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
Small Lot Infill Area

- Could provide for subdivision into four 10m lots
- Alternatively any layout that proposes a minimum lot frontage of 10m
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 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

- Landscape plan developed in consultation with neighbours

- Final landscape plan to be submitted prior to subdivision approval
Green Gables – 114 West Windsor Road

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