

114 West Windsor Road
“Green Gables” (circa 1915)
Public Hearing – September 13, 2016



Bylaw 8187 - Heritage Revitalization Agreement
Bylaw 8188 - Heritage Designation Bylaw

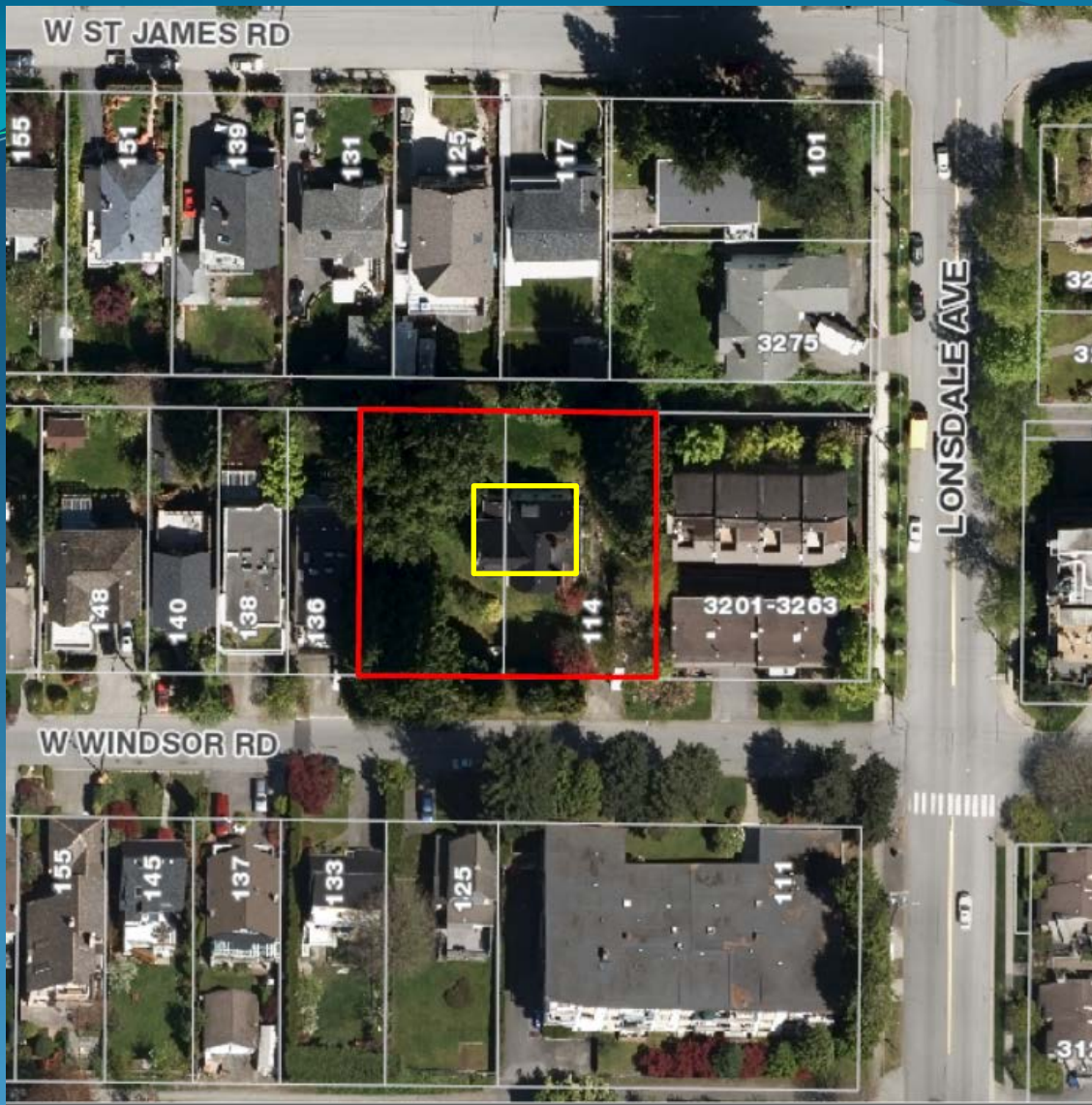
Heritage Revitalization Agreement

- Voluntary agreement
- Negotiate zoning and subdivision requirements
- Incentive to designate heritage building

Green Gables – 114 West Windsor Rd.



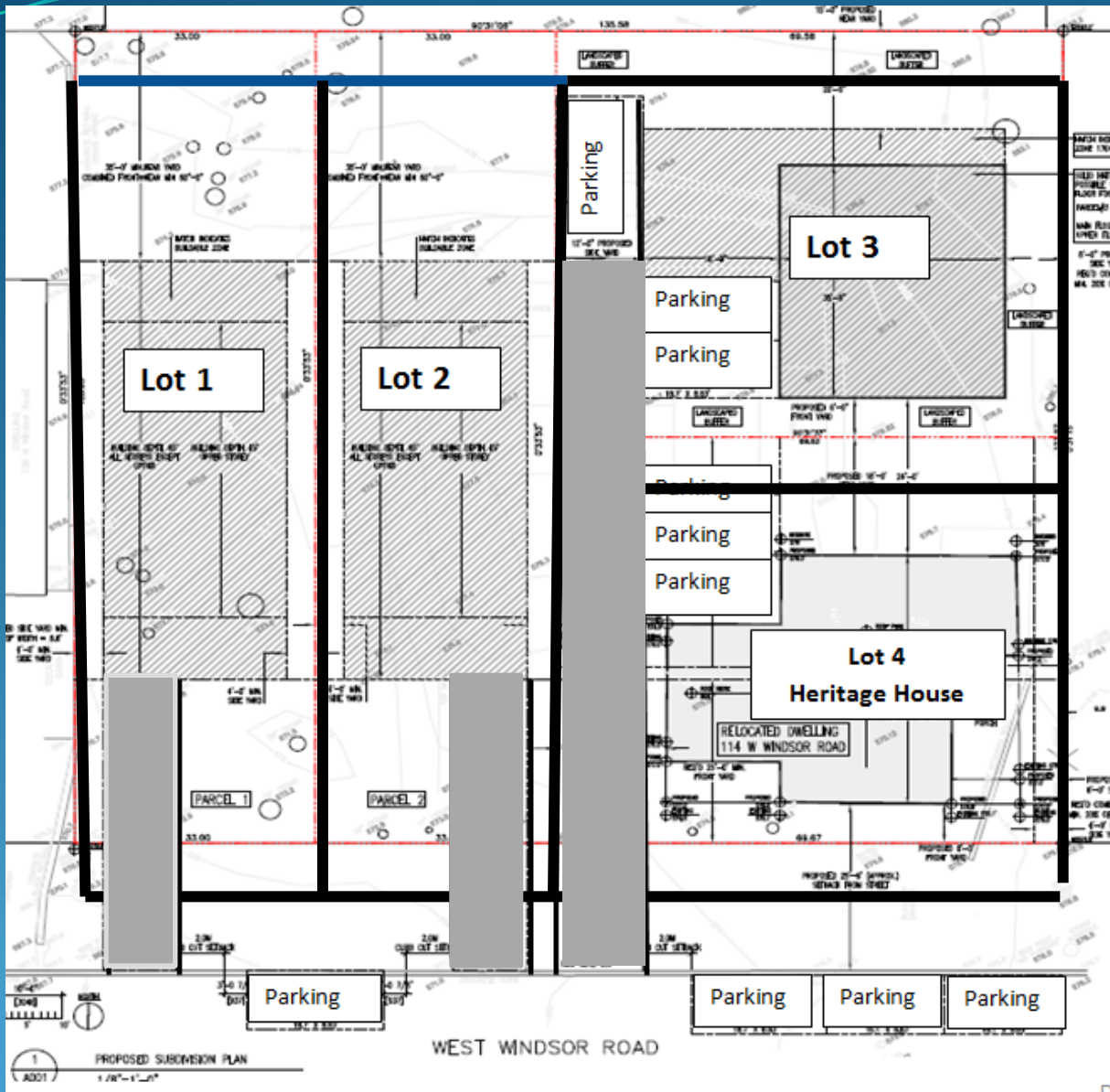
- OCP:
Detached
Residential
- Zoning:
Residential
Single-Family
Norwood Queens
(RSNQ)



Existing Lot

- Green Gables Straddles two existing legal lots
- Each lot would allow single-family home of approximately
- 3,200 sq ft

Site Plan



- Four Lots
- Retain Heritage House
- No suites or opening of laneway
- Three parking stalls on Lots 3 and 4
- Four on-street parking stalls

Neighbour Consultation



Neighbour meeting held July 13, 2016

Topics of discussion:

- On-street parking
- Tree Retention



On Street Parking

- Existing “No Parking” Areas shown in red
- Amended regulation shows one additional space in yellow

- Landscape plan developed in consultation with neighbours
- Final landscape plan to be submitted prior to subdivision approval



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Heritage Features:

- Jerkin-headed cross-gabled roof structure
- Shed-roof dormers;
- Colonial Revival Style Architectural details with original doors and windows

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- Statement of Significance and Conservation Maintenance Plan submitted to support Heritage Revitalization Agreement
- Ensures long-term protection of this heritage resource