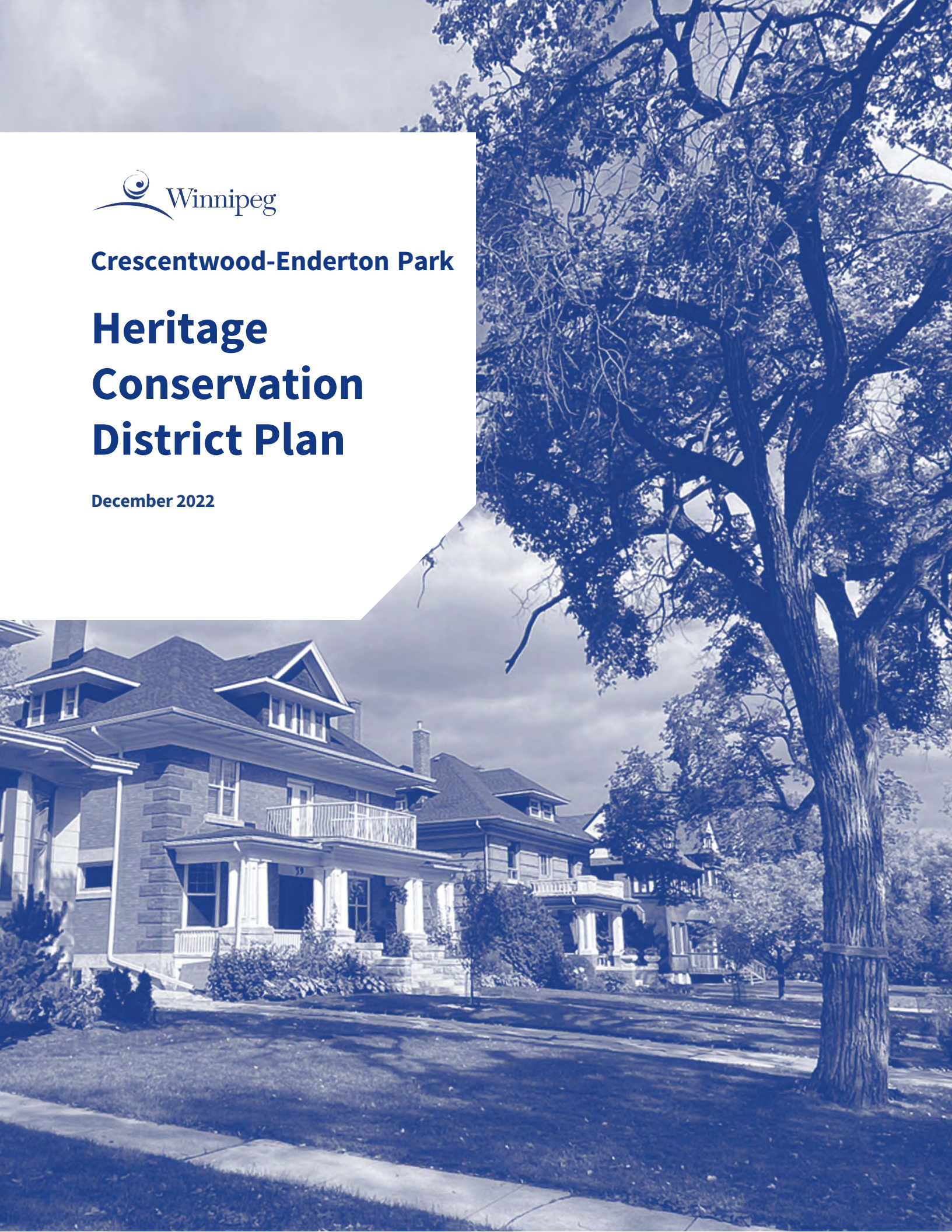
Winnipeg

Crescentwood-Enderton Park

Heritage Conservation District Plan

December 2022



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.1 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.



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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.

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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 set 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.

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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

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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:

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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

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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:

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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.

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1.7 Definitions - Private Property

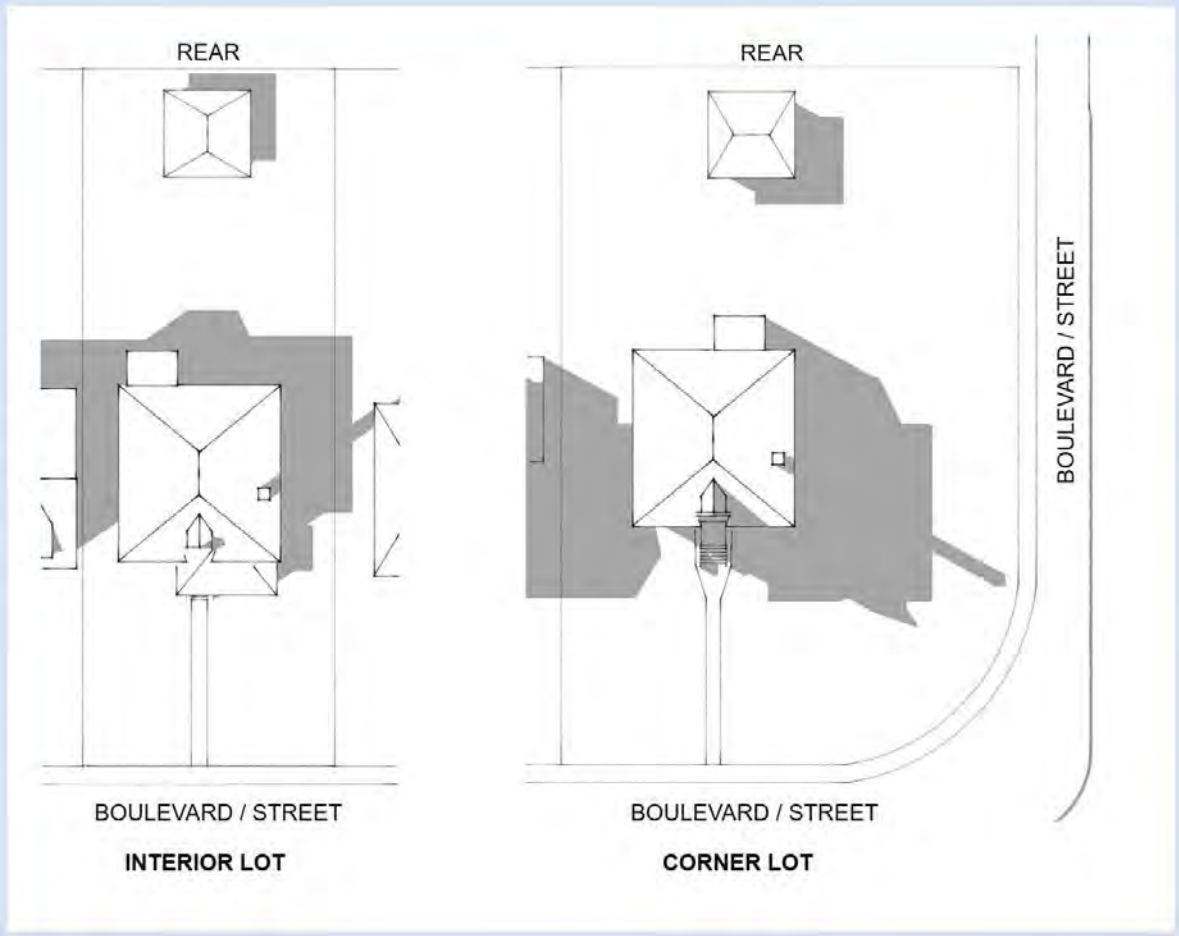
The following definitions that describe a private property apply to this HCD Plan. Supporting diagrams help to illustrate the meaning of each.

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.

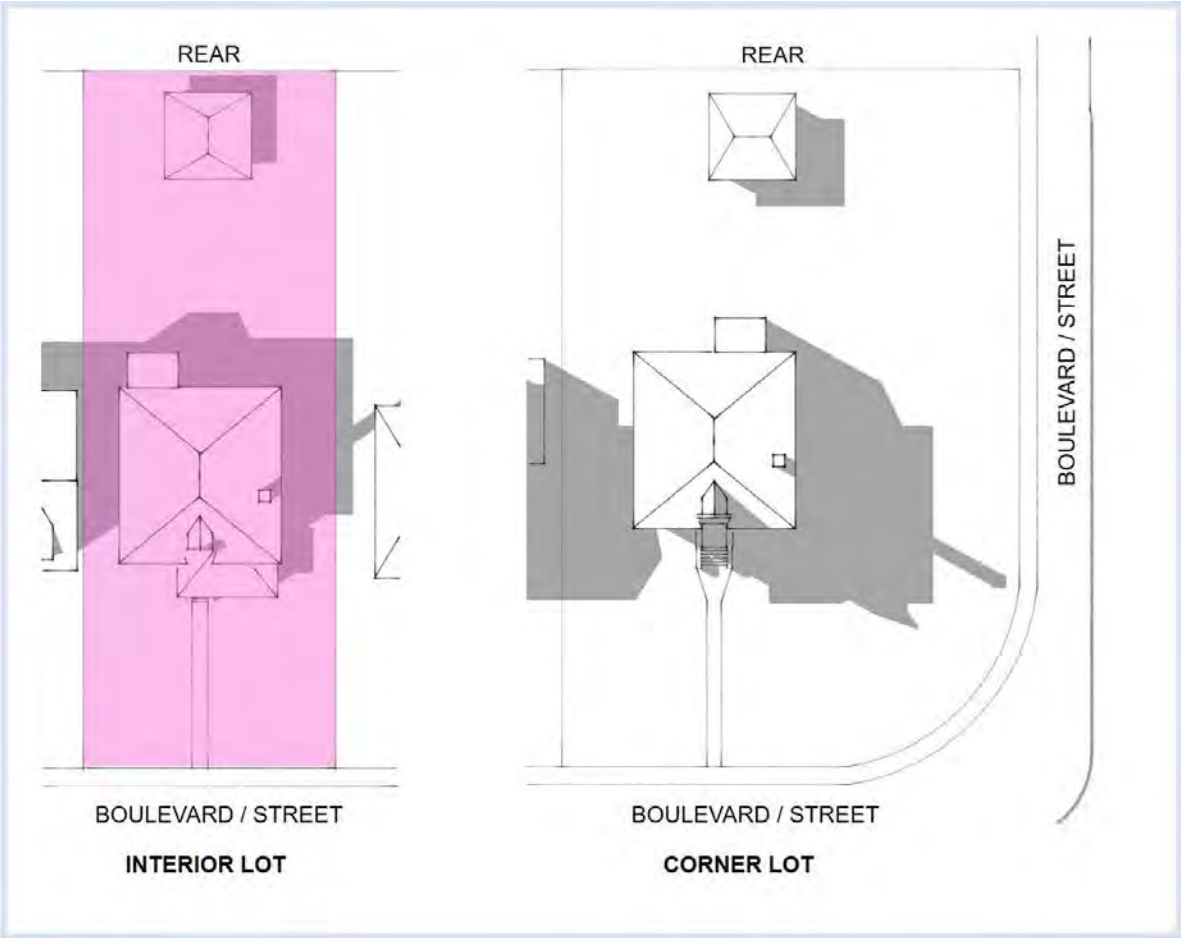
Figure 2: An interior lot and a corner lot are shown in plan view.



1.7.1.2 Interior Lot Diagram

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

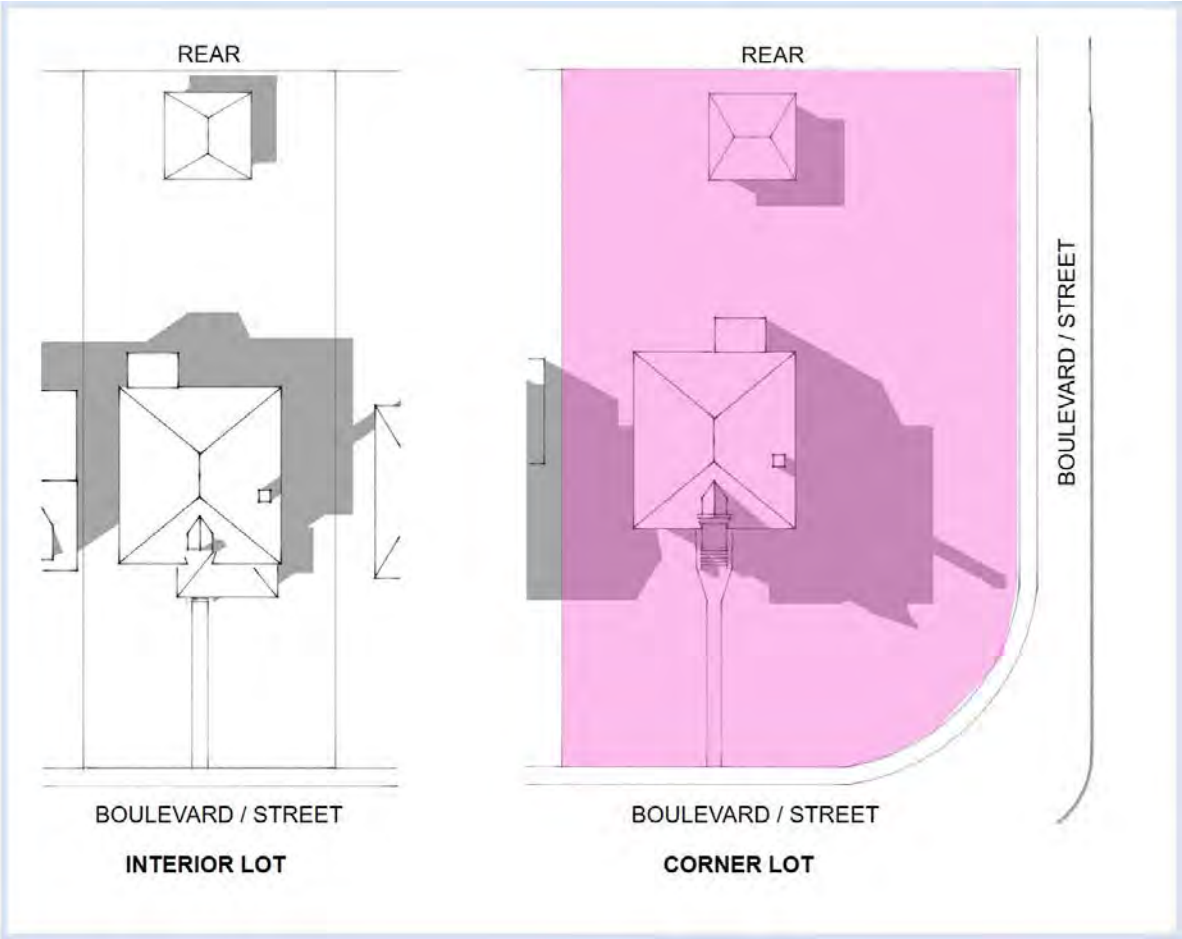
Figure 3: The interior lot is highlighted in pink.



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.

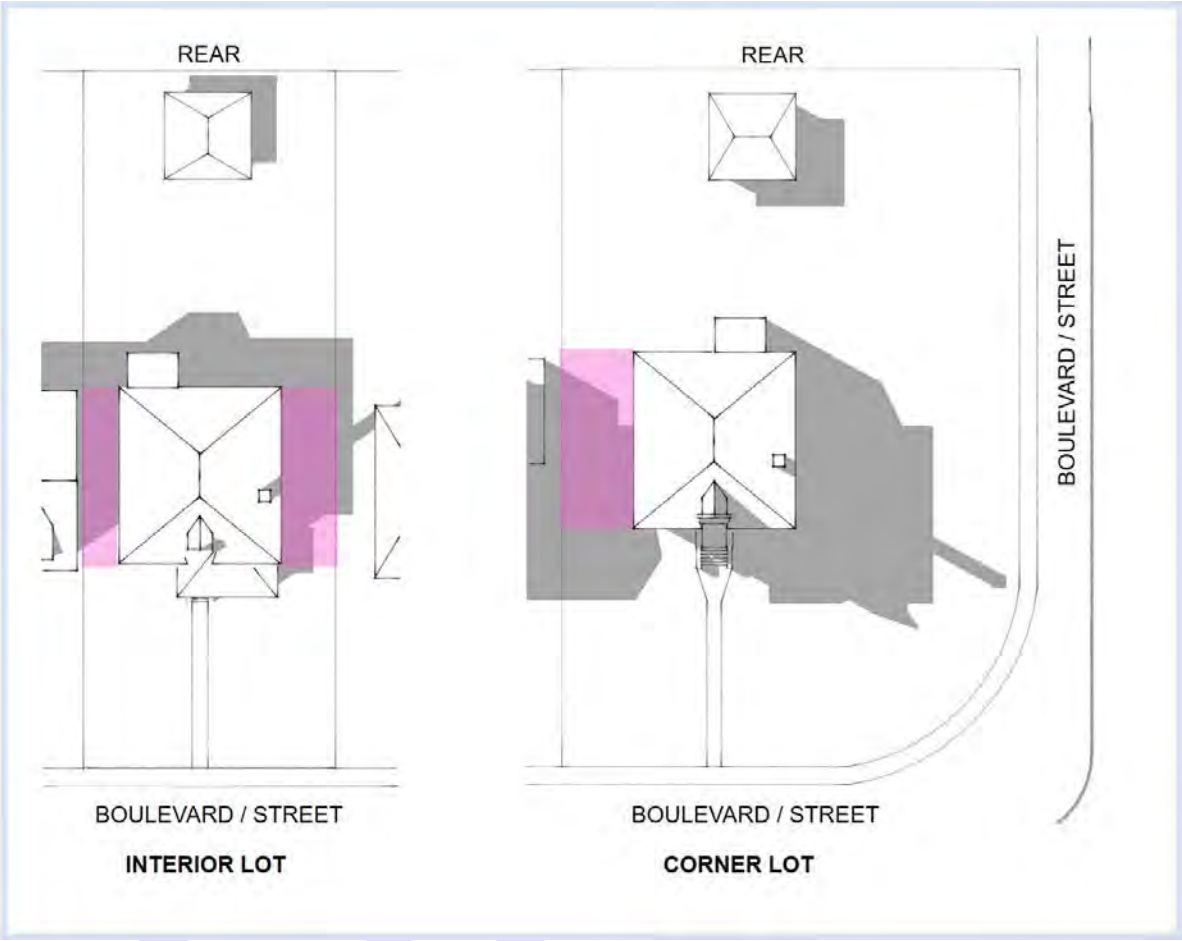
Figure 5: The front yards of each lot type are highlighted in pink.



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.

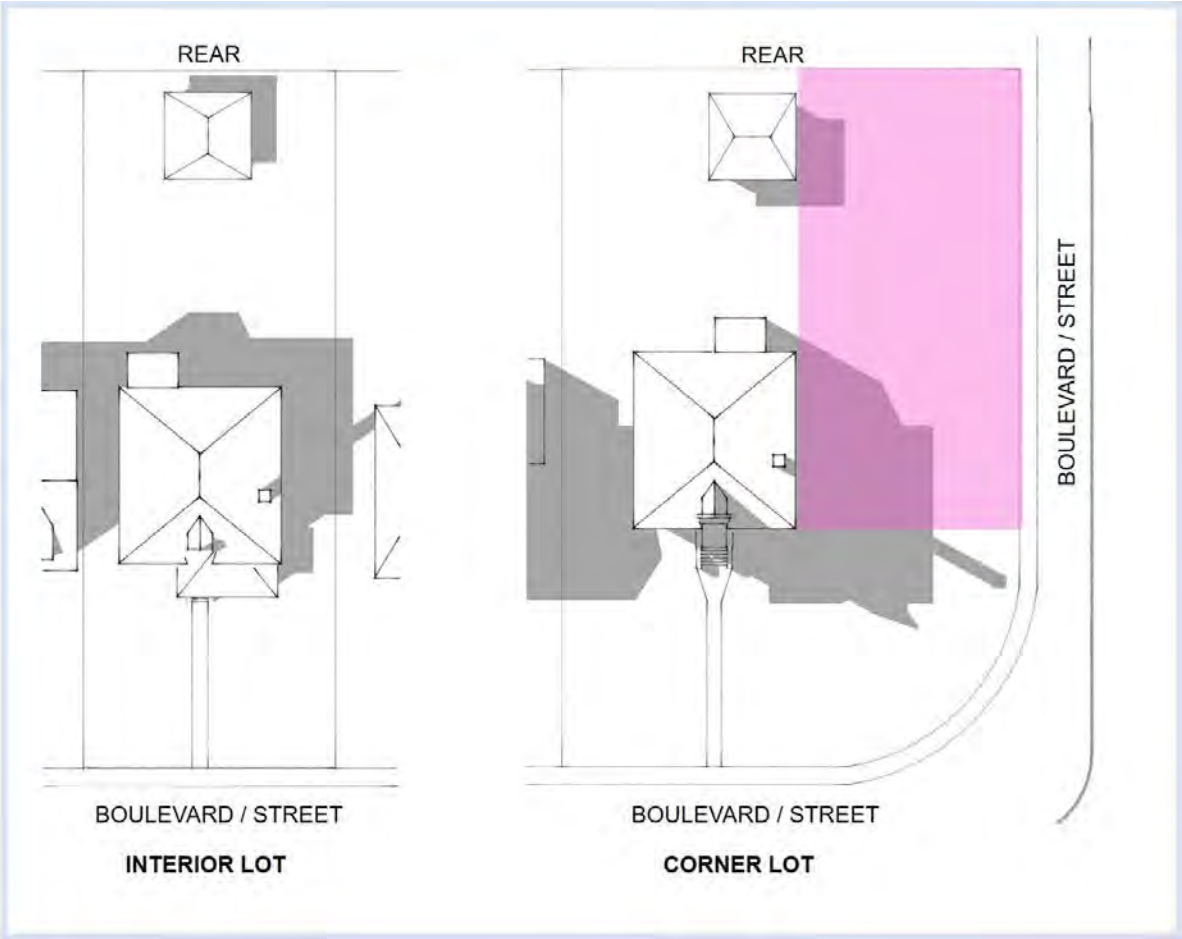
Figure 6: The side yards of each lot type are highlighted in pink.



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.

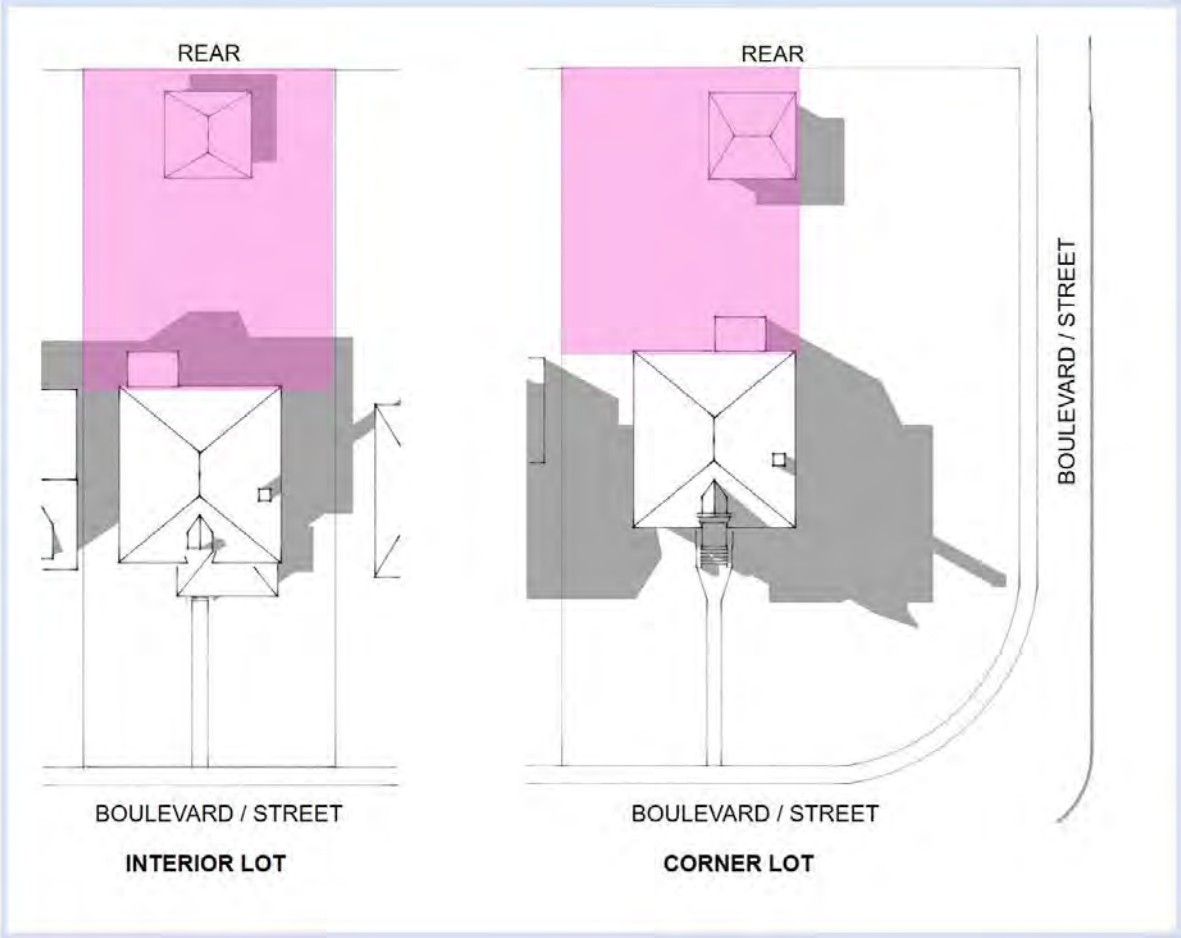
Figure 7: The corner-side yard of the corner lot is highlighted in pink.



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

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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 prosperities on the north side of Kingsway and the north property line of Munson Park.

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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

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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.

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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

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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;

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- 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;

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- 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.

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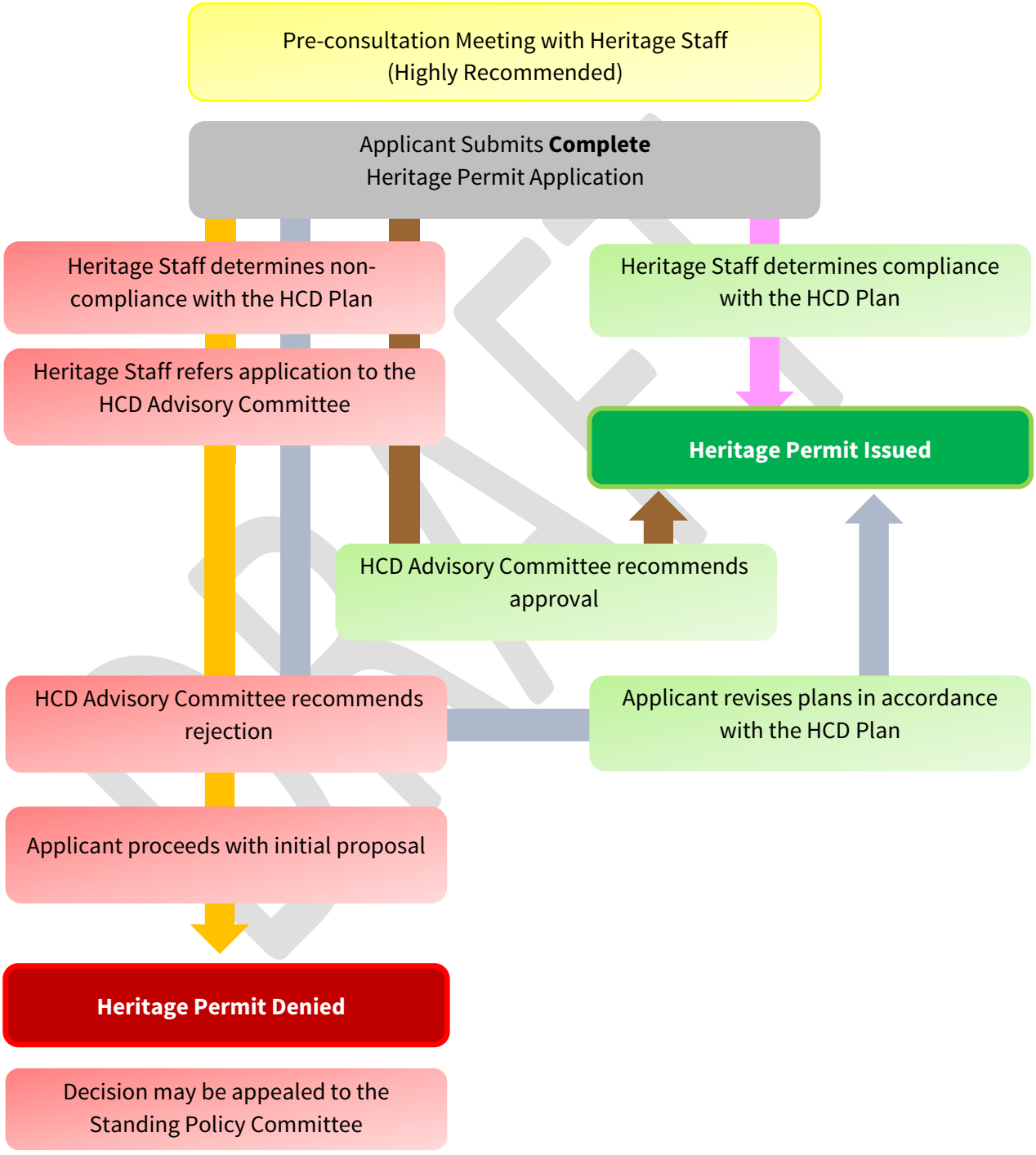
As per section 27(5) of the HCD By-law, the decision to issue or deny a heritage permit, or to impose conditions or restrictions on a heritage permit must:

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.

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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 Peanut 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 1.9.1.6 Restricted Locations Diagram for Front Yard Fences and 1.9.1.7 Restricted Locations Diagram for Corner-Side Yard Fences), the installation or alteration of perimeter fencing;
    d. Within a restricted location (refer to 1.9.1.8 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 1.9.1.1 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 1.9.1.4 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.

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5. Non–Heritage Buildings:

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

    b. Within a restricted location (refer to 1.9.1.1 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;

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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 1.9.1.6 Restricted Locations Diagram for Front Yard Fences and 1.9.1.7 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 1.9.1.1 Restricted Locations Diagram for a New Addition and 1.7.4 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;

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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 1.9.1.2 Restricted Locations Diagram for a New Accessory Building on a Property without a Front Yard Driveway and 1.9.1.3 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.

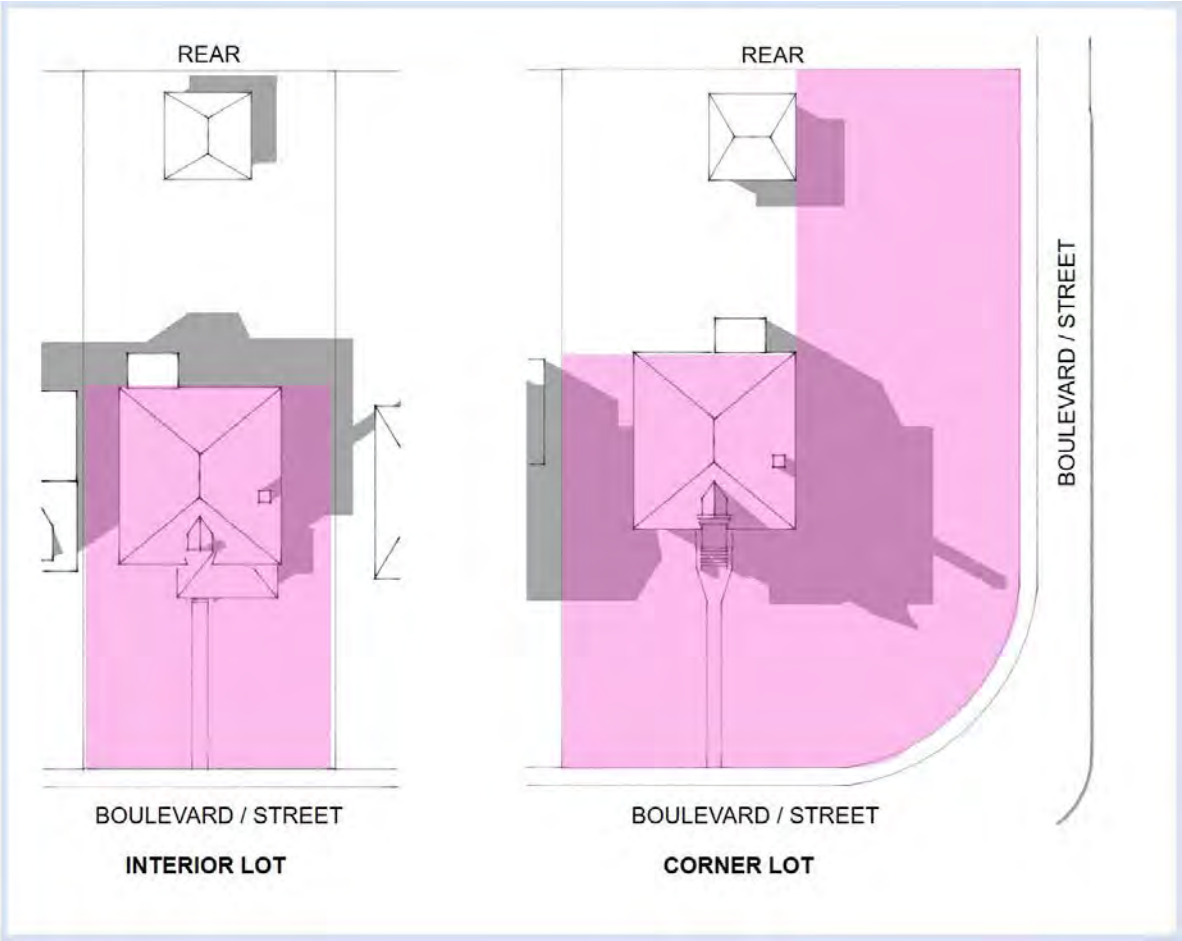
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4.3.1 Diagrams

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.

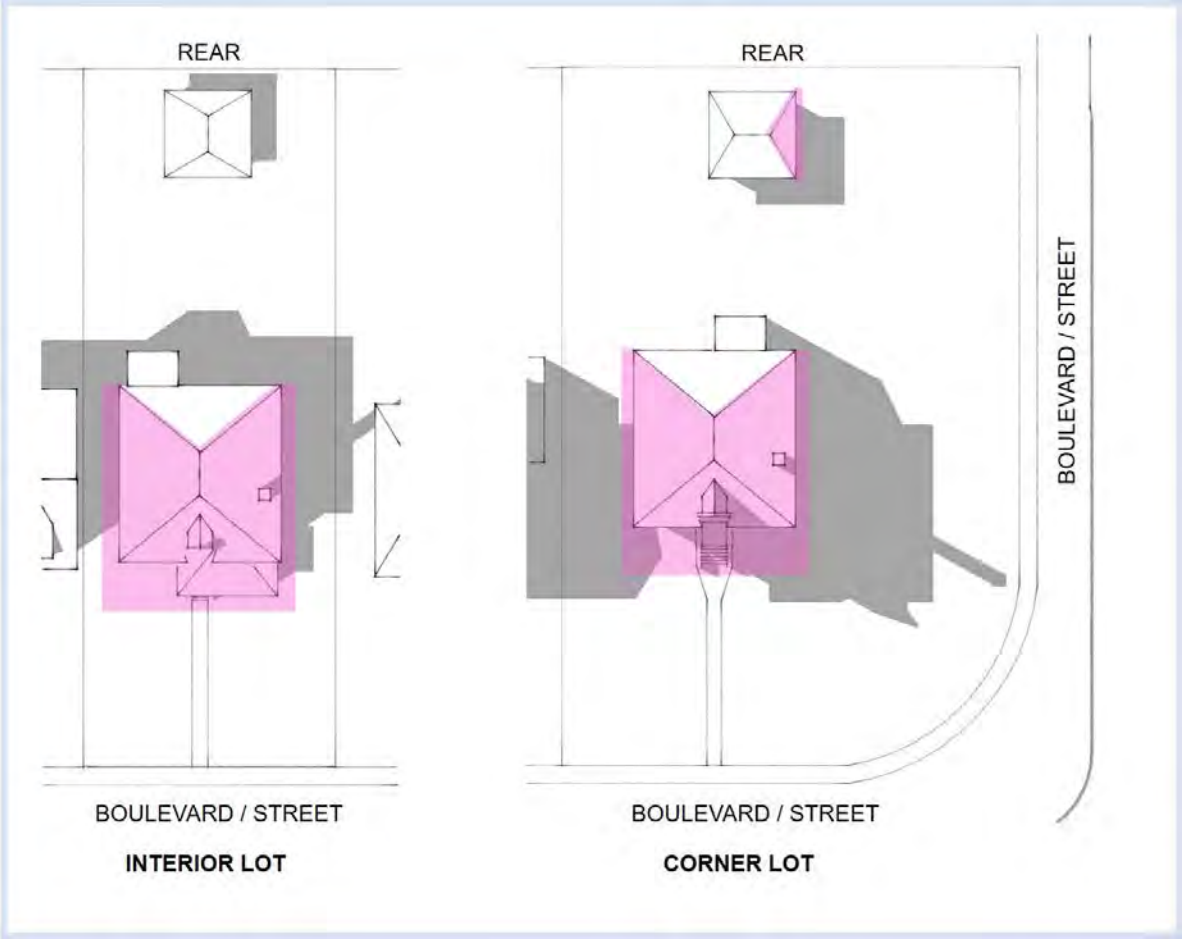
Figure 12: Restricted locations diagram for a new accessory building on a property with a front yard driveway.



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.

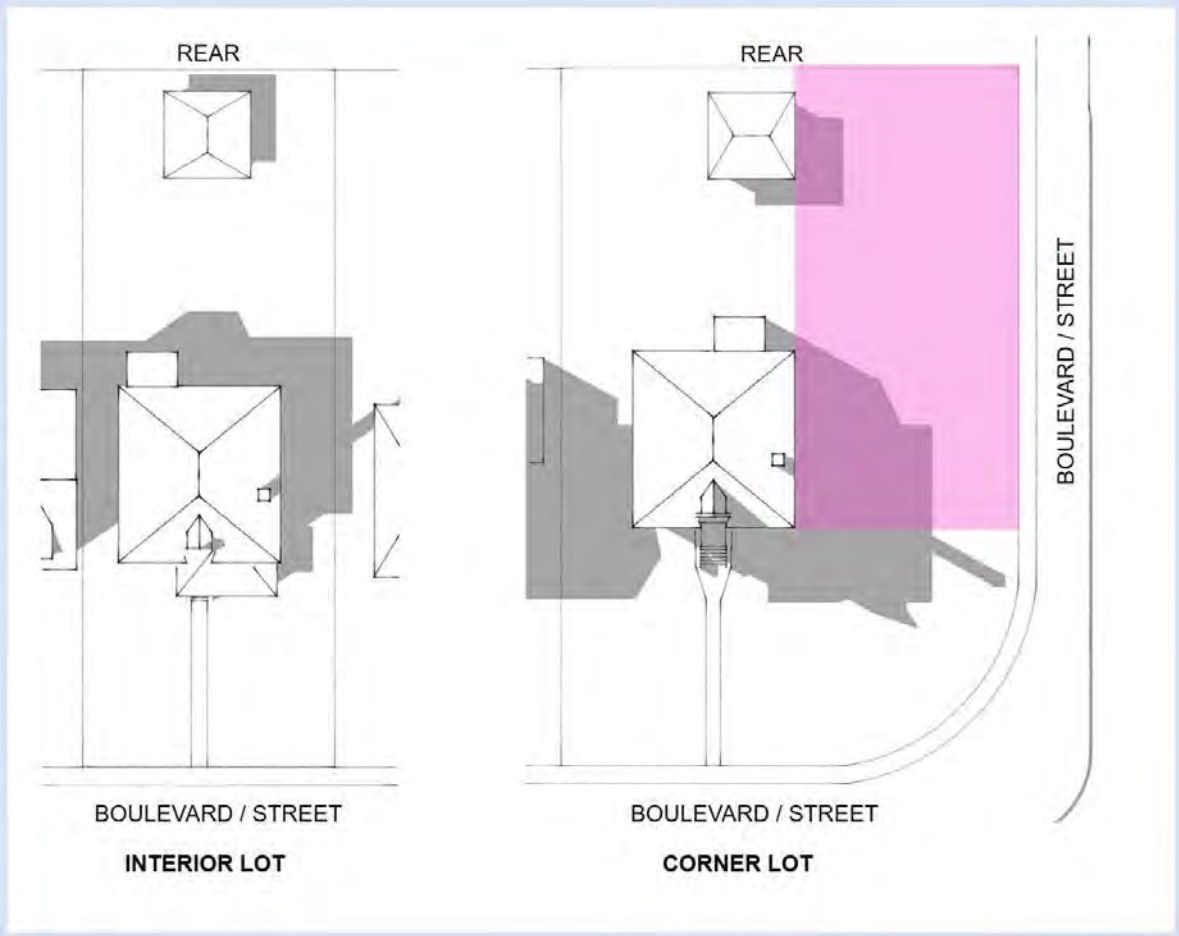
Figure 15: Restricted locations diagram for front yard fences.



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.

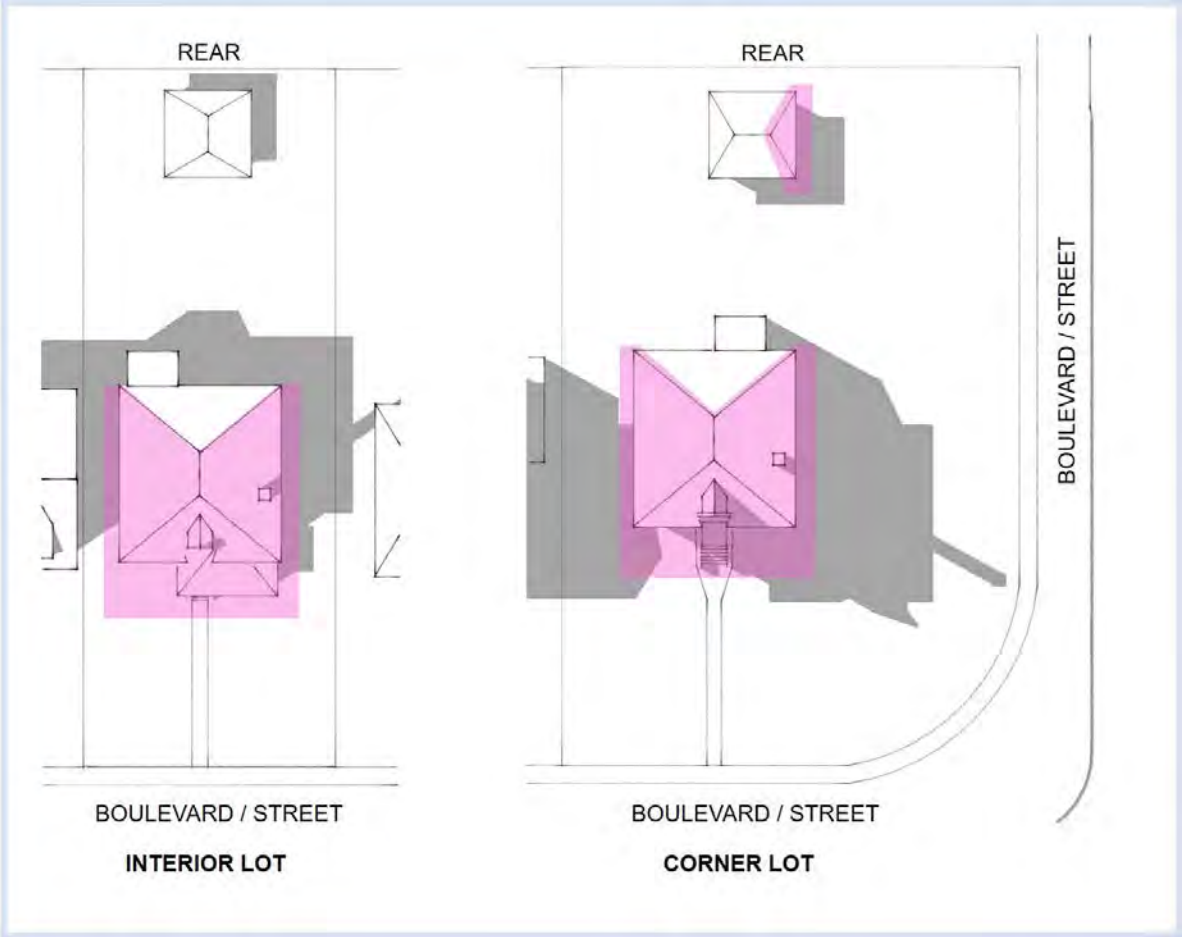
Figure 17: Restricted locations diagram for landscaping.



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.

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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.



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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.



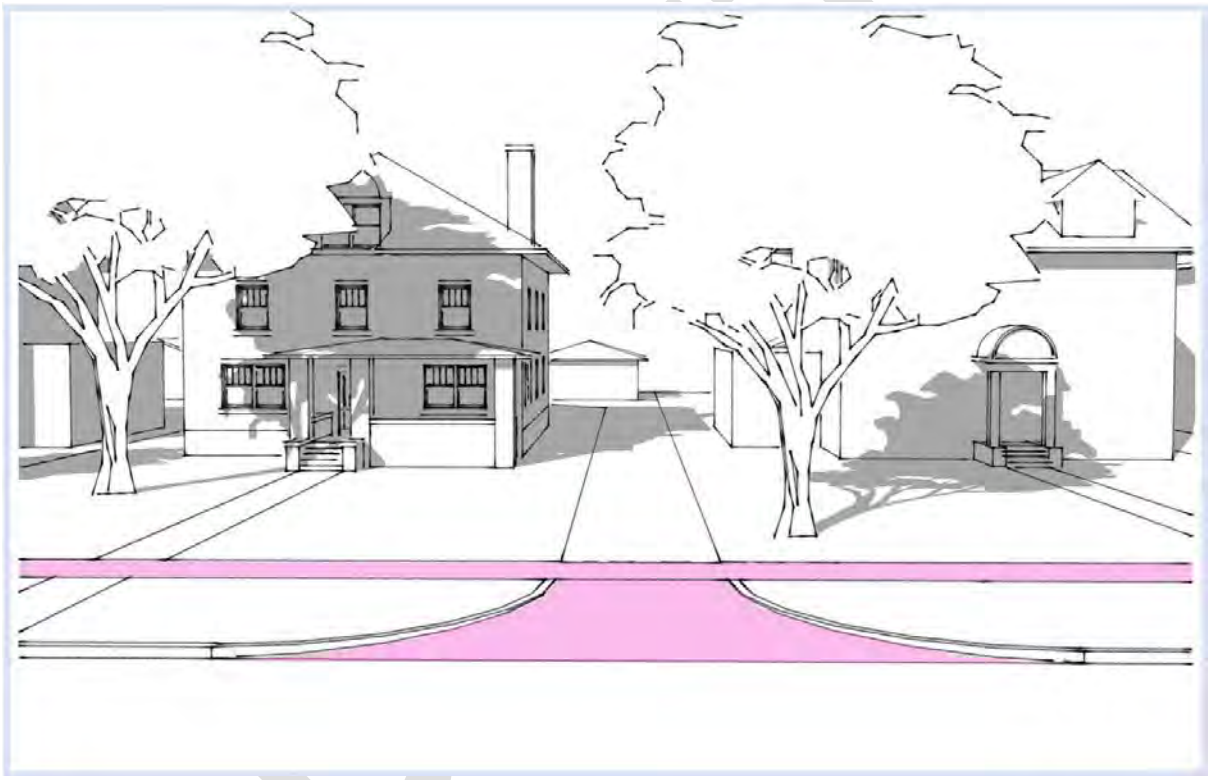
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5.1.5 Vehicular Approaches

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.

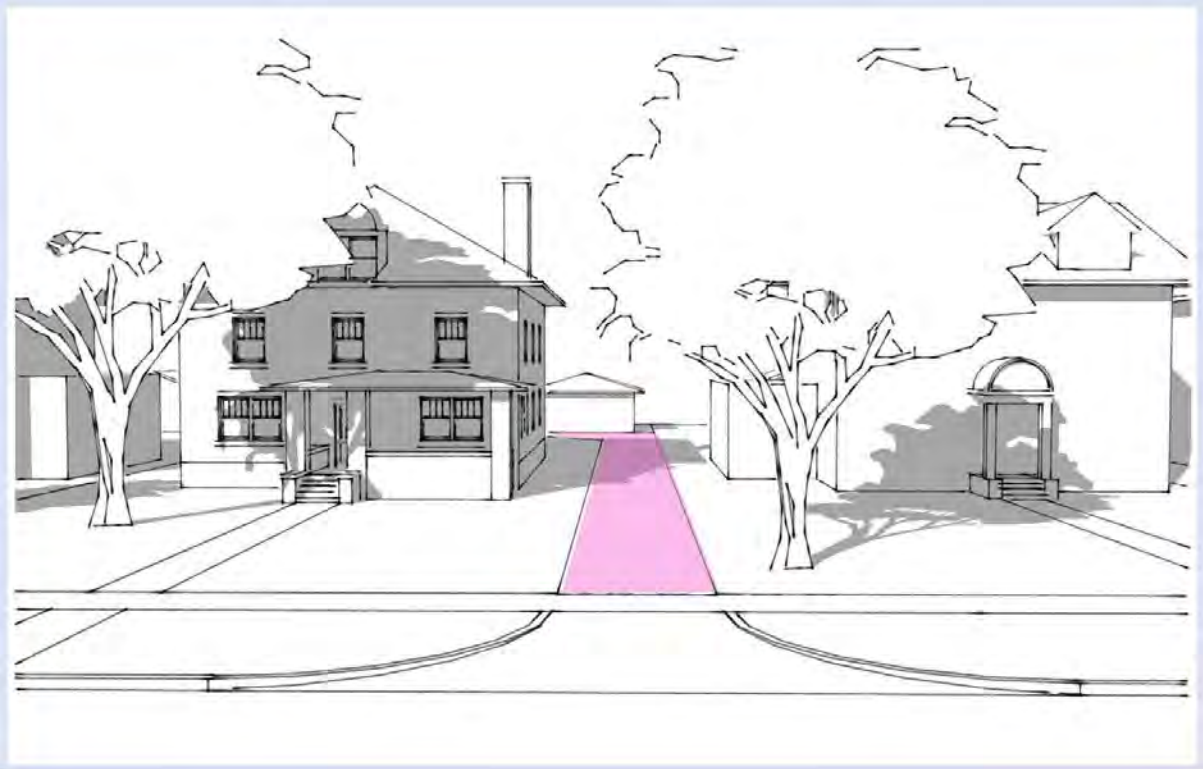


5.1.6 Front Yard Driveways

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.

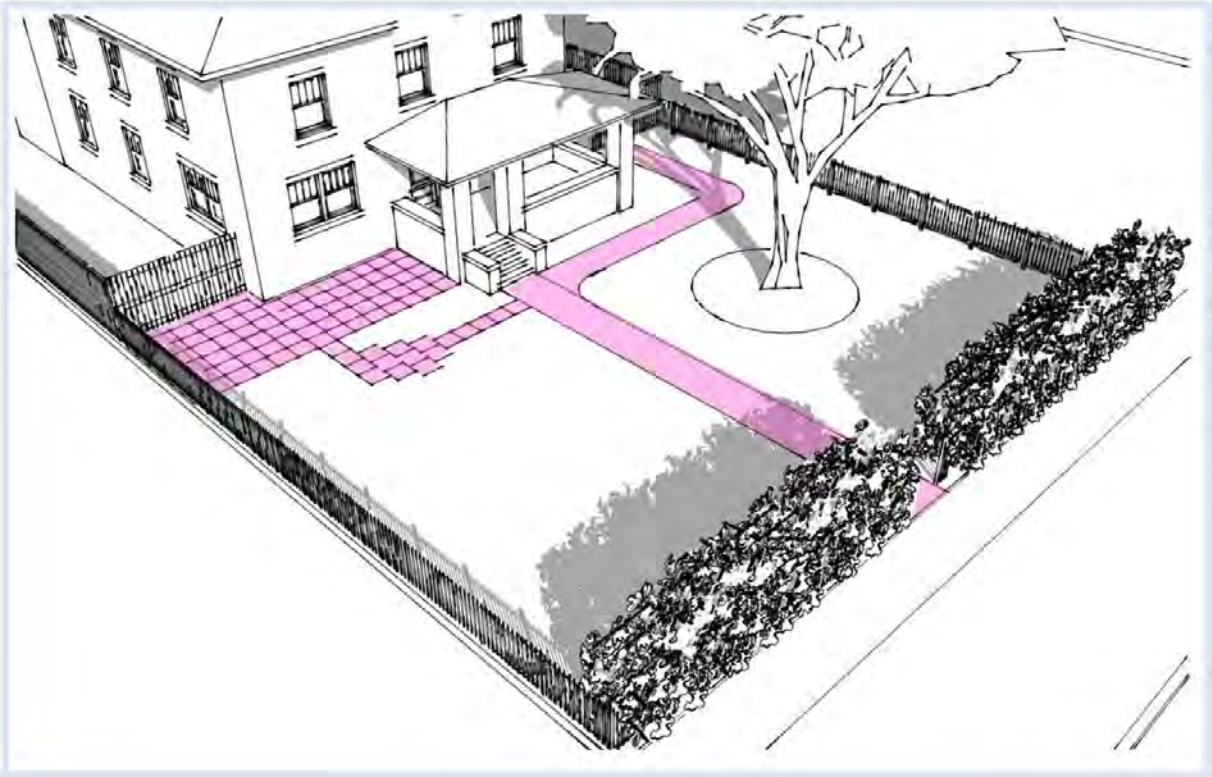


5.1.8 Surface Landscaping

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:

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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 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*

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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

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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:

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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 (***Visual Communications Design*** 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.

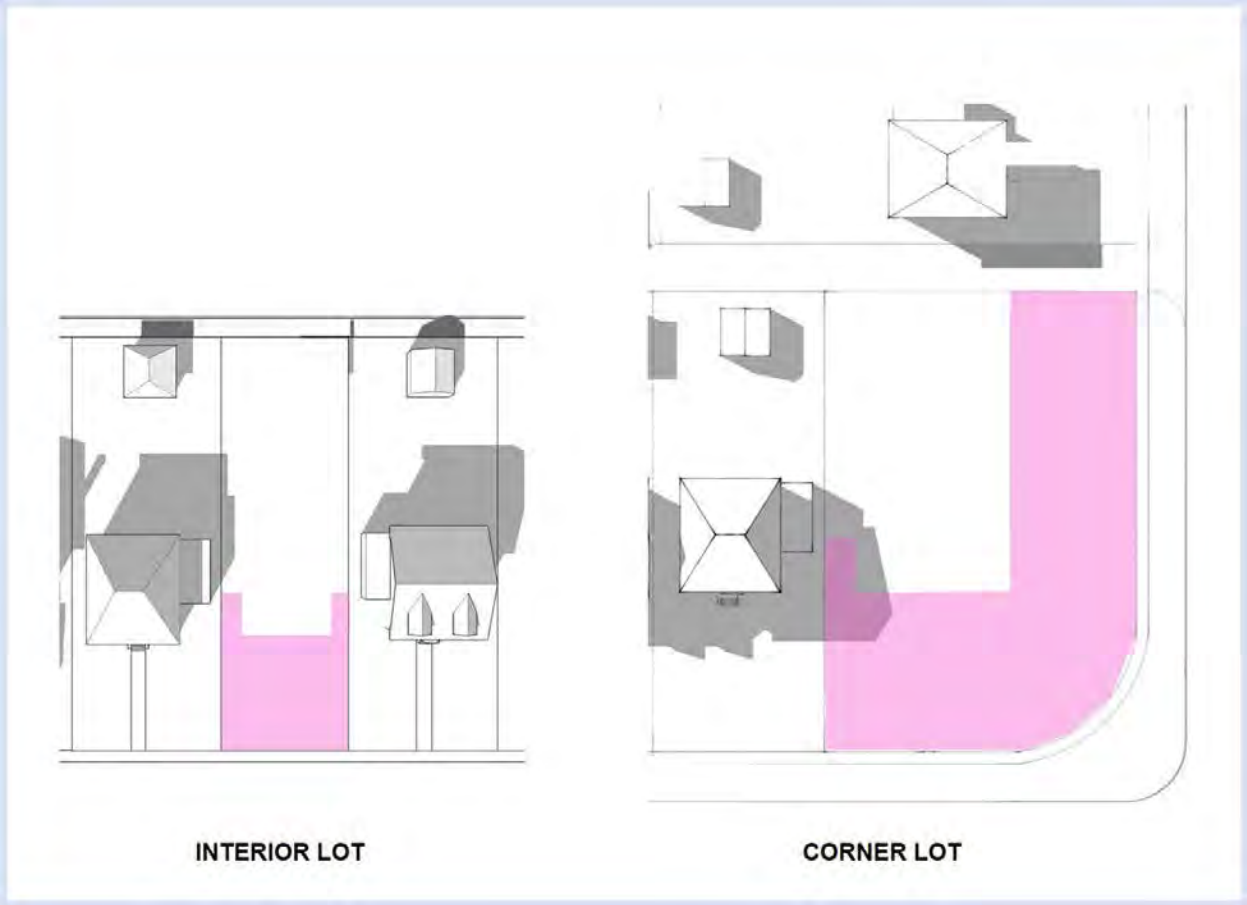
Texture & Colour: both texture and color are inherently linked to materials, and can be used to alter the perception of any given form. Material texture and colour can alter the visual size and weight of a building.

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5.3.8 Setbacks

5.3.8.1 Mandatory: Retain the characteristic generous front, side, and corner-side yard setbacks as much as possible.

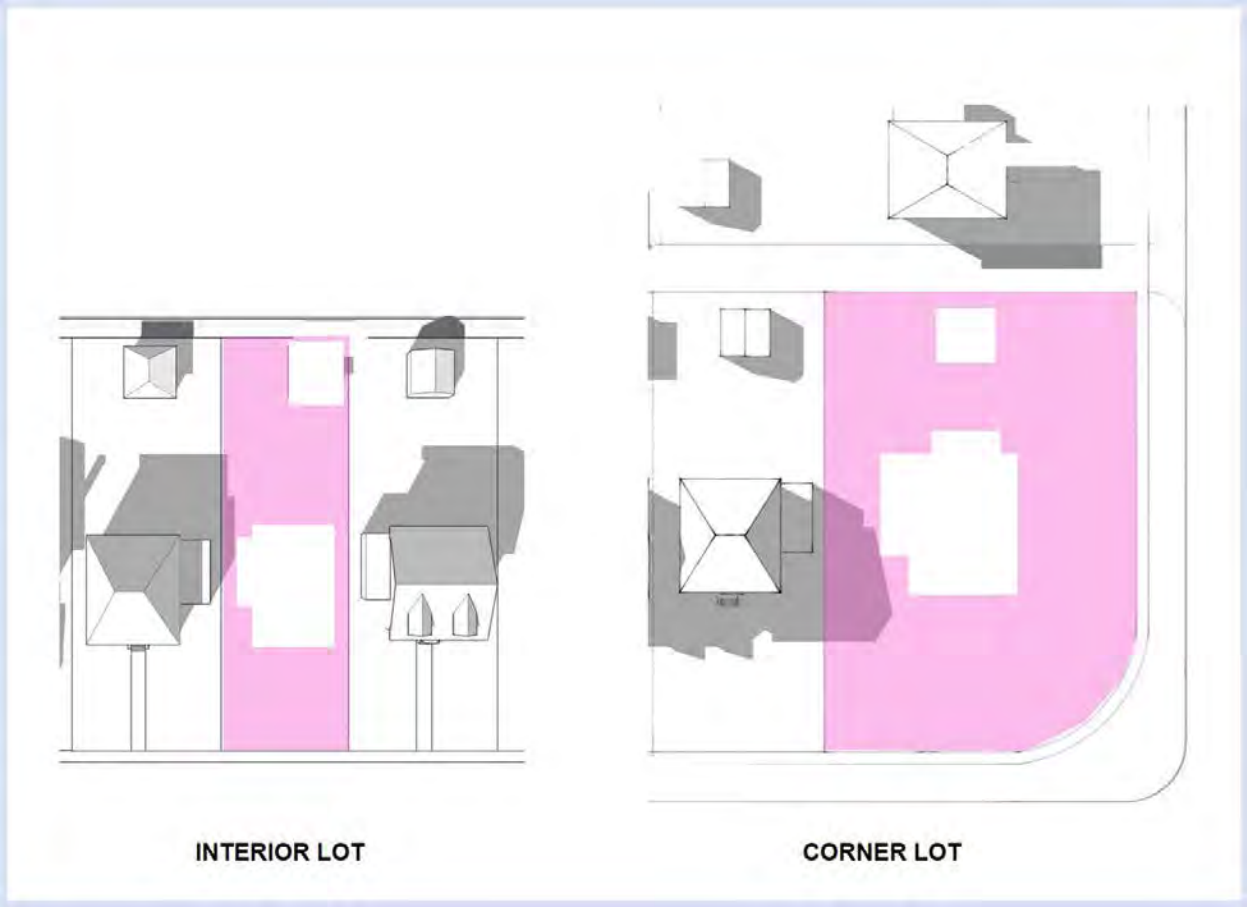
Figure 26: The characteristic generous front, side, and corner-side yard setbacks of an interior lot and a corner lot.



5.3.9 Lot Coverage

5.3.9.1 Mandatory: Retain the building footprint-to-lot area ratio that is characteristic of the district as much as possible; lot coverage shall be compatible with adjacent properties.

Figure 27: Examples of compatible lot coverage for a new infill development.



5.3.10 Principal Building Design

5.3.10.1 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.

5.3.10.2 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.

5.3.10.3 Mandatory: Orient the front, primary entrance door towards the street, as per the original development on the property.

5.3.11 Accessory Building Design

5.3.11.1 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.

5.3.11.2 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.

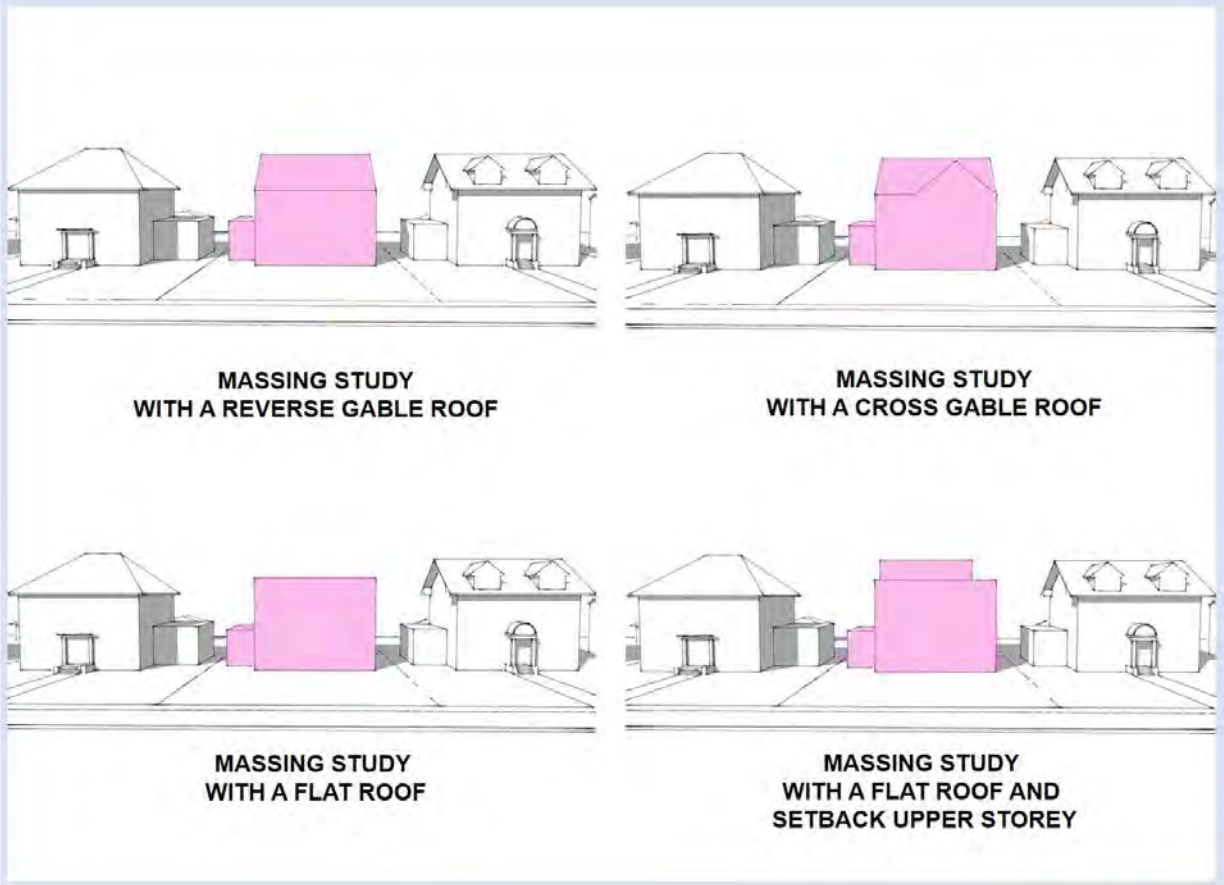
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5.3.12 Massing Studies

5.3.12.1 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 28: Examples of massing studies for a new infill development on a local street.



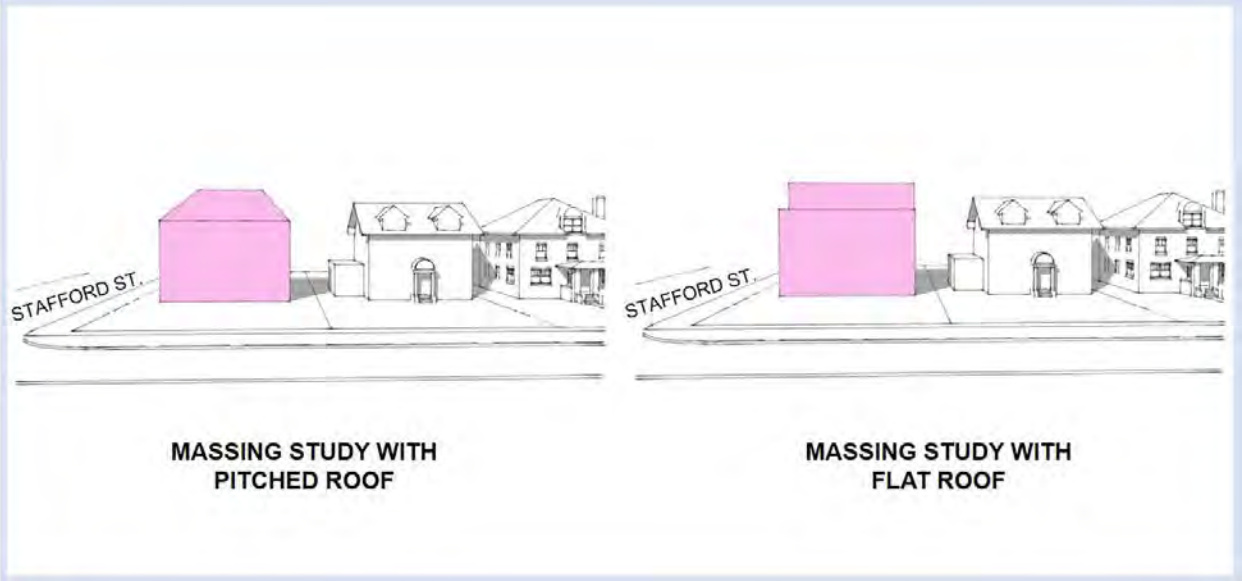
5.3.12.2 For a Property Adjacent to an Arterial Street

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 29: 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:

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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 30: 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 31: The illustration shows an enlarged window on a heritage building.

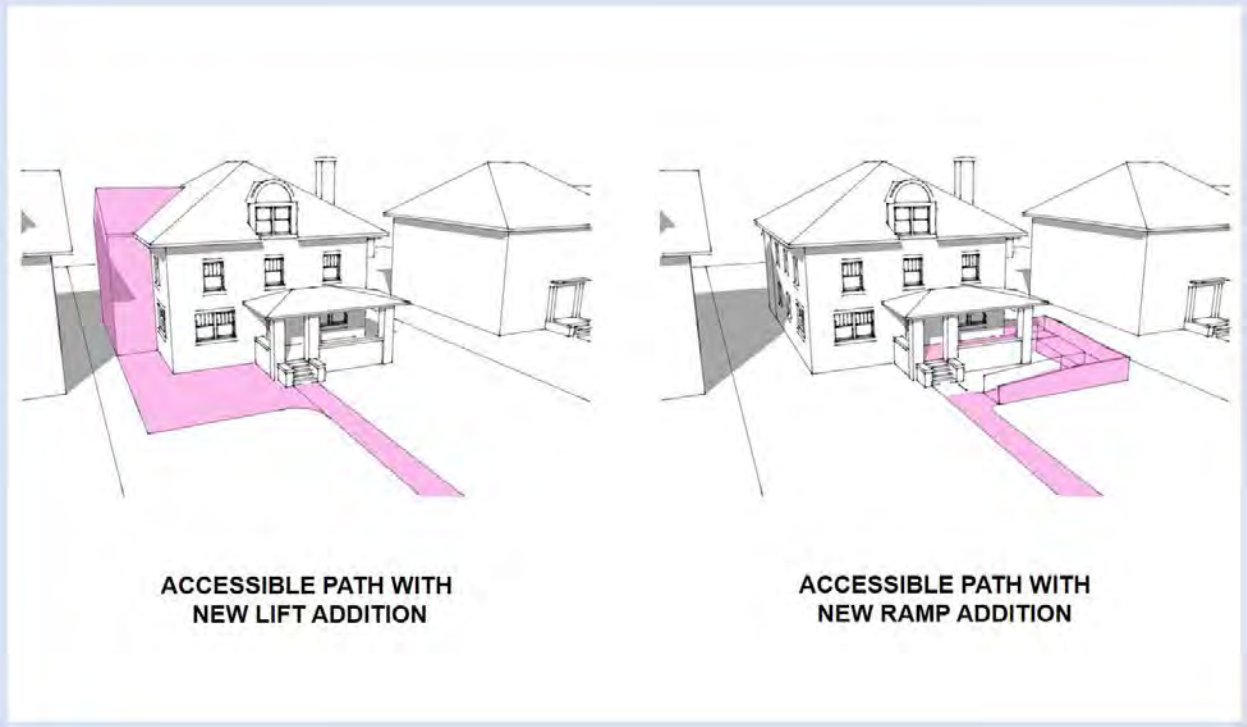


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5.4.3.4 Upgrades to a Heritage Building

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 32: 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.

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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:

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- 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.

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.

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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

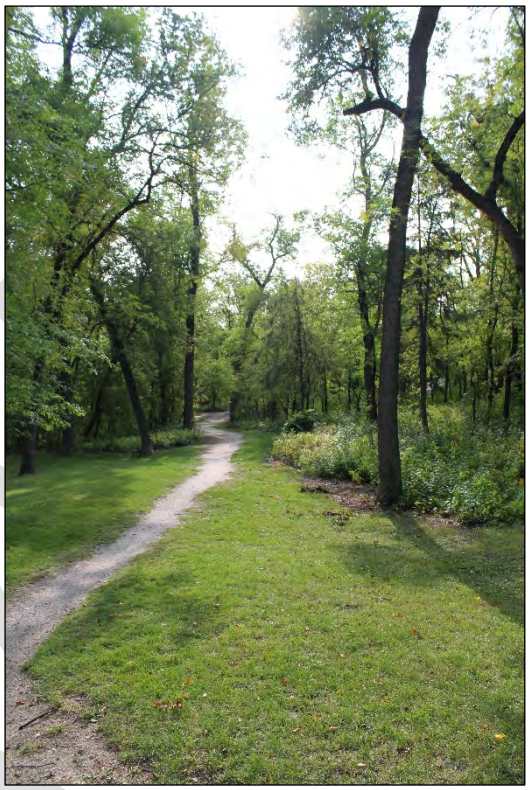
9.2 Appendix B – Inventory of Parks and Heritage Fences

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

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34 Avonhurst Street



53 Harvard Avenue



60 Yale Avenue



424 Wellington Crescent

DRAFT



546 Wellington Crescent



514 Wellington Crescent

DRAFT



408 Wellington Crescent



424 Wellington Crescent



484 Wellington Crescent

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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

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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

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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

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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

DRAFT



Heritage Building, Principal
47 Harvard Avenue
Built: 1909
Designer: H.B. Rugh
Contractor: Unnamed
Style: Georgian Revival

DRAFT



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

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Heritage Building, Principal
61 Harvard Avenue
Built: 1913
Designer: Andrews & Son (owner)
Contractor: Andrews & Son (owner)
Style: Georgian Revival

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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Heritage Building, Accessory
85 Yale Avenue



Heritage Building, Accessory
1 Palk Road

DRAFT



Heritage Building, Accessory
12 Ruskin Row



Heritage Building, Accessory
20 Ruskin Row

DRAFT



Heritage Building, Accessory
25 Ruskin Row



Heritage Building, Accessory
29 Ruskin Row

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Heritage Building, Accessory
59 Kingsway



Heritage Building, Accessory
67 Harvard Avenue
Built: 1907
Designer: A. & W. Melville
Contractor: John Saul
Style: Second Empire Influences

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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.

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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

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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)

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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

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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

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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.

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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

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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.

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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

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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

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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)

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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

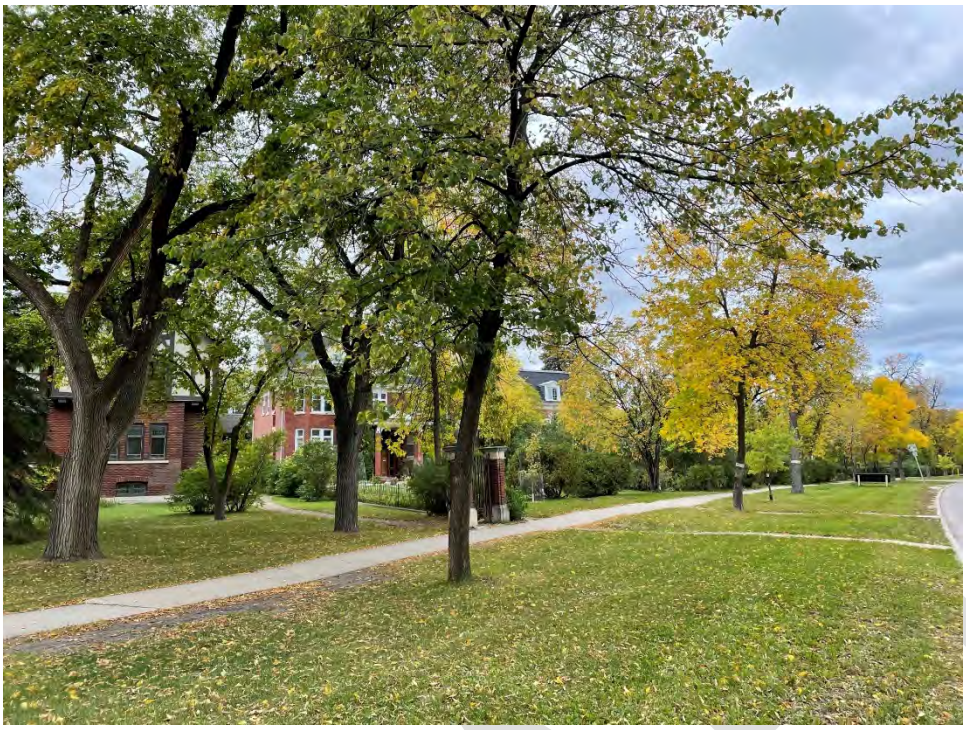
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Ruskin Row, Looking Southwest



Stafford Street, Looking North



Wellington Crescent, Looking North



Wellington Crescent, Looking East



Yale Avenue, Looking West



Yale Avenue, Looking East

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