown



Non-Heritage Building
120 Kingsway
Built: 1975
Designer: Redekopp Lumber & Supply
Contractor: Redekopp Lumber & Supply



Non-Heritage Building
4 Ruskin Row
Built: 1957
Designer: Unknown
Contractor: Unknown



Non-Heritage Building
5 Ruskin Row
Built: 1952
Designer: Louis Segal (owner)
Contractor: Louis Segal (owner)



Non-Heritage Building
7 Ruskin Row
Built: 1952
Designer: J.M. Steiman (owner)
Contractor: J.M. Steiman (owner)



Non-Heritage Building
8 Ruskin Row
Built: 1977
Designer: Unknown
Contractor: Unknown



Non-Heritage Building
400 Wellington Crescent
Built: 1953
Designer: Unnamed
Contractor: Unnamed



Non-Heritage Building
466 Wellington Crescent
Built: 1985
Designer: Omega Homes
Contractor: Unknown



Non-Heritage Building
73 Harvard Avenue
Built: 1953
Designer: Unknown
Contractor: Parkin Brothers



Non-Heritage Building
74 Harvard Avenue
Built: 1922
Designer: J.H. Porta (owner)
Contractor: North West Construction Co.



Non-Heritage Building
17 Harvard Avenue
Built: 2017
Designer: Strike Didur Associates
Contractor: Mannington Custom Homes



Non-Heritage Building
43 Kingsway
Built: 2005
Designer: Engineered Drafting Services Ltd.
Contractor: Stratfield Properties



Non-Heritage Building
111 Yale Avenue
Built: 1980
Designer: Unknown
Contractor: Unknown



Non-Heritage Building
100 Yale Avenue
Built: 1955
Designer: Banfield Lee Co. Ltd.
Contractor: Banfield Lee Co. Ltd.



Non-Heritage Building
108 Yale Avenue
Built: 2020
Designer: Neil Minuk, DIN Projects
Contractor: Unknown



Non-Heritage Building
40 Yale Avenue
Built: 1952
Designer: Dominion Lumber & Fuel Co
Contractor: Unnamed



Non-Heritage Building
44 Yale Avenue
Built: 1952
Designer: H.W. Levin
Contractor: City Lumber Co. Ltd.



Non-Heritage Building
474 Wellington Crescent
Built: 2012
Designer: Peter Sampson Design Studio Inc.
Contractor: Unknown



Non-Heritage Building
85 Kingsway
Built: 1985
Designer: Unknown
Contractor: Unknown



Non-Heritage Building
62 Harvard Avenue
Built: 1929 (exterior alterations 2016)
Designer: J.H. Saul (owner)
Contractor: J.H. Saul (owner)

9.5 Appendix E – Examples of Streetscapes

These examples of streetscapes are character-defining elements of the HCD. The grassy, tree-lined boulevards and generous front yard setbacks contribute to the garden-like setting of the area.



Avonherst Street, Looking South



Avonherst Street, Looking North



Avonherst Street, Looking South



Harvard Street, Looking West



Harvard Street, Looking East



Kingsway, Looking West



Kingsway, Looking East



Palk Road, Looking West



Ruskin Row, Looking North



Ruskin Row, Looking South



Ruskin Row, Looking Southwest



Stafford Street, Looking North



Wellington Crescent, Looking North



Wellington Crescent, Looking East



Yale Avenue, Looking West



Yale Avenue, Looking East