



**Heritage Impact Study—825
Riverside Drive West, Windsor,
Ontario**

Draft Report

May 12, 2023

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Project Number:
160940931

Limitations and Sign-off

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Crich Holdings & Buildings Inc. (the Client) to prepare a Heritage Impact Study (HIS) for the property located at 825 Riverside Drive in the City of Windsor, Ontario. The property at 825 Riverside Drive is a listed resource on the *Windsor Municipal Heritage Register* as a contemporary glazed brick structure with the name “CBC Radio-Canada TV/Radio”. The property consists of a commercial broadcasting facility including a two-storey structure and broadcast antenna. The client is seeking to redevelop the property with residential infill consisting of five, 16-storey condominium towers with three blocks of back-to-back townhouses. The proposed redevelopment is also located within to the “Old Town Neighbourhood” of the *Downtown Windsor Enhancement Strategy and Community Improvement Plan*.

Following an evaluation of the Study Area according to *Ontario Regulation (O. Reg.) 9/06* (amended by O. Reg 569/22), the property was found to contain cultural heritage value or interest (CHVI). Specifically, the property was found to meet criterion 1 as it contains a rare example of a mid-20th century broadcast facility and a representative modernist structure with International design elements. The property was also found to meet criterion 4 for its historical association with CKLW and CBET-TV, broadcasters which made a strong and notable contribution to the development of radio and television in Windsor and Detroit.

An assessment of impacts to the property and Old Town Neighbourhood from the proposed development will result in direct impacts to the property through the proposed removal and subsequent alteration of the neighbourhood. Based on the impacts identified, the following mitigation measures are recommended:

- The proposed structures should be clad in sympathetic materials, including incorporating materials salvaged from the existing structure at 825 Riverside Drive. While much of the Old Town Neighbourhood contains late 19th to early 20th century structures, the design of the proposed new buildings and selection of materials that evoke a mid-20th century aesthetic would be appropriate given the age of the structure at 825 Riverside Drive, the CHVI identified, and its proposed demolition.
- A Commemoration Plan should be prepared to recognize the historic/associative value of the property and provide strategies to guide the integration of the historical value of the property in the proposed development. Commemoration activities may include the installation of signage, public art, and/or salvaged materials that interprets the history and significance of CKLW, CBET-TV, and the general broadcasting history of Windsor. Commemorative activity should be developed in consultation with the City of Windsor and follow adherence to crime prevention through environmental design (CPTD) approaches. Potential locations for commemoration include the parkettes and greenspaces of the proposed development.



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- Documentation activities of the existing building should be carried out through photography, mapping, photogrammetry, and/or LiDAR scan in advance of changes made to the property. In addition, materials should be salvaged from the structure and retained for incorporation into on site features, such as new building facades, interior lobbies, parkettes, landscape walls/garden beds, or site furniture. Materials recommended for salvage include, the L-shaped breezeway, glazed green bricks, and buff brick exterior.
- To assist in the retention of historic information, copies of this report should be deposited with the Windsor Public Library Local History Branch as well as with municipal planning staff.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Abbreviations

AM	Amplitude Modulation
CAHP	Canadian Association of Heritage Professionals
CBC	Canadian Broadcasting Corporation
CBS	Columbia Broadcast System
CHVI	Cultural Heritage Value or Interest
CKLW	Canada Windsor London (as an organization)
CKLW-AM	Canada London Windsor (radio station)
CKLW-TV	Canada London Windsor (television station)
CPTD	Crime Prevention Through Environmental Design
CRTC	Canadian Radio-Television and Telecommunications Commission
HIS	Heritage Impact Study
MA	Master of Arts
MBS	Mutual Broadcast System
MCM	Ministry of Citizenship and Multiculturalism
N/A	Not Applicable
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
RKO	Radio-Keith-Orpheum



1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by Crich Holdings & Buildings Inc. (the Client) to prepare a Heritage Impact Study (HIS) for the property located at 825 Riverside Drive in the City of Windsor, Ontario (Figure 1 and Figure 2). The property at 825 Riverside Drive is a listed resource on the *Windsor Municipal Heritage Register* as a contemporary glazed brick structure with the name “CBC Radio-Canada TV/Radio” (City of Windsor 2022a). The property consists of a commercial broadcasting facility including a two-storey structure and broadcast antenna. The client is seeking to redevelop the property with residential infill consisting of five 16-storey condominium towers with one block of back-to-back townhouses. The proposed redevelopment is also located within to the “Old Town Neighbourhood” of the *Downtown Windsor Enhancement Strategy and Community Improvement Plan* (City of Windsor 2017).

Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the Cultural Heritage Value or Interest (CHVI) of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

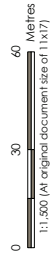
To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources, including the Old Town Neighbourhood
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures





- Legend
- Study Area
 - Waterbody



- Notes
1. Coordinates System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry.
 3. Orthomosaic © First Future Solutions, 2022; Imagery Date: 2021.



Project Location: 14094031, REV A
 City of Windsor, ON Prepared by BK on 2022-12-09
 Technical Review by BCC on 2022-12-07

Client/Project: CRICH HOLDINGS & BUILDING INC.
 HERITAGE IMPACT STUDY—825 RIVERSIDE DRIVE, WINDSOR,
 ONTARIO

Figure No. 2
 Title Study Area



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2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 The Provincial Policy Statement

The Provincial Policy Statement (PPS) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that “significant built heritage resources and cultural heritage landscapes shall be conserved.”

(Government of Ontario 2020)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.



Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)

2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The OHA provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing CHVI (Part IV) or properties within a heritage conservation district (Part V) as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of cultural heritage value or interest CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, these are often referred to as “listed properties.”

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06*. In 2023, O. Reg. 9/06 was amended by O. Reg. 569/22. To establish CHVI, at least one of the following criteria must be met:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark*



(Government of Ontario 2023)

2.1.4 City of Windsor Official Plan

The City's goals, objectives, and policies relating to heritage conservation are found under Section 9 of the *Official Plan*. This section of the plan was approved by the Ministry of Municipal Affairs and Housing on January 6, 2012 (City of Windsor 2012: 9-1). Applicable to this Heritage Impact Study is Section 9.3.7.1 (b) included below:

Ensuring that secondary plan studies, community improvement plans and other planning studies identify heritage resources which may exist in the areas under study and propose means to protect and enhance those heritage resources.

(City of Windsor 2012: 9-7)

2.1.5 Downtown Windsor Enhancement Strategy and Community Improvement Plan

The *Downtown Windsor Enhancement Strategy and Community Improvement Plan* (CIP) was adopted by City Council on September 29, 2017, and adopted as a by-law on October 16, 2017 (City of Windsor 2017). The City initiated the Plan in 2015 with the purpose of creating an updated vision, strategy, and action plan to guide, leverage, and expand on the ongoing revitalization efforts and investments occurring in the downtown (City of Windsor 2017: 1). Under Section 6, the CIP identifies specific Neighbourhood and District Areas, that each have their own character, scale, sense of place, population, and range of services and amenities. The intent of the breakdown by neighbourhoods and district areas to provide a clear flexible framework to guide development (City of Windsor 2017: 106). The Study Area is situated within the Old Town Neighbourhood, an area comprised of early 20th century residences and small-scale commercial along Riverside Drive, Pitt Street, Chatham Street, and University Avenue. The plan sets an "area vision" for this neighbourhood:

To be an attractive residential neighbourhood with a mix of high and low density residential that is developed in a compatible manner within the existing heritage context. This area should also provide an opportunity for small scale commercial and live/work opportunities.

(City of Windsor 2017: 125)

2.2 Background History

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, and digital databases were consulted. Research was also undertaken digitally at the Windsor Public Library and University of Windsor databases and through correspondence with the Windsor Public Library.



2.3 Field Program

A site assessment was undertaken on December 1st, 2022, by Frank Smith, Cultural Heritage Specialist. The weather conditions were seasonably cold and sunny. The site visit consisted of a visual inspection of the exterior and interior of the property as well as the surrounding area of the Old Town Neighbourhood.

2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

This HIS also evaluated the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration.



2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)



3 Historical Overview

3.1 Introduction

The Study Area is located at 825 Riverside Drive, at the southeast corner of Riverside Drive and Crawford Avenue. Historically, the property is located on part of Lots 75 and 76 of Concession 1, Petite Cote in the former Township of Sandwich, Essex County. To understand the historical context of the property, resources such as primary and secondary sources, archival resources, and digital databases were consulted.

The City of Windsor is situated on the traditional territory of the Three Fires Confederacy, which included the Ojibwe, Potawatomi, and Odawa peoples. The lands in and around Windsor were also home to Haudenosaunee (Iroquois), Attawandaron (Neutral), and Huron (Wyandot) peoples (City of Windsor 2022b). The Study Area falls within the limits of Treaty 2, also known as the McKee Purchase. This treaty was signed between the Crown and various Indigenous peoples on May 19, 1790. Land included within Treaty 2 stretches from Essex County in the west to Middlesex County and Elgin County in the east (Ministry of Indigenous Affairs 2022).

3.2 Physiography

The Study Area is situated within the St. Clair Clay Plain physiographic region of southern Ontario. The St. Clair Clay Plains is an extensive area of clay plains covering 5,880 square kilometres in Essex, Kent, and Lambton counties. The region is mainly flat with little relief, lying between approximately 175 to 215 metres above sea level. The area during the glacial period was covered by Glacial Lake Whittlesey and Lake Warren, which failed to leave deep stratified beds of sediment on the underlying clay (Chapman and Putnam 1984: 147). The majority of the region has a history of poor drainage, which required the installation of dredged ditches and tile underdrains to have satisfactory conditions for crop growth and tillage (Chapman and Putnam 1984: 149).

The climate of the St. Clair Clay Plain is similar to conditions in the northern part of the United States Corn Belt. The growing season for the St. Clair Clay Plain is prolonged due to the clay plain's position between Lake Erie and Lake St. Clair. The most important crops in the region are corn, soybeans, hay, and winter wheat (Chapman and Putnam 1984: 149).

The City of Windsor is situated on the eastern shore of the Detroit River. The river serves as an international boundary between the United States and Canada. The river has also served as an important transportation corridor for over 1,000 years and is connected to Lake St. Clair and Lake Erie. As a result, the City of Detroit and City of Windsor are among the many major cities in Canada and the United States that have developed along the Great Lakes and their connecting river systems. The Detroit River continues to serve as an important transportation corridor and during the 1990s nearly one third of trade between the United States and Canada crossed the Detroit River (Canadian Heritage Rivers System 1998). In recognition of these important aspects, the Detroit River was designated a Canadian Heritage River in 2001 (Canadian Heritage Rivers Systems 2022).



3.3 Township of Sandwich/City of Windsor

3.3.1 18th Century Development

Initial colonial settlement along the Detroit River in present-day Windsor and Detroit is linked to French efforts to expand the borders of New France into the Great Lakes region. The first French settlers arrived in the Detroit-Windsor area in 1701 when the Sieur De Lamothe Cadillac and roughly 100 military and civilian personnel established Fort Pontchartrain du Detroit on the west side of the Detroit River (Fuller 1972:6-8). Detroit was an important location for the fur trade and was also a vital communication link for the sprawling colony of New France, which stretched from the gulf of the St. Lawrence River in the north to the Gulf of Mexico in the south (Morrison 1954: 3-4; Burnside et al. 1983: 10-11).

Soon after the settlement of Detroit, the French began to farm the land on both banks of the Detroit River. Settlement intensified after 1750 when the French government began to settle discharged soldiers along the riverbanks. On the east side of the Detroit River, French farms extended from the mouth of Lake St. Clair to just north of the River Canard (Neal 1909: 7-8). The farms along the Detroit River were laid out in long narrow lots of 200 arpents (about 180 acres) (Neal 1909: 9). Land on the east bank of the river became known as the Petite Côte and is the oldest European settlement in Ontario. The Study Area is situated in lots that were formerly part of the Petite Côte. The French population of the Detroit River area was about 500 in 1750 and by the 1760s it was the largest settlement in New France between Montreal and New Orleans (Archives of Ontario 2015a).

France's expansion south of Detroit into the Ohio Valley enflamed tensions with Great Britain and its Thirteen Colonies clustered along the Atlantic seaboard, contributing to the outbreak of the Seven Years War (1756-1763). During the war, the French surrendered Detroit to the British in 1760 (Hamil 1951: 8). In 1763 the *Treaty of Paris* was signed, and New France was divided between Spain and Britain, with Britain receiving all the French land east of the Mississippi River. The governments of the Thirteen Colonies eagerly anticipated settling this newly conquered land. Instead, to protect Indigenous alliances and protect the fur trade, the *Proclamation of 1763* prohibited settlement west of the Appalachian Mountains, straining the relationship between Great Britain and the Thirteen Colonies (Craig 1963: 2). In 1774, the *Quebec Act* expanded the borders of the Province of Quebec into the Ohio Valley and maintained French laws and customs in the province, further antagonizing the increasingly dissatisfied Thirteen Colonies.

The discontent between Great Britain and the Thirteen Colonies culminated in the American Revolution and the recognition of the independence of the Thirteen Colonies as the United States in 1783. Approximately one quarter of the population of the former Thirteen Colonies were Loyalists to the British Crown and about 50,000 people left the United States for Great Britain or other colonies, including Canada (Craig 1963: 3). To facilitate the settlement of Canada, Governor Guy Carleton, also known as Lord Dorchester, divided the Province of Quebec into districts, with present-day Essex County being located in the District of Hesse (Craig 1963: 12). That same year, the Township of Sandwich was created from land that had been previously known as the Parish L'Assumption during French rule (Neal 1909: 12). The township was named after the English borough Sandwich in Kent County (Gardiner 1899: 347).



In 1792, Lieutenant Governor John Graves Simcoe divided Upper Canada into 19 counties and renamed the four districts. The Hesse District was renamed the Western District (Archives of Ontario 2015b). Essex County was among these newly created counties and was divided into nine townships, including Sandwich Township, where the Study Area is located. That same year, the Land Board of the Western District was established and was tasked with surveying and allocating land in the district of which Essex County was a part.

The Township of Sandwich was first surveyed between 1792 and 1793 by Patrick McNiff. McNiff did not complete the full survey of the township, with additional surveys undertaken by Abraham Iredell in 1796 and 1797 and Mahlon Burwell in 1824 (Clarke 2001: 67). In 1795, the United States and Great Britain signed *Jay's Treaty*, which relinquished British control of Detroit effective in 1796. Those living on the American side of the Detroit River had twelve months to relocate to the British side if they wished to remain British subjects. The British laid out a town plot in Sandwich Township also called Sandwich and relocated the civic administration for the Western District to the new town plot. As a result, the first substantial number of British settlers began to supplement the existing French-Canadians of Sandwich Township (City of Windsor 2022c).

3.3.2 19th Century Development

The Township of Sandwich and the Petite Côte area soon developed a reputation as prime agricultural land (County of Essex 1992: 47). Farmers in the township supplied products to the communities in Sandwich and Detroit (Smith 1846: 104). In 1817, the Sandwich town plot became a police village (County of Essex 1992: 6). In 19th century Ontario, a police village could be established in a hamlet too small for incorporation. A Police Village had an appointed Board of Police which had limited powers to pass by-laws and maintain public order. Otherwise, a Police Village remained part of its surrounding township (Archives of Ontario 2019).

In the 1830s, the town became an important terminal on the Underground Railroad following the British *Emancipation Act* in 1833. Between 30,000 and 100,000 escaped enslaved African Americans made the journey from the southern United States into Upper Canada by way of Sandwich, with many settling in the town (City of Windsor 2022c). By 1830, the population of Sandwich Township had increased to 2,201 (Chewett 1831: 52). In 1834, a town plot for the hamlet of Windsor was laid out east of the Sandwich police village (Smith 1846: 221).

The overall township, Sandwich police village, and the hamlet of Windsor continued to prosper during the 1840s and 1850s. By 1846, Windsor was noted to contain a population of 300 and had regular ferry service to Detroit. The primary exports to the United States from Windsor during the 1840s included wheat, flour, potash, pork, lard, fish, furs, and meat (Smith 1846: 221).

In 1853, the Great Western Railway (GWR) was constructed through the township, with the line terminating at the hamlet of Windsor (Andreae 1997: 126). As a result, the port of Windsor became an important cross border shipping location. To reflect this growth, Windsor was incorporated as a village in 1854. In 1858, Windsor was reincorporated as a town and the Sandwich police village was also incorporated as a town. In 1861, the remaining parts of Sandwich Township were divided into Sandwich



East Township and Sandwich West Township (Neal 1909: 12; Belden 1881: 7). The Study Area is located within the borders of the former Town of Windsor.

Between 1871 and 1881 the population of Windsor increased from 4,253 to 6,561 (Dominion Bureau of Statistics 1953). To accommodate this growth, present-day University Avenue was laid out in 1874 to create a streetcar line (Walkerville Times 2015). The Study Area is located just north of University Avenue and initial residential development began in this area during the late 19th century. Industrial development also began in and around Windsor during the late 19th century because of protectionist economic policies enacted by the government of Sir John A. MacDonald. In response, American businesses began to open Canadian branches to bypass tariffs. Windsor and the surrounding area were a natural choice for American investment due to their close relationship with Detroit (Brode 2017: 8). In 1892, the Town of Windsor was reincorporated as the City of Windsor (City of Windsor 2022c).

3.3.3 20th Century Development

Development of Windsor and the surrounding area proceeded steadily in the first decades of the 20th century, driven by an increasingly important industrial base. In 1904, Ford of Canada was founded in nearby Walkerville. This growing community just east of Windsor had been incorporated as a town in 1890. Henry Ford intended to make Ford of Canada the principal automobile supplier in the Dominion. By 1910, Ford of Canada was building thousands of vehicles in Walkerville. General Motors and Chrysler would also be attracted to the Windsor area (Brode 2017: 26, 43). Walkerville also contained the Canadian Club distillery, which supplied a steady stream of whiskey to Canadian and American markets (Brode 2017: 29). In 1913, East Windsor was incorporated to the east of Walkerville. The community housed many Ford workers and was also known as Ford City (City of Windsor 2022d). Collectively, the communities of Windsor, Sandwich, Walkerville, and Windsor East were known as the Border Cities (City of Windsor 2022c).

As a result of industrial development, the early 20th century was a period of rapid population growth for the Border Cities. Between 1911 and 1921, the population of Windsor grew from 17,829 to 38,591 (Dominion Bureau of Statistics 1953). In 1921, the population of Windsor East was 5,870; the population of Walkerville was 7,059; and the population of Sandwich was 4,415 (Census of Canada 1921). The major infrastructure developments in the Border Cities during the early 20th century were the completion of the railway tunnel under the Detroit River in 1910, the opening of the Ambassador Bridge across the Detroit River in 1929, and the completion of the Detroit Windsor Tunnel in 1930.

The railway tunnel was completed by the Michigan Central Railway and Grant Trunk Railway. It eliminated the need for transporting goods by ferry between the Border Cities and Detroit, thus removing a significant barrier to cross border commerce (Brode 2017: 35). The Ambassador Bridge was designed to span a narrow part of the Detroit River in Sandwich and was required to be tall enough to not impede shipping on the river (Brode 2017: 130; City of Windsor 2022c). The completion of the bridge further strengthened investment and trade links between the Border Cities and Detroit (City of Windsor 2022c). The Detroit Windsor Tunnel provided automotive traffic a second route between Detroit and Windsor and was financially backed by a group of Detroit bankers (Detroit Windsor Tunnel 2022).



However, the Great Depression had a significant negative impact on Windsor and the surrounding area. The Border Cities were hit particularly hard as they relied heavily on close links with the United States. In 1930, to protect American businesses and jobs, a series of protective policies were enacted which resulted in tariffs and the restricted the ability for Canadians to easily work in the United States. As a result, thousands of workers were laid off. At the height of the depression, one third of workers in the Border Cities were unemployed (Brode 2017: 149; City of Windsor 2022c). This mass unemployment strained the four municipalities of the Border Cities and the provincial government. In 1935, legislation passed which amalgamated Sandwich, East Windsor, and Walkerville into the City of Windsor (City of Windsor 2022c).

Economic prospects in the City of Windsor brightened after amalgamation and were bolstered by the start of the Second World War in 1939. The industries of Windsor transitioned to military production to supply the war effort. By 1941, over 75,000 military vehicles had been manufactured in Windsor (Brode 2017: 199). As a result of population growth and amalgamation, the population of Windsor was recorded as 105,311 in 1941 (Dominion Bureau of Statistics 1953).

In the postwar period, the rapid growth Windsor experienced during the first half of the 20th century ended. Between 1951 and 1961, the population of Windsor slightly decreased from 120,049 to 114,367 (Dominion Bureau of Statistics 1953; 1962). Instead of settling within city limits, many new families in the postwar period were attracted to developments outside city limits (City of Windsor 2022c). In addition, the importance of the automotive industry waned as employment in the sector dropped by nearly half between 1953 and 1962 (Kulisek 2012). In 1965, the importance of the automotive industry was revitalized when the Canada-United States Automotive Products Agreement was ratified. As a result, Canada increased its share in the auto industry supply chain to ten percent. This was double the pre-1965 amount (Canadian Museum of History 2017).

In 1966, the City of Windsor annexed many of the suburbanized areas of Sandwich East and Sandwich West Township and annexed the Town of Ojibway and Town of Riverside (City of Windsor 2022d). As a result of annexation and renewed growth, the population of Windsor increased from 192,544 in 1966 to 203,300 in 1971 (Statistics Canada 1971). Between 1973 and 1983, the E.C. Row Expressway was built through Windsor to connect the newly enlarged City (City of Windsor 2022e).

During the mid-20th century, the industrial character of the Detroit River waterfront began to change when the City began efforts to acquire all lands north of Riverside Drive to accommodate the opening of a park along the riverfront. By 1970, nearly all the land north of Riverside Drive between the Ambassador Bridge and Ouellette Avenue had been acquired by the City and developed into a passive use park providing access to the waterfront (City of Windsor 2016). The Study Area is located just south of this parkland.

Similar to neighbouring Detroit, the City of Windsor experienced population decline in the late 20th century. Between 1970 and 1990, the population of the City fell 8.5% to about 191,000 (City of Windsor 2016). In the early 2000s, the importance of the automotive industry declined when General Motors closed the Windsor Transmission Plant. However, Windsor continues to be an important manufacturing centre and Ford and Chrysler continue to operate and invest in the City (Kulisek 2012). Windsor's population entered into a period of renewed growth in the early 21st century and increased from 208,402 in 2001 to 287,069 in 2021 (Statistics Canada 2011;2022).



3.4 Property History

The Study Area is located at the municipal address 825 Riverside Drive West, Windsor, Ontario. Prior to 1955, Riverside Drive was known as Sandwich Street West. The Study Area is located within the Old Town Neighbourhood. This neighbourhood grew around a streetcar line built along University Avenue in 1874 (Walkerville Times 2015). In 1887, the ownership of the streetcar railway was assumed by the Sandwich, Windsor and Amherstburg Railway. In 1891, the company built a powerhouse for the railway in the Study Area. The Powerhouse also sold surplus electricity to the surrounding area (Walkerville Times 2015). The Study Area was also occupied by the Canadian Salt Company Limited as early as 1905 (Union Publishing 1905). This company is presently known as Windsor Salt. Immediately east of the Study Area was the terminus of the Canadian Pacific Railway London Division, which was completed in phases from Toronto to Windsor between 1874 and 1890 (Kennedy 2021).

During the early 20th century, the riverfront was predominantly industrial in character and had a reputation as grimy area that emitted thick smog from the various trains, ferries, and factories that were clustered along the waterfront (Brode 2017: 16). By 1911, the Canadian Salt Company operated storehouses and a laboratory within the Study Area and the Sandwich, Windsor & Amherstburg Railway Powerhouse continued to operate (Union Publishing 1911). Fire insurance mapping from 1924 shows the layout of the Study Area during the 1920s (Figure 3). Between 1928 and 1929, the Powerhouse was closed (Vernon Directories 1928). The Canadian Salt Company remained only a short while afterwards and ended operation in the Study Area by 1930 (Vernon Directories 1930). Based on city directories, the Study Area remained vacant through 1952 (Acme Directory Company 1953). Topographic mapping from 1939 shows no structures present in the Study Area (Figure 4).

In 1953, the television and radio station CKLW began construction of a new broadcast facility at 825 Riverside Drive. The history of CKLW began in 1932 when a group of Windsor businessmen founded Western Ontario Broadcasting Company Limited. The company began operation of an amplitude modulation (AM) radio station with the callsign CKOK. The next year, the name of the radio station was changed to CKLW when the *London Free Press* entered a business partnership with the radio station. The radio station call sign contains CK, which is a standard prefix assigned to some Canadian radio stations, and LW for London and Windsor. The radio station was originally part of the Columbia Broadcasting System (CBS). In 1934, the *London Free Press* ended its affiliation with CKLW. However, the station retained the callsign CKLW. In 1935, CKLW ended its affiliation with CBS and became part of the Mutual Broadcast System (MBS). In 1936, CKLW also joined the new Canadian Broadcasting Corporation (CBC) and was affiliated with both organizations (Canadian Communications Foundation 2022). CKLW was part of the broader Detroit-Windsor radio market and by 1948 Detroit and Windsor were served by eight AM stations. During the 1940s, CKLW operated offices in both Detroit and Windsor, carried both American and Canadian content and was described as “truly an international affair” (Broadcasting Newsweekly 1949).

In 1949, Western Ontario Broadcasting applied to CBC for a license to operate a television station. The application was supported by the Windsor Chamber of Commerce, but final approval would need to be granted by the CBC Board of Governors. The board reviewed the application in 1953 and initially had concerns that content on the new station would be dominated by American programming. The Board of



Governors noted that CKLW-AM was found to contain 85% American programming. General Manager of CKLW J.E. Campeau assured the board that CKLW-TV would contain a significant amount of Canadian content (Canadian Communications Foundation 2022). The CBC Board of Governors approved the application and ground was broken on the new facility at 825 Riverside Drive West on December 16, 1953. The ground-breaking ceremony included dignitaries from Detroit and Windsor to stress the unique position of Windsor as a cross border city. J.E. Campeau anticipated CKLW-TV would be on the air by July 1954 and would be the first Canadian TV station to operate at full power, with a broadcasting range of 65 miles (104 kilometres) (Globe and Mail 1953) (Figure 5). The location along the Detroit Riverfront was chosen as part of the City's plan to improve and beautify the waterfront area (Windsor Star 1954a). The television industry was expanding rapidly in Canada and the United States during the early 1950s. Prior to 1952, Canada contained no television stations and watchers in border regions tuned their sets to American stations. Between 1952 and 1953, television stations were opened in Toronto, Montreal, Ottawa, Sudbury, London, and Vancouver. By 1954, Canadians owned one million television sets (Canadian Museum of History No Date [n.d]; Archives of Ontario 2022).

Construction of the CKLW facility took slightly longer than anticipated and the television station was completed in September 1954 (Plate 1). The total cost of the CKLW facility was \$1.5 million. At the time of completion, the equipment used at CKLW-TV was considered cutting edge. One of the most important pieces of equipment was a Houston-Fearles film processor, which allowed film to be processed and made ready for television in minutes. This type of rapid processing was essential for reporting time sensitive local news (Windsor Star 1954a). The completed CKLW facility included a 650-foot-tall broadcast tower (also known as a wave stack), which was the tallest such tower in the United States and Canada upon completion. The tower was designed and completed by the Canadian Bridge Company Limited of Windsor. The electrical equipment powering the broadcast tower was designed by R.C.A. Canada (Windsor Star 1954b). Topographic mapping from 1962 notes the location and height of the tower (Figure 6). With a signal strength of 325,000 watts, the television station signal was designed to be the most powerful in Canada or the United States. A staff of 50 people was required to operate the television station. The facility was also designed to house CKLW-AM. The building architect was William J. Carter, who also served as the station's director of engineering. The contractors retained for general construction were Woodall Construction Limited of Windsor. Tile work was completed by Colautti Brothers Limited of Windsor, plumbing work was completed by Windsor Plumbing and Heating, landscaping by Scott Nurseries of Kingsville, and electrical engineering was completed by Johnson-Turner of Windsor (Windsor Star 1954a).



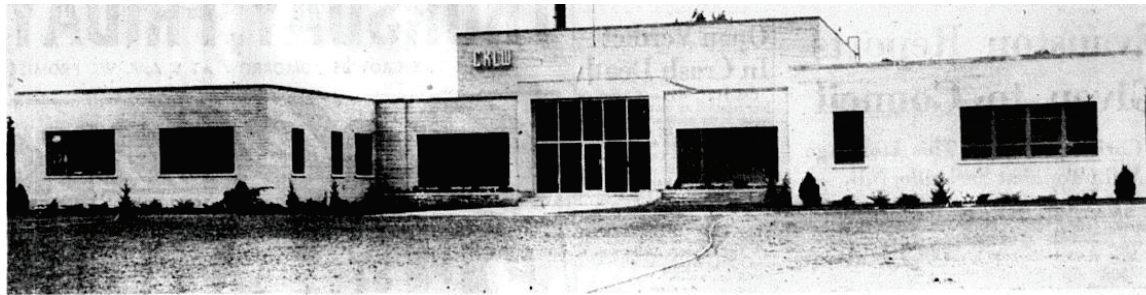


Plate 1 CKLW upon completion, 1954 (Windsor Star 1954b)

William J. Carter was born in Windsor in 1897. He studied engineering and architecture in Detroit and articulated and worked at the firm of Pennington and Boyde in Windsor. Carter also became involved with the new field of radio in the 1920s and served as a radio inspector for the Dominion government. In 1932, he ended his architecture career and became the chief engineer of CKLW (International Metropolis 2022; Ontario Association of Architects n.d.). In 1957, he left CKLW and partnered with his former colleague J.C. Pennington to form the architecture firm Pennington-Carter. After the death of Pennington in 1963, Carter formed a partnership with William Fraser and the two designed civic structures in Windsor, including buildings on the University of Windsor campus and health care facilities. Carter died in 1971 (Biographical Dictionary of Architects in Canada 2022). Within Windsor, Carter is recognized for his modernist design of the University of Windsor Library. The library was designed by Pennington and Carter in 1957 and opened in 1959 (University of Windsor 2013).

CKLW-TV began broadcasting on September 16, 1954. The opening ceremony was presided over by local dignitaries from Windsor and Detroit as well as other Canadian and American officials. The first broadcast of CKLW-TV was a dedication prayer by M.C. Davies, an Anglican reverend and provincial Member of Parliament. Following the dedication, the television station began its regularly scheduled programming, which included shows from the DuMont Network and 12 hours a week of CBC programming (Windsor Star 1954b). The DuMont Network was a short-lived network that produced thousands of hours of early television programming that was distributed to 150 network affiliates. The network pioneered the development of children's programming, television soap opera, and the telecast of sporting events. Today, the most widely recognized DuMont program is "The Honeymooners." In 1956, DuMont folded when sales of their DuMont television sets waned (New York Times 1984). CKLW-TV also had inhouse studios that produced Windsor's first local television programming. Sets produced for local programs included a living room, fireside, kitchen, and news set (Windsor Star 1954a).

In 1956, Western Ontario Broadcasting proposed the sale of one third of its shares to Radio-Keith-Orpheum (RKO), an American entertainment company. The CBC Board of Governors had to approve any deal and was initially skeptical. However, the board approved it on the condition that no further shares of Western Ontario Broadcasting be transferred out of Canadian control. In addition, the Board called for policies that limited foreign ownership shares of broadcasters to 20%. The board pointedly noted that the United States maintained a similar law (Globe and Mail 1956). RKO operated numerous television stations in the United States, including in New York City and Los Angeles. RKO Stations operated as independent stations and were not affiliated with the main American broadcasters ABC, NBC, and CBS

(Yale Law Journal 1973; Audio Visual Identity Database 2022). By the early 1960s, RKO had acquired a 100% stake in CKLW (Canadian Communications Foundation 2022).

Under RKO ownership, CKLW-TV catered to the larger Detroit market. In addition, many Windsor television viewers preferred American television stations. During the 1960s, about 80% of Windsor residents watched an American television station (Globe and Mail 1974a). Therefore, RKO had little commercial interest in airing CBC programming and only aired the required minimum. In 1963, CKLW-TV aired a mix of sports, feature films, and mid-evening programming from CBC, including “CBC Playhouse.” The channel had several prominent advertisers including Mr. Clean, Clorox, Viceroy Cigarettes, General Mills, and Phillip Morris (CKLW 1963).

During the 1960s, CKLW-AM grew to become one of the most popular radio stations in the United States. In 1959, CKLW-AM switched to a rock and roll format and pioneered the use of short playlists of popular music. In addition, CKLW-AM benefitted from its proximity to Detroit’s Motown scene. The fast pace of the disc jockeys and limited commercial blocks allowed the station to play up to 18 songs per hour, in contrast to other Detroit stations which averaged 13 songs per hour. By 1970, the audience of CKLW-AM was only surpassed by WABC-AM in New York City. Like CKLW-TV, the radio station catered to the Detroit market and reported Detroit news and advertised American products (TVO 2020; Curran 2020).

Between 1964 and 1967, the north and south facades of 825 Riverside Drive were modified to their present appearance, including the used of green coloured glazed brick and construction of the breezeway (Plate 2). These additions were designed by the architect William J. Hilliker of Windsor (Windsor Public Library 1964; Kryger 2020). He designed numerous mid-century structures in Windsor including an office building at 880 Ouellette Avenue, buildings at St. Clair College, and the provincial health lab on Huron Church (International Metropolis 2010).



Plate 2 CKLW following completion of Hilliker’s addition (Kryger 2020)

By the late 1960s, the Canadian government was increasingly concerned with the cultural and commercial influence of the United States. In 1969, legislation was passed that barred the ownership of radio and television stations by foreign companies. The legislation also required the repatriation of currently owned assets. As a result, RKO was forced to sell CKLW. Local politicians, citizens groups, and the *Windsor Star* advocated for CKLW to be purchased by CBC. The Canadian Radio-Television and Telecommunications Commission (CRTC) asked CBC to purchase CKLW. However, CBC lacked the

funds to purchase the operation. CBC also lacked the ability to raise money to purchase CKLW because its budget remained frozen by the federal government. To complete the deal, CBC entered into a partnership with Baton Broadcasting to purchase CKLW. Baton was owned by John Bassett, a well-known Toronto businessman. The CRTC placed a condition that CKLW would be fully acquired by CBC within five years of the deal. During this interim period, CKLW-TV would air content from both CBC and CTV (Globe and Mail 1974a).

In 1971, the CRTC adopted rules that required television stations to air at least 60% Canadian content and radio stations were required to air at least 25% Canadian content (CRTC 2022). In 1972, CKLW's radio operations departed from 825 Riverside Drive West and relocated to 1640 Ouellette Avenue (Canadian Communications Foundation 2022). Under the joint ownership of CBC and Baton Broadcasting, CKLW-TV switched to an entirely Canadian primetime lineup of CBC and CTV programming. However, some critics believed that the station still catered to American viewers. Many ads even contained the disclaimer "Not available in Ontario". By the fall of 1973, CKLW-TV was ranked behind ABC, NBC, and CBS Detroit affiliates in viewership. While promoters of Canadian content had hoped that CKLW-TV would be a window into the world of Canadian programming for American viewers, the ratings proved otherwise. The most popular program on CKLW-TV with Detroit viewers during this time were re-runs of Tarzan movies (Globe and Mail 1974b). In 1975, CBC completed the acquisition of CKLW-TV and changed the callsign and branding of the station to CBET-TV. In addition, changes to CRTC content requirements curtailed American advertising on the station (Canadian Communications Foundation 2022).

While most CBC network stations usually aired some American content, CBET-TV encountered difficulty because of the overlap with the Detroit market. Therefore, many American shows could not be shown by CBET-TV. As a result, CBET-TV had a higher percentage of Canadian content than other CBC stations (Globe and Mail 1986). Instead of showing American programming, prime-time CTV shows were aired on CBET-TV (Globe and Mail 1976). This predominantly Canadian programming also attracted an American audience. During the 1980s, television shows on CBET-TV such as "The Nature of Things" and "The Fifth Estate" attracted about one million American viewers (Globe and Mail 1986).

During the 1980s, CBET-TV was also mandated to provide 11 hours of local programming a week, mostly in the form of local news. This newscast was popular in Windsor and considerable controversy arose in 1990 when CBC laid off 87 employees at CBET-TV and reduced the newscast to a Toronto based operation. This reduction was part of a wider budget cut at CBC that slashed over \$100 million in spending and reduced the overall workforce by 1,100. In response, the City of Windsor sued CBC to resume local news production. The City of Windsor maintained that CBC was in breach of their license agreement to provide local coverage (Globe and Mail 1991). In 1994, CBC agreed to restore a local newscast in Windsor and spend \$1.5 million to launch a new nightly show (Globe and Mail 1994).

In 2014, CBC sold 825 Riverside Drive and signed a 10-year lease with the new property owner. CBC stated the sale of the property was in line with its new business strategy and a spokesperson for CBC noted "We are not in the real estate business... we want to transfer the risk of being an owner to the advantages of being scalable when you're a tenant" (Windsor Star 2014). The present broadcast tower



was modified by CBC in the late 20th or early 21st century. Current CBC records indicate that the tower is 360 feet in height (CBC 2022).

3.4.1 Key Findings

- Prior to its use by CKLW and CBC, the Study Area contained a powerhouse for the street railway system and facilities used by the Canadian Salt Company (present day Windsor Salt).
- Between 1930 and 1952 the Study Area was vacant.
- In 1953, Western Ontario Broadcasting purchased the property to build a new broadcast facility. The company had operated CKLW-AM since 1932 and had received approval to begin television broadcasting. The new facility would broadcast both the radio and television stations.
- CKLW-TV began broadcasting in September 1954 and aired a mix of American programming, feature films, and CBC programming. The television signal strength was the highest in North America upon completion.
- The building was designed by the architect William J. Carter of Windsor. Carter also served as chief engineer of CKLW.
- In 1956, CKLW was partially sold to RKO, which owned several television stations in the United States. Under RKO ownership, CKLW-TV catered to the Detroit market and aired a minimum of CBC programming. CKLW-AM grew to become one of the most popular radio stations in the United States by focussing on broadcasting top hits with minimal commercials and talk.
- Between 1964 and 1967, the structure at 825 Riverside Drive was modified when the glazed brick breezeway and north façade were added. This addition was completed by the architect William J. Hilliker.
- In 1969, the Canadian government passed legislation that required RKO to sell its Canadian assets. CKLW was bought by Baton Broadcasting and CBC. As per the purchase agreement, Baton would transfer CKLW-TV to CBC in five years. In 1972, CKLW radio operations moved out of 825 Riverside Drive.
- In 1975, CBC completed the acquisition of CKLW-TV and the callsign was changed to CBET-TV.
- In 2014, CBC sold 825 Riverside Drive and signed a ten-year rental lease.





Legend
Study Area (Approximate)

Figure Not to Scale

Notes
1. Sources: Underwriters Survey Bureau Limited, 1924, Windsor, Ontario.



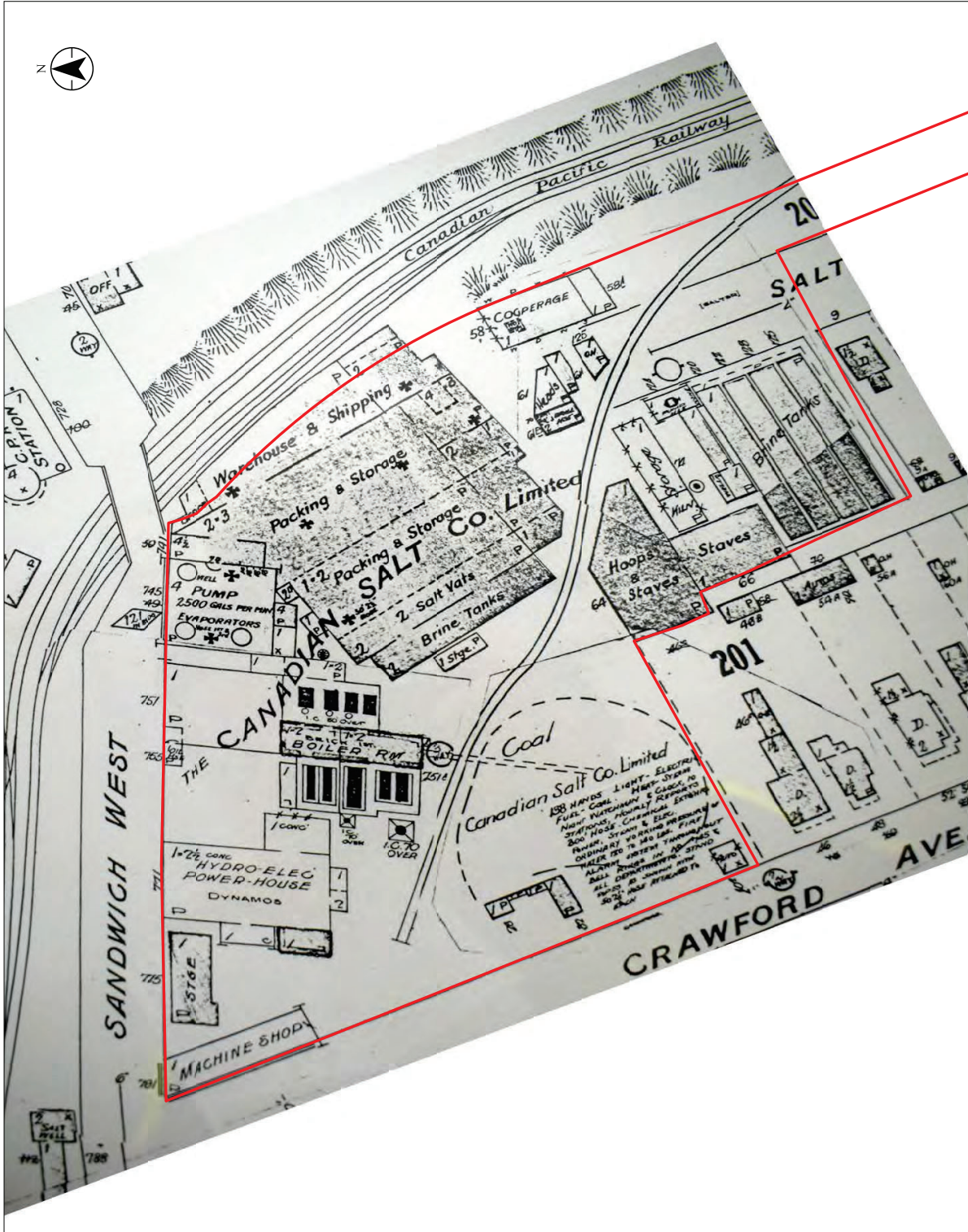
Project Location
City of Windsor, ON

140940931, REV A
Prepared by BK on 2022-12-09
Technical Review by BCC on 2022-12-07

Client/Project
CRICH HOLDINGS & BUILDING INC.
HERITAGE IMPACT STUDY—825 RIVERSIDE DRIVE, WINDSOR,
ONTARIO

Figure No.
3

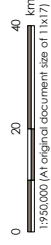
Title
Fire Insurance Mapping, 1924



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- Legend**
- Study Area
 - CKLW-TV Broadcast Range
 - International Border
 - Waterbody



- Notes**
1. Coordinates System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry, © Esri, 2022; Garmin, © National Geographic, 2022.
 3. Cartography: © 2022 Microsoft Corporation © 2022 Maxar BCNS, [2021]
 4. Data Source: Aerial Imagery

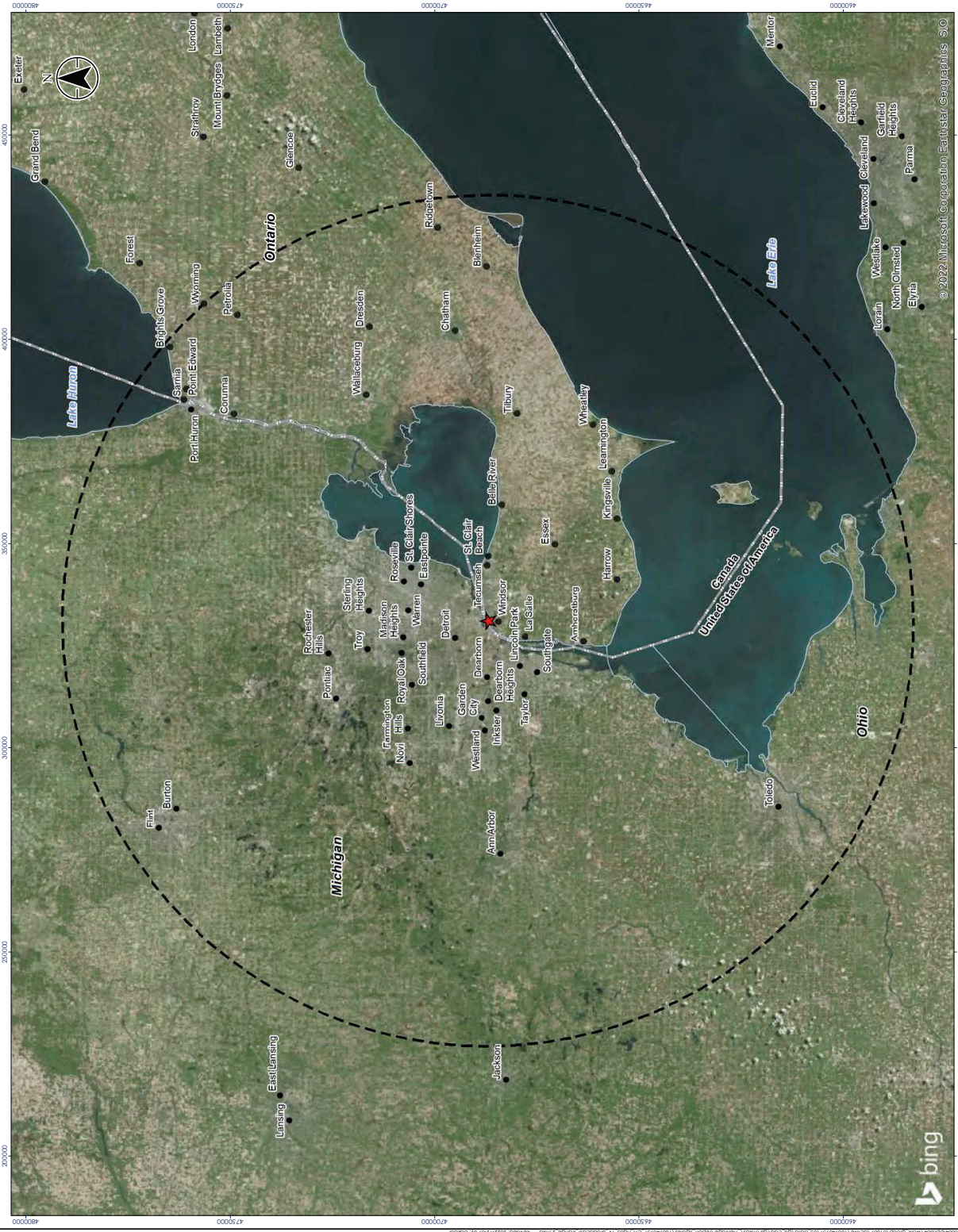


Project Location: 14994931 REV A
 City of Windsor, ON Prepared by BK on 2022-12-09
 Technical Review by BCC on 2022-12-07

Client/Project: CRICH HOLDINGS & BUILDING INC.
 HERITAGE IMPACT STUDY—825 RIVERSIDE DRIVE, WINDSOR,
 ONTARIO

Figure No. 5

Title: **CKLW-TV Broadcast Range**



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Legend
Study Area (Approximate)

Figure Not to Scale

Notes
1. Source: United States Army Survey Establishment, 1962, Windsor, Ontario/Michigan, Ottawa: Map Distribution Office.



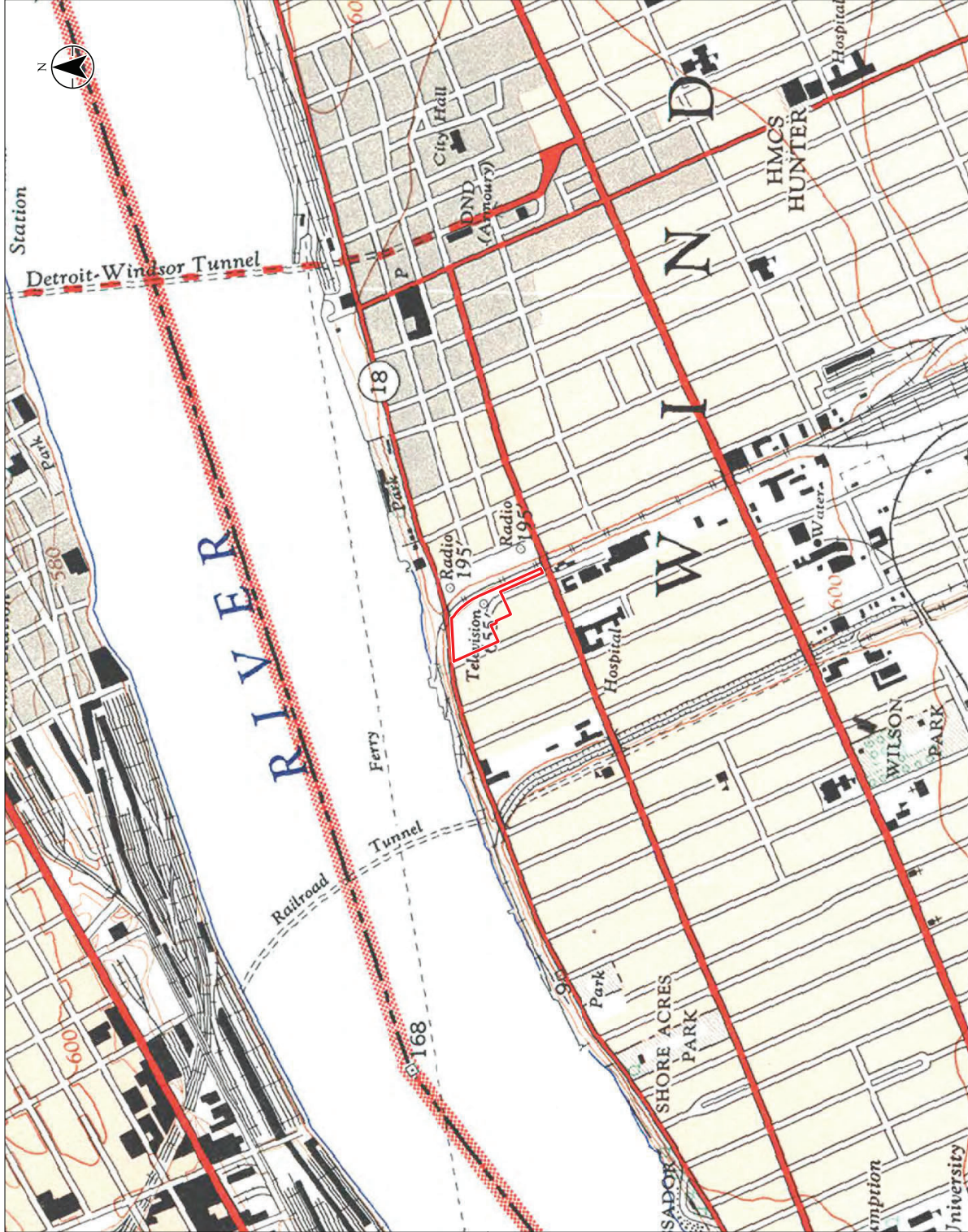
Project Location
City of Windsor, ON

14094031 REV A
Prepared by BK on 2022-12-09
Technical Review by BCC on 2022-12-08

Client/Project
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Figure No.
6

Title
Topographic Mapping, 1962



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4 Site Description

4.1 Introduction

A site visit of the Study Area was undertaken on December 1, 2022, by Frank Smith, Cultural Heritage Specialist. The weather conditions were seasonably cold and sunny. The site visit consisted of a visual inspection of the interior of the building and exterior of the property. Stantec staff were accompanied on premises by Robert Ducharme of BGIS Facility Management. Photographs were taken on a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels. The property contains a two-storey structure, broadcast tower, and landscaped grounds.

4.2 Landscape Setting

The Study Area is located at the southeast corner of Riverside Drive West and Crawford Avenue. Riverside Drive is a two-lane roadway paved in asphalt with concrete curbs, no shoulders, and no on street parking. Within and adjacent to the Study Area, Riverside Drive contains a concrete sidewalk with no dividing median on the south side of the roadway and a concrete sidewalk which ends at the intersection of Crawford Avenue and Riverside Drive West on the north side of the roadway. The roadway is lined with freestanding streetlighting with LED luminaires (Photo 1 and Photo 2). Within and adjacent to the Study Area, Riverside Drive West offers unimpeded views of the Detroit River and downtown Detroit (Photo 3). The Ambassador Bridge is also visible when looking west along Riverside Drive West (Photo 4). Along the south side of Riverside Drive, the streetscape is primarily medium to high density residential. The streetscape of the south side of Riverside Avenue also includes a broadcast tower located to the east of the Study Area (Photo 5).

Crawford Avenue is a two-lane roadway paved in asphalt with no shoulders and on street parking along the west side of the roadway. Both sides of Crawford Avenue contain concrete curbs and sidewalks with no dividing median. The west side of Crawford Avenue is lined with freestanding streetlighting with LED luminaires (Photo 6). The streetscape along Crawford Avenue is generally residential and includes medium density residential buildings adjacent to the Study Area. South of the Study Area, Crawford Avenue primarily contains detached late 19th to mid-20th century residences (Photo 7).

The Study Area is also adjacent to Salter Avenue and the former Canadian Pacific Railway right-of-way. This area contains an area of naturalized vegetation and slopes downwards towards the former trackage. The railway trackage has since been removed and is presently a gravel trail (Photo 8). A railway underpass remains and brings traffic on Riverside Drive West over the former trackage (Photo 9). Salter Avenue is a two-lane asphalt paved roadway that terminates near a parking lot within the Study Area. However, the Study Area is not accessible via Salter Avenue. The west side of the roadway is lined with late 19th to early 20th century residences and surface parking and the east side is adjacent to the Canadian Pacific Railway right-of-way (Photo 10).



4 Site Description

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The Study Area is accessed via a horseshoe shaped driveway located off Crawford Avenue (Photo 11 and Photo 12). The north driveway passes under a breezeway which connects to the front (west) façade of the structure (Photo 13). The driveway leads to employee and visitor asphalt parking lots to the west and south of the structure (Photo 14 and Photo 15). Located between the south parking lot and the structure is a broadcast tower and broadcast equipment. The broadcast tower is anchored in a concrete pad and is tethered to the ground by cables anchored in concrete pads (Photo 16 to Photo 18).

To the north and northwest of the structure is a large expanse of lawn along Riverside Drive West and Crawford Avenue. The lawn contains intermediate deciduous and coniferous tree plantings (Photo 19 and Photo 20). A metal fence separates the lawn from Riverside Drive West (Photo 21). To the south of the fence are three flagpoles surrounded by small shrubs (Photo 22). The north façade of the structure, part of the west façade, and the breezeway are landscaped with foundation plantings. These foundation plantings are a mix of coniferous shrubs including yew, cedar, juniper, and pine (Photo 23). Between the breezeway and west façade is a circular shaped garden bed landscaped with a small deciduous tree and various coniferous shrubs including yew, pine, and juniper (Photo 24).



Heritage Impact Study—825 Riverside Drive West, Windsor, Ontario

4 Site Description

May 12, 2023



Photo 1: Riverside Drive West, looking east



Photo 2: Riverside Drive West, looking west



Photo 3: Detroit skyline, looking north



Photo 4: Ambassador Bridge, looking west



4 Site Description

May 12, 2023



Photo 5: High density residential and base of broadcast tower, looking east



Photo 6: Crawford Avenue, looking south



Photo 7: Crawford Avenue, looking south at residences



Photo 8: Former Canadian Pacific Railway right-of-way, looking south

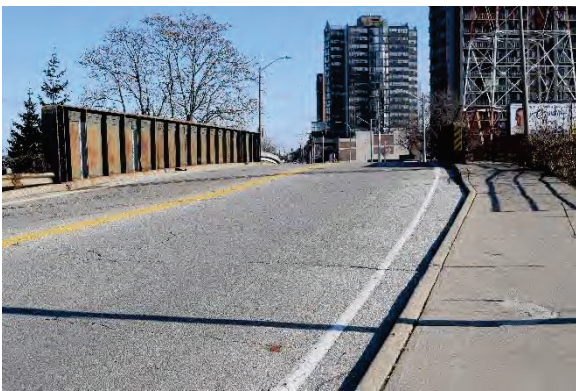


Photo 9: Canadian Pacific Railway Underpass, looking east



Photo 10: Salter Avenue, looking south

Heritage Impact Study—825 Riverside Drive West, Windsor, Ontario

4 Site Description

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Photo 11: North driveway, looking east

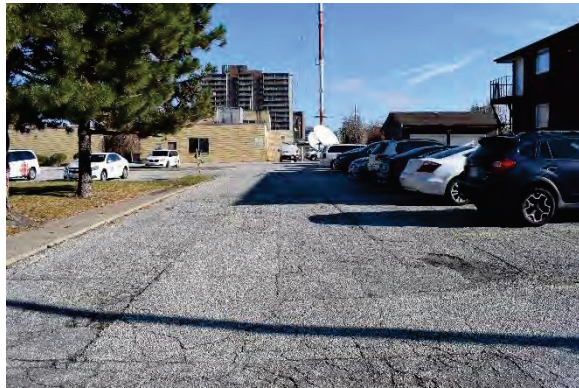


Photo 12: South driveway, looking east

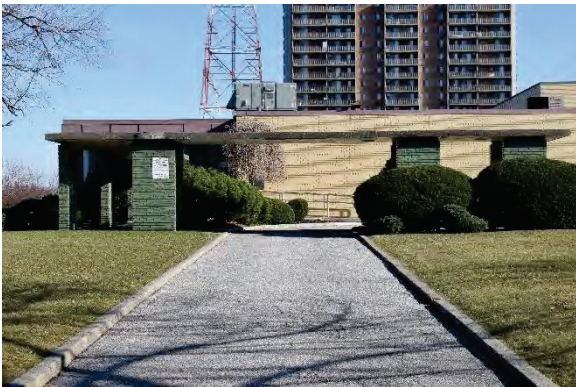


Photo 13: Driveway as it passes under breezeway, looking east

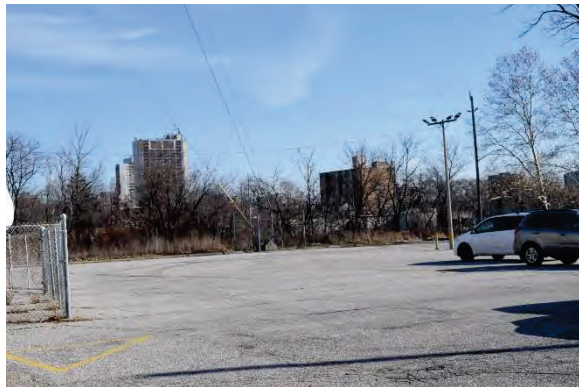


Photo 14: South parking lot, looking east



Photo 15: West parking lot, looking north



Photo 16: Broadcast tower, looking east



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Photo 17: Tower base and equipment, looking west



Photo 18: Representative tether anchored in concrete, looking east



Photo 19: Lawn, looking east



Photo 20: Lawn and trees, looking north



Photo 21: Metal fence, looking east



Photo 22: Flag poles, looking east





Photo 23: North façade foundation plantings, looking west



Photo 24: Garden area, looking north

4.3 Exterior

The structure at 825 Riverside Drive West is a two-storey structure with a flat roof with a buff brick chimney. With the exception of the northwest corner, the exterior of the west façade is buff brick laid in a common bond (**Photo 25** and Photo 26). The main entrance is located at the northwest corner of the façade and is connected to an L-shaped breezeway that leads to the parking lot and north part of the driveway (Photo 27 and Photo 28). The breezeway is supported by concrete block columns with a veneer of green coloured glazed bricks (Photo 29). The breezeway ceiling is poured concrete and contains recessed lighting (Photo 30). The glazed brick continues to the north edge of the main entrance. The main entrance is located just south of the breezeway and consists of a single glass and metal door (Photo 31). It is possible that the doorway has been moved and the original entrance has been replaced by the present-day fixed window with metal sashes (**Photo 32**). To the south of the main entrance is the main part of the west façade, which contains a buff brick section with metal roof flashing (Photo 33). This section contains three secondary entrances. The northerly entrance may have been a former loading bay and is flanked by stucco and concrete. This entrance contains three metal doors, including two metal doors which are exit only. To the south of these doors are a fixed window with a concrete sill, secondary entrance with a metal door, and two pane fixed window with a concrete sill (Photo 34). Views of the second storey of the west façade are partially obscured, but the façade contains two window openings and a door to the roof.

The north façade is clad in green coloured glazed brick. The north façade consists of 11 bays (Photo 35). The bays are delineated by U-shaped glazed brick exterior walls with recessed lighting (Photo 36 and Photo 37). Between the glazed brick walls are fixed windows with metal sashes and concrete sills. The centre windows are three panes and the windows at the east and west edges are single pane. Above the brick wall and windows is a horizontal band of metal flashing (Photo 38). A CBC/Radio Canada logo is located at the southwest corner (Photo 39). The second storey of the north façade is obscured by HVAC ducts.

The east façade consists of a northeast corner clad in glazed brick and a buff brick main section. The northeast corner consists of five bays delineated by U-shaped glazed brick walls. Bays with no windows contain recessed lighting fixtures. Two bays contain single pane fixed glass windows with metal sashes and concrete sills. The most southerly bay contains a metal exit only door and concrete stoop (Photo 40). The main section of the east façade has a buff brick exterior, concrete roof flashing, and twelve fixed windows with concrete sills (Photo 41). The second storey of the east façade contains two window openings with fixed windows and concrete sills and has concrete roof flashing (Photo 42).

The south façade has a buff brick exterior and concrete and metal roof flashing (Photo 43). The second storey contains five window openings with fixed windows with concrete sills and two metal grates (Photo 44). The first storey contains four secondary entrances with metal doors, three metal grates, and four fixed windows with concrete sills. Various duct work and conduits are connected to the south façade and run to various electrical equipment, satellites, and the broadcast tower (Photo 45 and Photo 46).



Photo 25: Front (west) façade, looking east

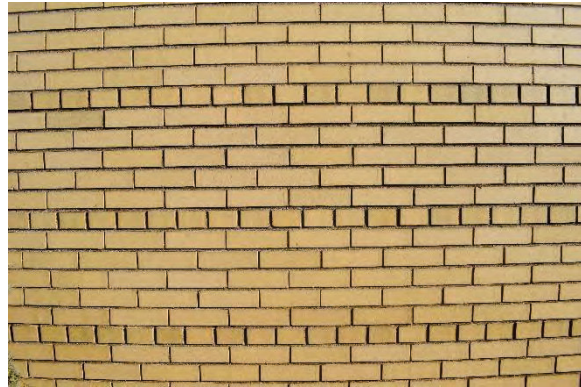


Photo 26: Brick details of west façade, looking east

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Photo 27: Breezeway south entrance, looking north



Photo 28: Breezeway, looking east towards main entrance



Photo 29: Breezeway column details, looking east



Photo 30: Breezeway ceiling, looking north

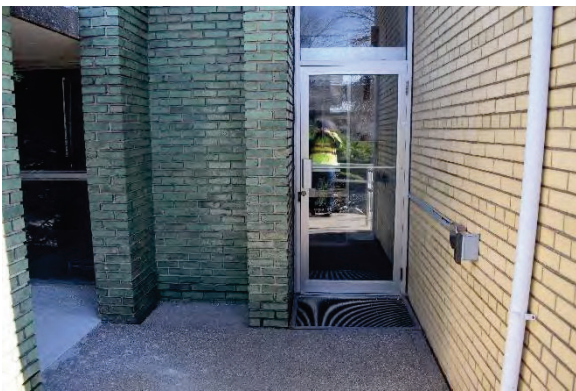


Photo 31: Main entrance, looking east

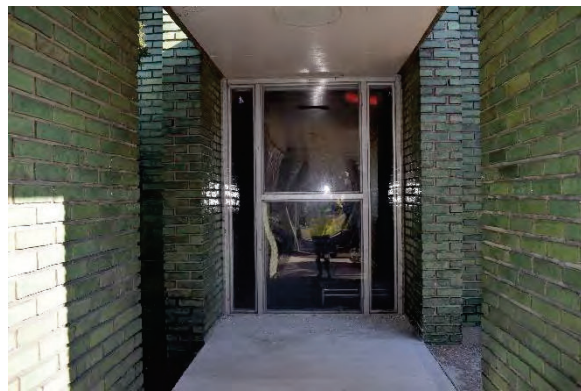


Photo 32: Fixed metal window, looking east



Photo 33: South section of west façade, looking east



Photo 34: Secondary entrance and windows, looking east



Photo 35: North façade, looking south



Photo 36: Representative details of bay on north façade, looking south



Photo 37: Recessed lighting fixture, looking south



Photo 38: Window details and metal flashing, looking south

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Photo 39: CBC Logo, looking east



Photo 40: Northeast corner of east façade, looking north



Photo 41: East façade, looking north



Photo 42: East façade second storey, looking north

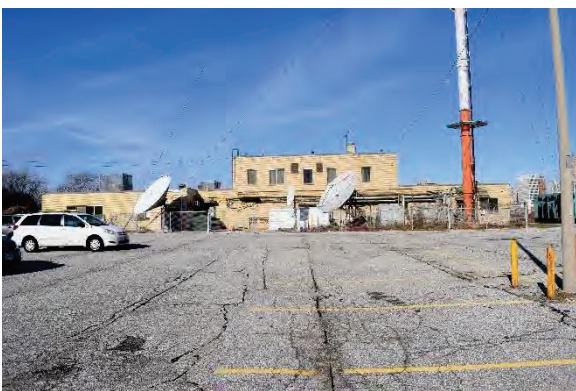


Photo 43: South façade, looking north

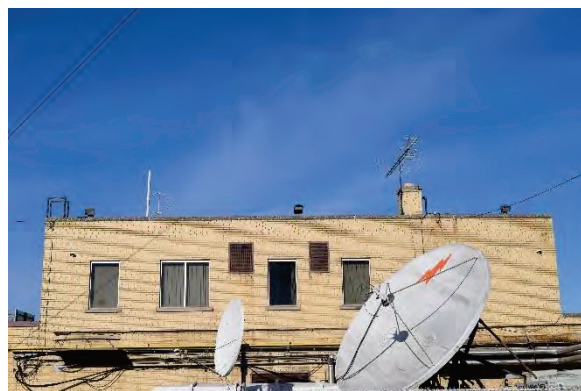


Photo 44: Second storey of south façade, looking north

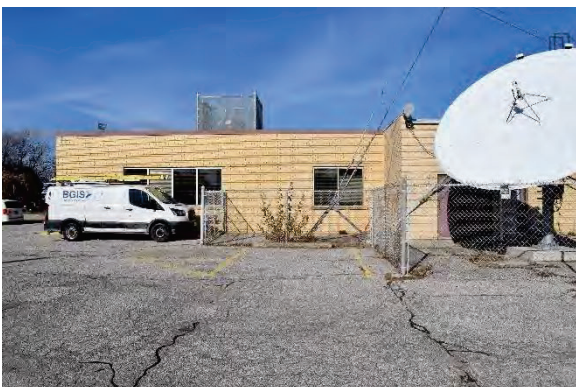


Photo 45: West side of south façade, looking north



Photo 46: East side of south façade, looking north

4.4 Interior

The interior of 825 Riverside Drive West consists of a first storey, second storey, and basement. Only part of the first storey is currently occupied, and the second storey is unoccupied. The basement is used for storage and contains utilities.

The first storey contains a lobby, studios, control rooms, editing rooms, utility rooms, loading dock, security room, and office space. The main entrance leads to a lobby area that is partially screened from the studio by a wood partition. The lobby area contains an exposed metal ceiling that is supported by metal trusses. This area is illuminated by track lighting and two large circular light fixtures. The walls are drywall, and the flooring is carpet squares (Photo 47 and Photo 48). To the east of the lobby is the studio office spaces. The studio office spaces consist of English language and French language areas and contain drop tile ceilings with fluorescent lighting, drywall walls, and carpet squares (Photo 49 and Photo 50). To the south of the office space is a kitchenette. The kitchenette contains a drop tile ceiling with fluorescent lighting, drywall wall, and laminate floor. The kitchen counters, cabinets, and appliances are modern (Photo 51). East of the office space is the local newscast studio. The newscast studio contains an exposed metal ceiling with fluorescent lighting and professional grade studio lighting. The walls are drywall, and the floors are laminate (Photo 52).

To the south of the studio offices and newscast studio is a series of interconnected hallways that connect to the remaining rooms on the first storey. The hallways contain drop tile ceilings, a mix of concrete block and drywall walls, and vinyl tile flooring (Photo 53 and Photo 54). Studio B is accessed along this hallway and contains a drop tile ceiling, drywall wall, glass partitions between the hallway and studio B control room, and laminate flooring. Studio B is used for radio broadcasting (Photo 55). The Studio B control room is located just south of Studio B and contains a drop tile ceiling, drywall wall, glass partitions between the hallway and studio B control room, and laminate flooring (Photo 56). To the southwest of Studio B is the loading dock and security office. The loading dock contains a set of metal doors leading the parking lot along the west façade. The room has an exposed ceiling with fluorescent lighting, drywall

wall, and concrete floor (Photo 57). The security office is located adjacent to the loading dock. This room contains a drop tile ceiling, drywall wall, and vinyl tile floor (Photo 58).

To the south of the loading dock is a studio which is not currently in use. This room has a drop tile ceiling, drywall wall, and carpeted floor (Photo 59). South of this studio is a series of editing rooms and storage rooms. These rooms have drop tile ceiling with fluorescent lighting and track lighting, drywall walls, and carpeted floors (Photo 60 and Photo 61). To the east of the loading dock is the server room, IT work room, and transmission room. The server room contains a drywall and exposed ceiling, concrete block wall, and vinyl tile floor (Photo 62). The IT work room contains a drop tile ceiling, drywall wall, and vinyl tile floor (Photo 63). The transmission room contains an exposed ceiling, drywall and concrete block wall, and vinyl tile floor (Photo 64). To the east of the server room are a series of storage rooms, including two tape storage rooms. These rooms contain drop tile ceiling, a mix of concrete block and drywall walls, and a mix of carpeted flooring and vinyl tile flooring (Photo 65 and Photo 66).

East of these rooms, the remainder of the first storey is unoccupied. The unoccupied area contains a hallway with a drop tile ceiling and fluorescent lighting, drywall wall, and carpeted floor (Photo 67). Unused washrooms in this area contain terrazzo flooring (Photo 68). The hallway terminates at a large office space with a drop tile ceiling with fluorescent lighting, drywall wall, and carpeted floor (Photo 69). This room is connected to a smaller office. The north side of the hallway is adjacent to an unused studio and control room. This unused studio is the largest studio space in the building and contains a ceiling with acoustic panels, recessed lighting, fluorescent lighting, drywall walls, and a glass partition between the studio and control room. The flooring is carpet and parquet (Photo 70 and Photo 71). The control room is located just west of the studio. All equipment has been removed from the control room (Photo 72). An incandescent On Air/Off Air light remains adjacent to the control room door (Photo 73).

The second floor is accessed by two staircases. The stairs are coated in non-slip rubber and contain metal bannisters and railings (Photo 74). The second floor consists of a washroom, janitorial closet, and office space. The entire floor is unoccupied. The washroom contains terrazzo flooring (Photo 75). The second storey offices contain drop tile ceilings, a mix of wallpapered and drywall walls, and carpeting (Photo 76 and Photo 77).

The basement is accessed by three staircases. The basement contains utility rooms, storage rooms, a break room, and a maintenance room. The rooms are connected by a hallway with a concrete ceiling, concrete block walls, and vinyl tile flooring (Photo 78 and Photo 79). The boiler room contains a fire door that was manufactured by Richards-Wilcox of Winnipeg, London, and Montreal (Photo 80). The break room contains a drop tile ceiling, concrete block walls, a mid-20th century stove and oven top, and modern counters and cabinets. The flooring is vinyl tile (Photo 81). The maintenance room contains an exposed ceiling, drywall and concrete block wall, and work benches and storage. Hanging on the walls of this room are several circa 1970s to 1980s signs for CBC Radio (Photo 82).



Photo 47: Lobby area, looking east

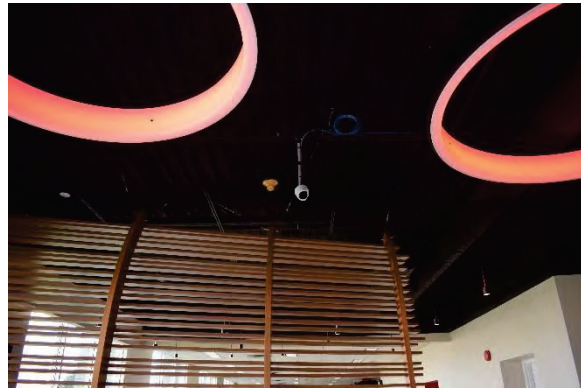


Photo 48: Lobby ceiling, looking east

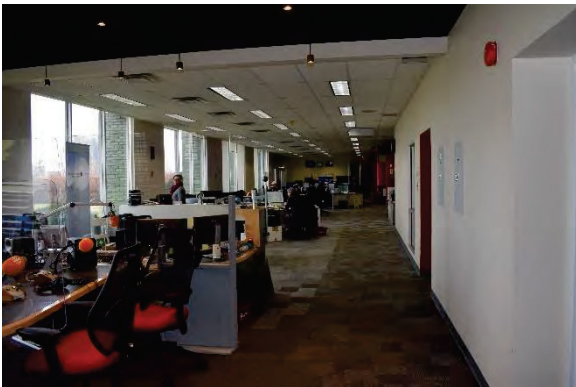


Photo 49: Studio office space, looking east

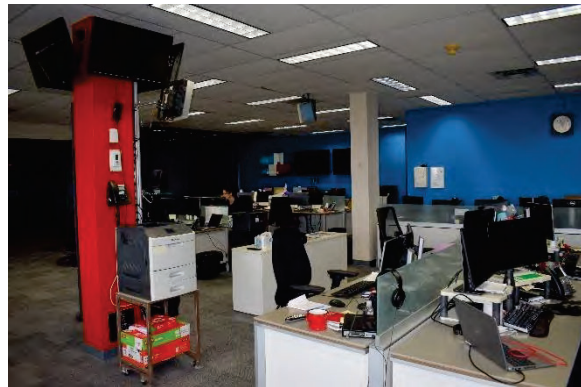


Photo 50: Studio office space, looking south



Photo 51: Kitchenette, looking southeast



Photo 52: Newscast studio, looking east

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Photo 53: Hallway, looking south

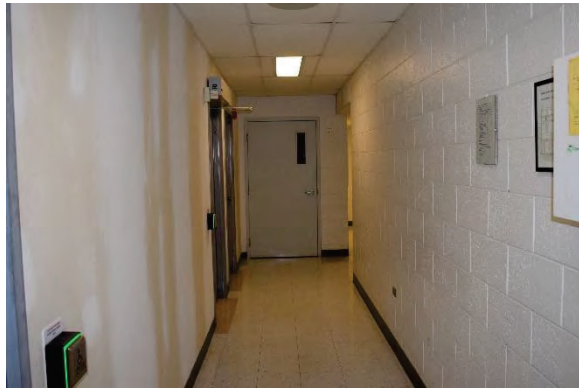


Photo 54: Hallway, looking east



Photo 55: Studio B, looking west



Photo 56: Studio B control room, looking north

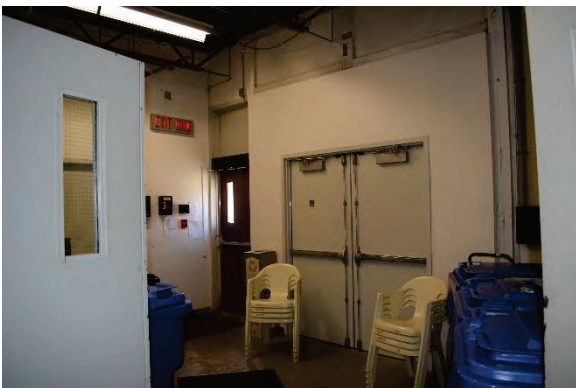


Photo 57: Loading dock, looking west

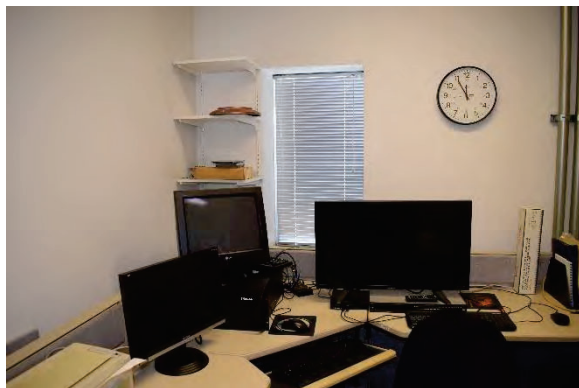


Photo 58: Security office, looking west



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Photo 59: Studio not in service, looking north



Photo 60: Editing room, looking east



Photo 61: Storage room, looking east



Photo 62: Server room, looking east



Photo 63: IT work room, looking south



Photo 64: Transmission room, looking east



Photo 65: Storage room, representative photo

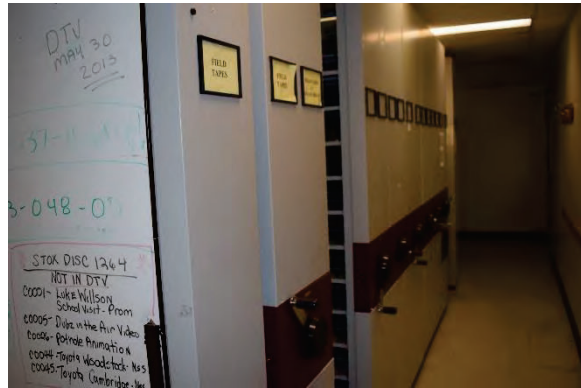


Photo 66: Tape storage room, looking east



Photo 67: Hallway towards unoccupied area, looking east



Photo 68: Terrazzo washroom flooring, representative photo



Photo 69: Unused office area, looking east



Photo 70: Ceiling with acoustic panels, looking west





Photo 71: Studio, looking west



Photo 72: Control room, looking east



Photo 73: On Air/Off Air light, looking west

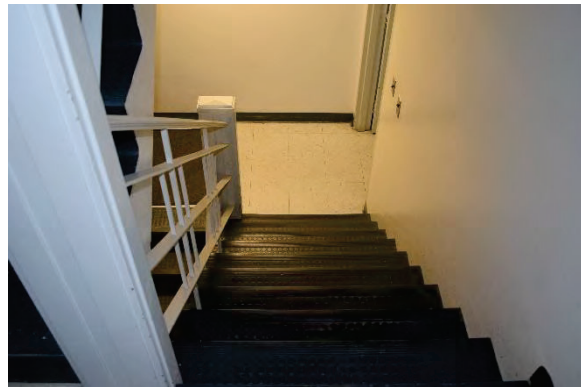


Photo 74: Representative staircase photo



Photo 75: Terrazzo flooring in second storey washroom, looking south



Photo 76: Representative second storey office, looking west



Photo 77: Representative second storey office, looking east



Photo 78: Basement hallway, looking east



Photo 79: Representative basement storage room



Photo 80: Richards-Wilcox door, looking south



Photo 81: Breakroom, looking west



Photo 82: Maintenance room, looking east

4.5 Old Town Neighbourhood

The Study Area is within to the Old Town Neighbourhood, identified within the *Downtown Windsor Engagement Strategy and Community Improvement Plan* (City of Windsor 2017). The Old Town Neighbourhood has a mixed character and contains a mix of surface parking lots, civic buildings, low to high density residential buildings, and commercial structures. The north boundary of the neighbourhood is Riverside Drive West, the west boundary is Crawford Street, the south boundary is University Avenue West, and the east boundary is Bruce Avenue (City of Windsor 2017: 124).

This section of the Old Town Neighbourhood on Riverside Drive contains the highest density residential structures including the Dieppe Tower and the Water Park Place Condominiums (see Photo 5 in Landscape Context section). The remainder of the Old Town Neighbourhood along Riverside Drive West consists of vacant lots and the Study Area. This section of the Old Town Neighbourhood contains access to the riverfront trail and offers scenic views of the Detroit skyline and Detroit River (see Photo 3 in Landscape Context section).

The western edge of the Old Town Neighbourhood contains Salter Avenue and Crawford Avenue. This section is visually and physically separated from the eastern section by the former right of way of the Canadian Pacific Railway (see Photo 8 in Landscape Context section). As a result, motorists and pedestrians are required to cross bridges at Riverside Drive West and University Avenue West to cross into the western section of the Old Town Neighbourhood. Salter Avenue is a mix of commercial and residential use while Crawford Avenue is residential with the exception of part of the Study Area. The residences in this area consist of detached structures mostly dating to the late 19th to early 20th century with some modern infill (see Photo 6 and Photo 7 in Landscape Context section).



5 Comparative Analysis

The *Windsor Municipal Heritage Register* contains approximately 1,245 listed or designated heritage properties. The property at 825 Riverside Drive is listed as “CBC Radio-Canada TV/Radio”, a contemporary structure built in 1954 and it noted for its use of glazed brick. The *Windsor Municipal Heritage Register* contains a total of 48 properties that have a date of construction between 1950 and 1959. Heritage resources constructed during this timeframe account for approximately 3.8% of all properties on the heritage register. A total of 31 properties on the register have an architectural style described as contemporary. This accounts for approximately 2.4% of all properties on the heritage register. No other properties on the register are identified as being associated with radio or television broadcasting. Therefore, the property at 825 Riverside Drive is a rare mid-20th century broadcasting facility.



6 Evaluation

6.1 Introduction

The criteria for determining CHVI is defined by *Ontario Regulation 9/06* (O. Reg. 9/06). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared and a list of heritage attributes which define the CHVI identified. The evaluation of 825 Riverside Drive West according to O. Reg. 9/06 is provided below.

6.2 Design or Physical Value

The structure at 825 Riverside Drive West has design value as a rare example of a mid-20th century broadcast facility and as a representative modernist structure with International design elements. Based on historical research and a review of the City Heritage Register, no other examples of television broadcast facilities dating to the mid-20th century are present within the City.

Architecturally, the structure at 825 Riverside Drive is a representative modernist structure with International design elements. The International design elements were added between 1964 and 1967 when the north façade was modified. While the building includes two distinct sections with differing architectural elements, both sections are firmly rooted in modernist design. The modernist design style began in Europe and was based around the principal of rejecting historical or classical design elements. This style of architecture achieved mainstream popularity in the decades following the Second World War as Europe was rebuilt and North America experienced a population boom. Modernist design elements of 825 Riverside Drive include the simple cubist design with a lack of ornamentation, flat roof, and the smooth brick exterior with small windows. International design elements of the north façade include the vertical emphasis created by the repeating use of prominent U-shaped columns that are illuminated at night and the use of multi-pane steel sash windows. The placement of the windowpanes on a horizontal axis is also an element of International design principles. As International structures are known for their simple design, structures were often finished with high quality materials. At 825 Riverside Drive West, green glazed brick was used to clad the north façade and breezeway. This material gives the structure a distinct appearance without relying on historical architectural styles (Blumenson 1990: 205-206).

While the structure uses glazed brick, this material and its use at 825 Riverside Drive West is not considered to present craftsmanship or artistic merit that is well above industry standards. As previously noted, International style buildings are known to use high quality materials and finishes. While the use of glazed brick is a representative aspect of the design quality of the International style, it does not exceed mid-20th century industry standards for civic and commercial International style buildings. The east, west, and south facades of the structure contain typical materials and finishes such as buff brick and metal flashing. These materials do not exceed mid-20th century industry standards of craftsmanship or artistic merit.



The structure at 825 Riverside Drive West was among the earliest television stations to open in Ontario. While CKLW-TV contained state of the art equipment and was initially broadcast at the highest strength in North America, these technical features were not developed at CKLW-TV. The television station purchased commercially available equipment from major companies like RCA and historical research does not indicate that CKLW-TV implemented any breakthroughs or techniques in broadcasting that represent a technical or scientific achievement. While the broadcast tower was the tallest type of this structure in North America upon completion, there is no indication it required a breakthrough in design or construction techniques to facilitate its construction.

6.3 Historical or Associative Value

The structure at 825 Riverside Drive West is directly associated with CKLW, which operated a radio station and television station from the building between its construction in 1954 and the completion of its acquisition by CBC in 1975. Following this, the property is directly associated with the CBC television station CBET-TV, which presently broadcasts from 825 Riverside Drive West.

CKLW made a strong and notable contribution to the development of broadcasting in Windsor and Detroit. The television station was the first Canadian television station available to viewers in Windsor. While CKLW-TV emphasized its connection to Detroit, it also provided the citizens of Windsor with local programming. During the 1960s, CKLW-AM became one of the most popular radio stations in North America and pioneered a broadcasting technique that emphasized a small playlist of popular songs. CKLW also directly demonstrates the interconnected relationship between Detroit and Windsor, a theme that has made a strong and notable contribution to the development of Windsor. The ground-breaking and opening ceremony for the television station was attended by Canadian and American dignitaries, the station was variously owned by Canadian and American parent companies, and CKLW aired both Canadian and American programming intended for both a Canadian and American audience. Following the acquisition of CKLW-TV by CBC, the station continued to produce content for a Windsor audience and was used as a “window to the United States” to test the appeal of Canadian content with American audiences.

The structure at 825 Riverside Drive West does not have the potential to yield information that contributes to a broader understanding of Windsor or Detroit. While the television station has produced and broadcast programming for Windsor since 1954, the building was not found to contain documentary or material artifacts that would contribute new knowledge of the community’s history.

The structure at 825 Riverside Drive West was designed by William J. Carter and William Hilliker. Carter served as director of engineering for CKLW and also had experience as an architect. Carter is primarily remembered for his association with the architect J.C. Pennington and William Fraser. Carter completed numerous projects in Windsor for healthcare facilities and the University of Windsor. William Hilliker was also known for designing health care facilities and his most prominent design is an International style office building at 880 Ouellette Avenue in Windsor. While Carter and Hilliker were both mid-20th century architects in Windsor that designed commercial and civic structures, their contribution to the wider architectural development to the City of Windsor is not particularly significant. In addition, the structure at 825 Riverside Drive West was initially designed by Carter and subsequently modified by Hilliker. As a



result, there are examples of their work in Windsor that are more reflective of their individual contributions to the architecture of Windsor.

6.4 Contextual Value

The structure at 825 Riverside Drive West is set in a mixed streetscape of medium to high density residential and parkland. In addition, the Detroit River and Detroit skyline are readily visible from Riverside Drive West. The views of the skyline and river are the dominant elements of the area's character and 825 Riverside Drive West is not important in maintaining this character.

The property contains a broadcast facility consisting of a two-storey structure and a broadcast tower. While these components of the property are physically and functionally linked to each other, this is an inherent feature of broadcasting operations. Therefore, the property is not functionally or physically linked to the surrounding area from a cultural heritage perspective.

While the broadcast tower is 360 feet in height, it is one of two broadcast towers in the area. There is no indication that the tower serves as an orientation guide, tourist attraction, or is particularly memorable. Broadcast towers are present features in many communities and there is no indication that this broadcast tower is particularly memorable or discernible when compared to other broadcast towers in the wider area. In addition, the prominence of the tower in the landscape is diminished by an adjacent broadcast tower on a separate property located closer to Riverside Drive West and the wide views and vistas of the Detroit River and Detroit along Riverside Drive West. These views include the Ambassador Bridge and high rise buildings along the Detroit waterfront, these highly prominent built structures serve as better wayfinding objects in the landscape. Therefore, the property is not a landmark.



6.5 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg 9/06.

Table 1 Evaluation of 825 Riverside Driver West According to O. Reg 9/06

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The structure at 825 Riverside Drive West has design value as a rare example of a mid-20 th century broadcast facility and as a representative modernist structure with International design elements. Based on historical research and a review of the City Heritage Register, no other examples of television broadcast facilities dating to the mid-20 th century are present within the City. Modernist design elements of 825 Riverside Drive include the simple cubist design with a lack of ornamentation, flat roof, and the smooth brick exterior with small windows. International design elements of the north façade include the vertical emphasis created by the repeating use of prominent U-shaped columns that are illuminated at night and the use of multi-pane steel sash windows.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	While the structure uses glazed brick, this material and its use at 825 Riverside Drive West is not considered to present craftsmanship or artistic merit that is well above industry standards. International style designs are known to use high quality materials and finishes. The use of glazed brick does not exceed mid-20 th century industry standards for civic and commercial International style buildings
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	While CKLW-TV contained state of the art equipment and was initially broadcast at the highest strength in North America, these technical features were not developed at CKLW-TV. The television station purchased commercially available equipment from major companies.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	CKLW made a strong and notable contribution to the development of broadcasting in Windsor and Detroit. The television station was the first Canadian television station available to viewers in Windsor. While CKLW-TV emphasized its connection to Detroit, it also provided the citizens of Windsor with local programming. During the 1960s, CKLW-AM became one of the most popular radio stations in North America and pioneered a broadcasting technique that emphasized a small playlist of popular songs. CKLW also directly demonstrates the interconnected relationship between Detroit and Windsor, a theme that has made a strong and notable contribution to the development of Windsor. Following the acquisition of CKLW-TV by CBC, the station was used as a “window to the United States” to test the appeal of Canadian content with American audiences
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The building was not found to contain documentary or material artifacts that would contribute new knowledge of the community’s history.

Table 1 Evaluation of 825 Riverside Drive West According to O. Reg 9/06

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	While Carter and Hilliker were both mid-20 th century architects in Windsor, the structure at 825 Riverside Drive West was initially designed by Carter and subsequently modified by Hilliker. As a result, there are examples of their work in Windsor that are more reflective of their individual contributions to the architecture of Windsor
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The views of the Detroit skyline and Detroit River are the dominant element of the area's character and 825 Riverside Drive West is not important in maintaining this character
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The property contains a broadcast facility consisting of a two storey structure and a broadcast tower. While these components of the property are physically and functionally linked to each other, this is an inherent feature of broadcasting operations.
9. The property has contextual value because it is a landmark	No	There is no indication that the broadcast tower serves as an orientation guide, tourist attraction, or is particularly memorable. The prominence of the tower in the landscape is diminished by the wide views and vistas along Riverside Drive of the Detroit River and Detroit skyline.

6.6 Statement of Cultural Heritage Value or Interest

6.6.1 Description of Property

The property at 825 Riverside Drive West is located in the City of Windsor, Ontario at the southeast corner of Caron Avenue and Riverside Drive West. The property contains a broadcast facility and broadcast tower. The broadcast facility was built in 1954 and modified to its present appearance between 1964 and 1967. The broadcast facility is a rare example of a mid-20th century radio and television station and is a representative modernist structure with International design influence.

6.6.2 Cultural Heritage Value

The broadcast facility at 825 Riverside Drive West has design value as a rare example of a mid-20th century television and radio station in the City of Windsor. The broadcast facility also has design value as a representative modernist structure with International design influence. The International design elements were added between 1964 and 1967 when the north façade was modified. While the building includes two distinct sections with differing architectural elements, both sections are firmly rooted in modernist design. This style of architecture achieved mainstream popularity in the decades following the Second World War as Europe was rebuilt and North America experienced a population boom. Modernist design elements of the broadcast facility include the simple cubist design with a lack of ornamentation,



flat roof, and the smooth brick exterior with small windows. International design elements of the north façade include the vertical emphasis created by the repeating use of prominent U-shaped columns that are illuminated at night and the use of multi-pane steel sash windows on a horizontal axis. The north façade and breezeway of the broadcast facility used green glazed brick to give the structure a distinct appearance without relying on traditional design.

The property demonstrates historical and associative value through its connection to CKLW and CBET. The television station CKLW-TV was the first Canadian television station available to viewers in Windsor. While CKLW-TV emphasized its connection to Detroit, it also provided the citizens of Windsor with local programming. During the 1960s, CKLW-AM became one of the most popular radio stations in North America and pioneered a broadcasting technique that emphasized a small playlist of popular songs. CKLW also directly demonstrates the interconnected relationship between Detroit and Windsor, a theme that has made a strong and notable contribution to the development of Windsor. The ground-breaking and opening ceremony for the television station was attended by Canadian and American dignitaries, the station was variously owned by Canadian and American parent companies, and CKLW aired both Canadian and American programming intended for both a Canadian and American audience. Following the acquisition of CKLW-TV by CBC, the station continued to produce content for a Windsor audience and was used as a “window to the United States” to test the appeal of Canadian content with American audiences.

6.6.3 Heritage Attributes

- Rare example of a mid-20th century television and radio station within the City of Windsor, Ontario
- Representative modernist structure with International design influence, including:
 - Two storey structure with cubist plan
 - Flat roof with concrete and metal flashing
 - L-shaped breezeway with concrete columns clad in glazed green brick
 - Breezeway reinforced concrete roof with overhead lighting fixtures
 - Buff brick exterior with common bond
 - Lack of historically inspired ornamentation
 - Minimalist use of window openings on west façade
 - North façade with U-shaped columns with recessed lighting and green glazed brick cladding
 - North façade with steel sash windows with a horizontal emphasis

Note: The broadcast tower is not considered a heritage attribute



6.7 Heritage Character Description of Old Town Neighbourhood

6.7.1 Design Character

The Old Town Neighbourhood contains a mix of design styles that reflect the various periods of development and redevelopment of the Old Town Neighbourhood. Structures within the Old Town Neighbourhood dating to the late 19th century to early 20th century include representative architectural styles typical to the period in which the structures were built such as Queen Anne Revival, Edwardian, and Ontario vernacular.

The Old Town Neighbourhood also contains examples of mid-20th century and late 20th century infill such as the Study Area, the residence at 264 Crawford Avenue, the Windsor Utilities Commission Hydro Substation at 191 Bruce Avenue, and the Dieppe Tower at 120 Caron Avenue. With the exception of the high-rise Dieppe Tower and high-rise Water Park Place Condominiums, the infill within the neighbourhood generally respects the massing and setback of the late 19th to early 20th century residences which preceded them. Except for the Water Park Place Condominiums, these structures usually have red brick or buff brick exteriors. Many of the properties dating to the late 19th to early 20th century are landscaped with mature deciduous street trees.

6.7.2 Historical Character

The Old Town Neighbourhood is an example of a residential area spurred by the development of a streetcar network. In 1874, present-day University Avenue was laid out to create a streetcar line (Walkerville Times 2015). University Avenue is the present-day south boundary of the Old Town Neighbourhood. Residential development spurred by streetcar development typically included rectilinear plans, generally detached houses on narrow lots, and small front yard setbacks with porches (McAlester 2021: 66-67). Much of the development of the Old Town Neighbourhood occurred between about 1880 and 1910.

6.7.3 Contextual Character

The general character of the Old Town Neighbourhood is mixed, and sections of streetscape are dominated by surface parking lots and high rise towers. As a result, the Old Town Neighbourhood does not have a unique or definable streetscape. While concentrations of late 19th to early 20th century structures are also present on Chatham Street West, Bruce Avenue, and Crawford Avenue these sections contain a higher degree of infill and surface parking and do not present a coherent streetscape from a cultural heritage perspective. The Old Town Neighbourhood contains prominent views of the Detroit River and Detroit skyline. These views are primarily located along Riverside Drive West.

6.7.4 Summary

Based on the above discussion, the following heritage characteristics were determined for the Old Town Neighbourhood:



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- Rectilinear neighbourhood plan typical to areas developed along former streetcar trackage
- Previously identified built heritage resources on the Windsor Heritage Register
- Concentrations of late 19th to early 20th century detached and semi-attached residences on Janette Street, Chatham Street West, Bruce Avenue, and Crawford Avenue that share a similar setback, height, materials, and massing. Many of these residences are listed on the Windsor Heritage Register
- Edwardian apartment buildings on Pitt Street West
- Mature deciduous street trees
- Views of the Detroit River and City of Detroit from Riverside Drive West



7 Impact Assessment

7.1 Description of Proposed Development

Crich Holdings is proposing to develop the property at 825 Riverside Drive West with residential infill consisting of five 16-storey condominium towers with one block of back-to-back townhouses. The proposed development also contains a naturalized corridor along the eastern portion of the property (ranging from 12-14 metres wide) and a private road connecting Salter Avenue and Crawford Avenue to provide vehicular access to all proposed buildings within the site. Sidewalks are proposed along both sides of the private road. Internal pathways are proposed connecting building entrances, public sidewalks, and proposed parkettes. The proposed development includes a mix of below ground and above grade parking (Appendix A). The development concept proposes the removal of the existing building at 825 Riverside Drive to facilitate the residential infill.

7.2 Assessment of Impacts to 825 Riverside Drive West

An assessment of impacts on the proposed development to the heritage attributes of 825 Riverside Drive West is provided in Table 2 and

(see Section 6.6.3 for identification of heritage attributes). Impacts are defined by InfoSheet #5 (see Section 2.4).

Table 2 Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 825 Riverside Drive West
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	Yes	The proposed development would result in the demolition of the existing structure at 825 Riverside Drive West and all its heritage attributes. Therefore, mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A	As the proposed development would result in the demolition of the existing building, alteration is not applicable as the existing building and all heritage attributes would be removed. Therefore, no mitigation measures are required.

Table 3 Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 825 Riverside Drive West
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural	N/A	As the proposed development would result in the demolition of the existing building, shadows are not applicable as the existing building and all heritage attributes would be removed. Therefore, no mitigation measures are required.



Table 3 Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 825 Riverside Drive West
feature or plantings, such as a garden		
Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant relationship</i>	N/A	As the proposed development would result in the demolition of the existing building, isolation is not applicable as the existing building and all heritage attributes would be removed. Therefore, no mitigation measures are required.
Direct or indirect obstruction of <i>significant views or vistas</i> within, from, or of built and natural features	N/A	The proposed undertaking will remove the existing building and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that could be obstruct significant views. Therefore, no mitigation measures are required.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development or site alteration</i> to fill in the formerly open spaces	N/A	The proposed undertaking will remove the existing building and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that would be impacted by the change of land use. Therefore, no mitigation measures are required.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	N/A	As the proposed development would result in the demolition of the existing building, land disturbance is not applicable as the existing building and all heritage attributes would be removed. Therefore, no mitigation measures are required.

7.2.1 Summary of Impacts to 825 Riverside Drive West

The proposed development results in direct impacts associated with the proposed demolition of the existing radio and television station. This is a permanent and irreversible impact. Direct impacts from alteration are not applicable as the proposed development would result in no remaining heritage attributes that could be altered. Indirect impacts from shadows, isolation, and obstruction, are not anticipated because all heritage attributes, including the modernist design influences will be removed with the demolition of the existing building. Indirect impacts of the proposed demolition of the radio station would be the resulting change in land use of the existing property from commercial to residential.

7.3 Assessment of Impacts to Old Town Neighbourhood

An assessment of impacts on the proposed development to the Old Town Neighbourhood is provided in Table 4 and Table 5 (see Section 6.7.4 for identification of heritage characteristics). Impacts are defined by InfoSheet #5 (see Section 2.4).



Table 4 Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to Old Town Neighbourhood
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	Yes	The proposed development would result in the demolition of the existing structure at 825 Riverside Drive West, a previously identified built heritage resource on the Windsor Heritage Register, and all its heritage attributes. Therefore, mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	Yes	The proposed undertaking would result in alteration to the Old Town Neighbourhood through the introduction of a new development. Therefore, mitigation measures are required.

Table 5 Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to Old Town Neighbourhood
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	No	While the proposed undertaking may increase the amount of shade cast in the area, this is not expected to be enough to change the viability of plantings or permanently alter the appearance of structures and their design elements. Therefore, no mitigation measures are required.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant relationship</i>	No	The Study Area contains a broadcast facility with no significant relationships with other properties located in the Old Town Neighbourhood. Therefore, no mitigation measures are required.
Direct or indirect obstruction of <i>significant views</i> or vistas within, from, or of built and natural features	No	While views of the Detroit skyline from Crawford Avenue will be reduced by the proposed undertaking, the primary views within the Old Town Neighbourhood of the City of Detroit and Detroit River are located alongside Riverside Drive West. Views from this roadway to the river and Detroit will not be impacted by the proposed undertaking. Therefore, no mitigation measures are required.
A change in land use such as rezoning a battlefield from open space to residential use, allowing <i>new development</i> or <i>site alteration</i> to fill in the formerly open spaces	No	While a change in land use is anticipated as the Study Area is currently a commercial property, the proposed transition to high-rise and low-rise residential use is compatible with the Downtown Windsor Enhancement Strategy for the Old Town Neighbourhood which envisions the area to be "...an attractive residential neighbourhood with a mix of high and low density residential" (City of Windsor 2017). Therefore, no mitigation measures are required.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	No	Aside from the Study Area, no listed or designated heritage properties are located within 50 metre vibration buffer of the Study Area. Therefore, no mitigation measures are required.



7.3.1 Summary of Impacts to the Old Town Neighbourhood

The proposed development results in direct impacts to the Old Town Neighbourhood associated with the proposed demolition of the existing radio and television station and the subsequent alteration of the Old Town Neighbourhood through the proposed development. This is a permanent and irreversible impact. Indirect impacts to the Old Town Neighbourhood from shadows, isolation, and obstruction, are not anticipated.



8 Mitigation

8.1 Mitigation Alternatives

The property at 825 Riverside Drive West was determined to have CHVI as it meets two criteria of O. Reg 9/06. Specifically, the CHVI of the property is related to its design value as a rare example of a mid-20th century radio and television station and is a representative modernist structure with International design influence. As identified in Tables 2 to 5, the proposed undertaking will have an adverse impact on the CHVI of the property as it will remove the heritage attributes which define its significance. Accordingly, four mitigation options are presented, including:

- InfoSheet #5 Mitigation Options (see Section 2.5)
- Retention *in situ*
- Relocation
- Documentation and Salvage

Consideration for each option is given both for the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

8.1.1 InfoSheet #5 Mitigation Options

Alternative development approaches: The proposed development is required to meet specific targets for building size, parking allowances, and environmental considerations. Reduced development that retains the existing building would likely result in a building that is isolated from its settings and surrounded by development to the point it would not be visible to the public. Adaptive reuse of the purpose-built radio station would also require considerable alterations that may impact the heritage attributes of the structure. Therefore, alternative development is not considered preferable or warranted.

Isolating development and site alteration from significant built and natural features and vistas: Due to the requirements of building size, parking space, access roads, and open space requirements, isolating development from the heritage resource is not feasible for the property. The possibility of alternative development approaches and isolating development from the heritage resource was considered with the project team but was considered not to be feasible due numerous site constraints. As such, isolating development and site alteration from the heritage resource is not feasible.

Design guidelines that harmonize mass, setback, setting, and materials: The proposed undertaking will result in the removal of the structure and its associated CHVI from the property. Therefore, design guidelines are not required to harmonize with the existing structure within the Study Area, but can serve to mitigate the loss of design value given the proposed demolition. Design guidelines are an appropriate mitigation measure for anticipated impacts to the Old Town Neighbourhood. The proposed undertaking has been designed to contain guidelines that harmonize the massing, setback, and setting that aligns with the *Downtown Windsor Enhancement Strategy and Community Improvement Plan* for the Old Town



Neighbourhood. The proposed massing of the structures is consistent with the goal of creating a mix of high and low density residential development in the Old Town Neighbourhood. The setback of the proposed structure at the intersection of Riverside Drive West and Crawford Road matches the setback of adjacent and nearby structures on Crawford Road and Riverside Drive West.

Materials and cladding for the proposed structures have not yet been selected. The proposed structures could be clad in mid-century modern inspired materials, including the possibility of incorporating materials salvaged from the existing structure at 825 Riverside Drive. While much of the Old Town Neighbourhood contains late 19th to early 20th century structures, the selection of materials that evoke a mid-20th century aesthetic would be appropriate given the age of the structure at 825 Riverside Drive and the CHVI identified.

Limiting height and density: Limiting the height and density of the proposed undertaking is not feasible given the requirements of the project. In addition, the mix of high density and low density residential structures proposed for the site is consistent with the *Downtown Windsor Enhancement Strategy and Community Improvement Plan* for the Old Town Neighbourhood. Therefore, this mitigation measure has already been implemented in the proposed development.

Allowing only compatible infill: Redevelopment of the property is residential in nature and includes low density residential structures and high density residential structures. This development approach is consistent with the *Downtown Windsor Enhancement Strategy and Community Improvement Plan* for the Old Town Neighbourhood. While the existing built heritage resource at 825 Riverside Drive West will be removed as part of the proposed undertaking, the *Downtown Windsor Enhancement Strategy and Community Improvement Plan* for the Old Town Neighbourhood supports the “new construction of residential units” (City of Windsor 2017). Therefore, this mitigation measure has already been implemented in the proposed development.

Reversible alterations: Given the proposed removal of the cultural heritage resource and extent of the development, reversible alterations are not applicable within the scope of the proposed undertaking.

Buffer zones, site plan control, and other planning mechanisms: The potential for land disturbance to previously identified built heritage resources have not been identified. Therefore, this mitigation measure is not applicable given the proposed undertaking.

As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive, and alternative mitigation measures are discussed in the following sections.

8.1.2 Retention

Generally, retention *in situ* is the preferred option when addressing any structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the CHVI be considered, so too must the structural condition of the heritage resource, the site development plan, and the context within which the structure, or structures, would be retained.



In the case of 825 Riverside Drive West, the proposed removal of the radio station and change in land use will negatively impact the CHVI of the property. Retention of the radio station *in situ* would require that the proposed undertaking be revised to allow for the existing building to remain. As outlined in previous sections discussing the InfoSheet #5 mitigation measures, due to the requirements of the building size, parking space, access roads, and environmental and parkland concerns, revision of the proposed undertaking is not considered feasible based on the scope of the proposed development. Therefore, retention *in situ* is not considered the preferred mitigation option for 825 Riverside Drive West.

8.1.3 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value. This is a viable option where the CHVI identified merits preservation and the integrity of the structure is determined to be sound.

The property at 825 Riverside Drive West was not identified to demonstrate contextual value. Typically, this would mean relocation could be considered as a viable option, if an alternative site were to be located. However, the size and configuration of the building would not be able to be relocated as a single entity and would need to be disassembled and reconstructed. As such, relocation is not an appropriate mitigation measure to consider.

8.1.4 Documentation and Salvage

Detailed documentation and salvage are often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, albeit in a different context. Documentation and salvage of heritage attributes in their current context and where feasible, allows for reuse. Documentation should be undertaken prior to any changes made to the property.

For 825 Riverside Drive West, documentation and salvage would be an appropriate mitigation measure for structure. Although documentation and salvage would not lessen the impact of demolition, it would seek to record the CHVI identified making the building available for future study. Documentation activities should be carried out through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in advance of any changes made to the property.

Materials salvaged from the structures should be retained and incorporated into on-site features, such as new building facades, interior lobbies, parkettes, landscape walls/garden beds, or site furniture. Salvaged items should include:



- L-shaped breezeway with concrete columns clad in glazed green brick
- Breezeway reinforced concrete roof with overhead lighting fixtures
- Buff brick exterior with common bond
- Green glazed brick cladding

8.1.5 Commemoration

The CHVI identified for the property includes historical/associative value for its direct association with CKLW, which operated a radio station and television station from the building between its construction in 1954 and the completion of its acquisition by CBC in 1975. Following this, the property is directly associated with the CBC television station CBET-TV, which presently broadcasts from 825 Riverside Drive West. CKLW made a strong and notable contribution to the development of broadcasting in Windsor and Detroit.

A Commemoration Plan is an appropriate mitigation strategy to recognize the historic/associative CHVI of the property and provide strategies to guide the integration of the historical value of the property in the proposed development. Commemoration activities may include the installation of signage, public art, and/or salvaged materials that interprets the history and significance of CKLW, CBET-TV, and the general broadcasting history of Windsor. Any commemorative activity should be developed in consultation with the City of Windsor and follow adherence to crime prevention through environmental design (CPTD) approaches. Potential locations for commemoration include the parkettes and greenspaces of the proposed development.

8.2 Summary

Based on the above discussion, it has been determined that design guidelines, documentation and salvage, and commemoration are appropriate mitigation measures.

Design guidelines that harmonize with the existing character of the Study Area and seek to evoke the mid-20th century character of this structure within the Old Town Neighbourhood are appropriate. Materials and cladding for the proposed structures have not yet been selected. The proposed structures could be clad in mid-century modern inspired materials, including possibly incorporating materials salvaged from the existing structure at 825 Riverside Drive. While much of the Old Town Neighbourhood contains late 19th to early 20th century structures, the selection of materials that evoke a mid-20th century aesthetic would be appropriate given the age of the structure at 825 Riverside Drive and the CHVI identified.

A Commemoration Plan is also an appropriate mitigation strategy to recognize the historic/associative CHVI of the property and provide strategies to guide the integration of the historical value of the property in the proposed development. Commemoration activities may include the installation of signage, public art, and/or salvaged materials that interprets the history and significance of CKLW, CBET-TV, and the general broadcasting history of Windsor.



For 825 Riverside Drive West, documentation and salvage is also an appropriate mitigation measure. Although documentation and salvage would not lessen the impact of demolition, it would seek to record the CHVI identified making the building available for future study. In addition, as discussed in the design guideline mitigation discussion and commemoration mitigation discussion, materials salvaged from the structures should be retained and incorporated into on-site features, such as new building facades, interior lobbies, parkettes, landscape walls/garden beds, site furniture, and/or commemorative and interpretive displays.



9 Recommendations

9.1 Design Guidelines

The proposed structures should be clad in mid-century modern inspired materials, including possibly incorporating materials salvaged from the existing structure at 825 Riverside Drive. While much of the Old Town Neighbourhood contains late 19th to early 20th century structures, the selection of materials that evoke a mid-20th century aesthetic would be appropriate given the age of the structure at 825 Riverside Drive, the CHVI identified, and its proposed demolition.

9.2 Commemoration

A Commemoration Plan should be prepared to recognize the historic/associative value of the property and provide strategies to guide the integration of the historical value of the property in the proposed development. Commemoration activities may include the installation of signage, public art, and/or salvaged materials that interprets the history and significance of CKLW, CBET-TV, and the general broadcasting history of Windsor. Commemorative activity should be developed in consultation with the City of Windsor and follow adherence to crime prevention through environmental design (CPTD) approaches. Potential locations for commemoration include the parkettes and greenspaces of the proposed development. The Commemoration Report may be a standalone document or incorporated into the documentation and salvage recommendation below.

9.3 Documentation and Salvage

Documentation and salvage is an appropriate mitigation measure for the structure at 825 Riverside Drive West. Although documentation and salvage would not lessen the impact of demolition, it would seek to record the CHVI identified making the building available for future study. Documentation activities should be carried out through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in advance of any changes made to the property.

Materials salvaged from the structures should be retained and incorporated into on-site features, such as new building facades, interior lobbies, parkettes, landscape walls/garden beds, or site furniture. Salvaged items should include:

- L-shaped breezeway with concrete columns clad in glazed green brick
- Breezeway reinforced concrete roof with overhead lighting fixtures
- Buff brick exterior with common bond
- Green glazed brick cladding



9.4 Deposit Copies

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material as well as with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following location:

Windsor Public Library Local History Branch

3312 Sandwich Street

Windsor, Ontario N9C 1B1



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Appendices



Appendix A Proposed Development



16-154 - 825 RIVERSIDE DRIVE
PRELIMINARY
WINDSOR, ONTARIO
STATISTICS

GROSS SITE AREA 28,952 M²
 TOTAL PROPOSED TFA 129,323 M²
 F.S.I. (TFA / GROSS SITE AREA) 4.80 X SITE AREA
 UNITS 1,265 UNITS

CITY OF WINDSOR BY-LAW 8600

GROSS FLOOR AREA means the total combined floor area in square metres of all buildings on a lot, excluding the cellar of any building, measured from the outside face of the exterior walls of each building

TFA CALCULATION

BLDG	#	FLOOR #	# OF FLOORS	FLOOR PLATE		NON-SALEABLE		SALEABLE		RESIDENTIAL		OFFICE		PARKING/MECH		AMENITY		TOTAL FLOOR AREA		UNITS	
				m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
BUILDING 1 ONE BUILDING AT 16 STOREYS	BASE	1	3,436	1,809	19,469	2,128	22,905	2,128	22,905	2,128	22,905	0	0	0	0	0	0	0	4,568	49,169	49
	2-3	2	2,284	685	7,375	3,883	41,793	4,568	49,169	4,568	49,169	0	0	0	0	0	0	0	18,315	197,138	195
	4-12	9	2,035	2,747	29,571	19,567	167,567	18,315	197,138	18,315	197,138	0	0	0	0	0	0	0	1,959	21,087	21
	13	1	1,959	294	3,163	1,665	17,924	1,959	21,087	1,959	21,087	0	0	0	0	0	0	0	1,876	20,193	20
	14	1	1,876	281	3,028	1,595	17,164	1,876	20,193	1,876	20,193	0	0	0	0	0	0	0	3,586	38,600	38
SUB-TOTAL			15-16	4,865	52,364	27,567	32,431	349,092	349,092	349,092	0	0	0	0	0	0	0	0	32,431	349,092	346
BUILDING 2 THREE 2A BUILDINGS EACH AT 16 STOREYS	BASE	1	5,544	1,027	11,060	1,025	11,030	2,052	22,080	2,052	22,080	214	2,301	3,278	35,285	329	3,537	5,544	59,676	15	
	2	1	5,792	454	4,887	1,021	10,990	1,475	15,876	44	476	64,292	44	476	3,944	42,456	329	5,792	62,346	0	
	3	1	6,071	99	1,061	0	99	1,061	99	1,061	5,973	64,292	0	0	0	0	0	6,071	65,353	0	
	4-13	10	1,388	1,036	11,152	12,644	136,100	13,860	147,252	13,860	147,252	0	0	0	0	0	0	13,860	147,252	160	
	14	1	1,303	104	1,115	1,200	12,912	1,303	14,028	1,303	14,028	0	0	0	0	0	0	1,303	14,028	15	
SUB-TOTAL			15-16	2,231	2,230	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	24,215	17,220	185,353	208
BUILDING 3 ONE BUILDING AT 16 STOREYS	BASE	1	1,299	104	1,115	1,195	12,866	1,299	13,981	1,299	13,981	0	0	0	0	0	0	1,299	13,981	15	
	2	1	2,231	207	2,230	2,254	24,260	2,461	26,490	2,461	26,490	6,231	67,069	7,222	77,741	329	3,537	69,591	748,971	629	
	3	1	1,518	228	2,451	1,290	13,889	1,518	16,340	1,518	16,340	0	0	0	0	0	0	1,518	16,340	16	
	4-16	13	1,518	2,960	31,865	16,774	180,554	19,734	212,417	19,734	212,417	0	0	0	0	0	0	19,734	212,417	210	
	SUB-TOTAL			14-13	3,643	39,215	20,645	222,221	24,286	261,436	24,286	261,436	0	0	0	0	0	0	24,288	261,436	258
ABOVE GRADE TOTAL				14,173	152,561	99,345	1,058,591	112,519	1,211,151	112,519	1,211,151	6,231	67,069	7,222	77,741	329	3,537	126,301	1,359,499	1,233	
UG PARKING																					
BELOW GRADE TOTAL																					
GRAND TOTAL																					

*NOTES:
 1. UNIT COUNTS ARE CALCULATED ASSUMING A PODIUM/LAB EFFICIENCY OF 85% AND AN AVERAGE UNIT SIZE OF 80m²
 2. TFA CALCULATION DOES NOT INCLUDE UG LEVELS

TOWNHOUSE TFA CALCULATION

BLOCK	FLOOR	RESIDENTIAL		TOTAL FLOOR AREA (NO EXCLUSIONS)		UNITS	
		SALEABLE	NON-SALEABLE	m ²	ft ²	m ²	ft ²
BLOCK 1	LOWER LEVEL	756	8,132	756	8,132	16	16
	1	756	8,132	756	8,132	16	16
	2	756	8,132	756	8,132	16	16
	3	756	8,132	756	8,132	16	16
SUB-TOTAL		3,022	32,530	3,022	32,530	32	32
GRAND TOTAL		3,022	32,530	3,022	32,530	32	32

VEHICULAR PARKING - MINIMUM REQUIRED & PROVIDED
 *VEHICULAR PARKING RATIOS AS PER CITY OF WINDSOR BY LAW 8600 (24.20.5.1)

1.25 SPACES FOR EACH DWELLING UNIT REQUIRED FOR MULTIPLE DWELLING CONTAINING A MINIMUM OF 5 DWELLING UNITS

RATIO	UNITS	SPACES
1.25 / UNIT	1,265	1,581

VEHICULAR PARKING PROVIDED

LEVEL	TOTAL
FLOOR 2	137
FLOOR 1	111
PARKING LEVEL 1	897
PARKING LEVEL 2	897
TOTAL	1,952

STATISTICS

PROJECT NO.	16-154
PROJECT NAME	825 RIVERSIDE DRIVE WEST
DRAWN BY	WINDSOR, ONTARIO
CHECKED BY	
SCALE	

DRAWING NO. SPA-0-01A



TURNER FLEISCHER ARCHITECTS INC.
 67 Leamington Boulevard, Windsor, Ontario N9A 6K8
 TurnerFleischer.com

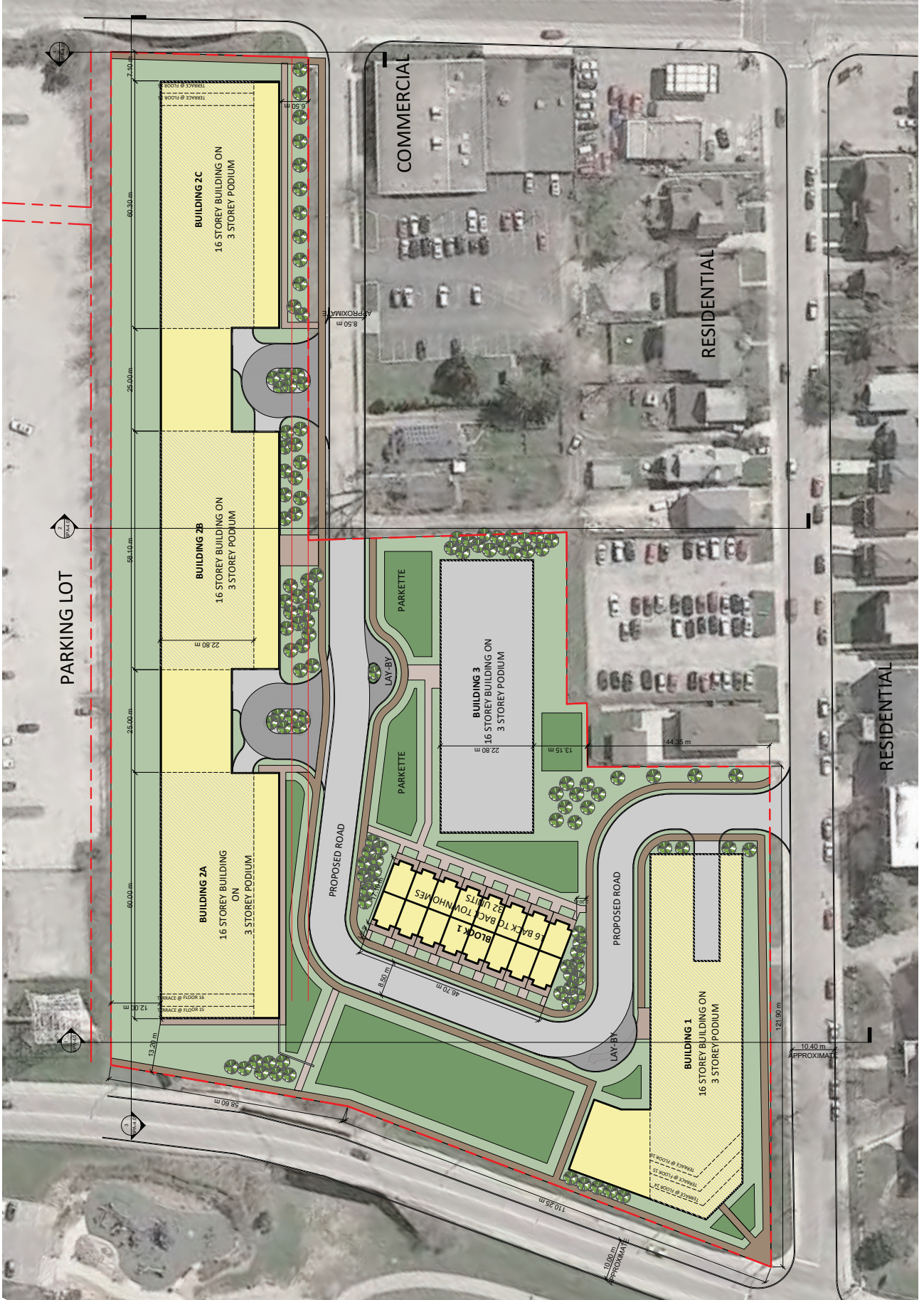


CITY OF WINDSOR

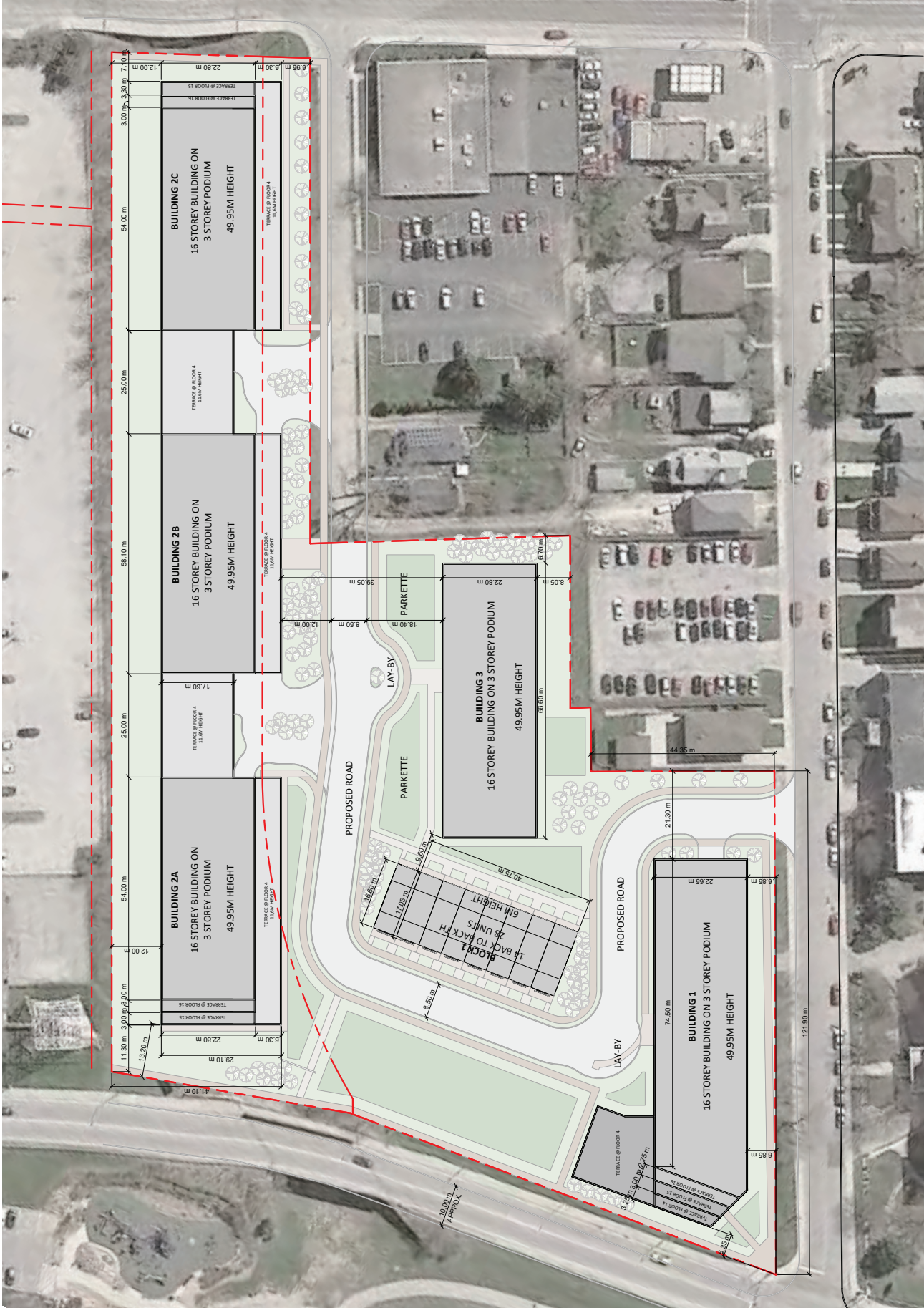
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DESCRIPTION: _____

BY: _____



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DATE	DESCRIPTION	BY

PROJECT	
825 RIVERSIDE DRIVE WEST	WINDSOR, ONTARIO
DRAWING	
ROOF PLAN	

PROJECT NO.	16-154
PROPOSAL NO.	16-154
DRAWING NO.	16-154-004
AUTHOR	
CHECKER	
SCALE	1:100

DRAWING NO.	SPA-1.02
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Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario

Final Report

October 2025

Prepared for:
Clayland Developments Limited
700 Richmond Street
London, Ontario N6A 5C7

Prepared by:
Stantec Consulting Ltd.
400-1305 Riverbend Road
London, Ontario N6K 9J5

Project/File:
160941147




Limitations and Sign-off

The conclusions in the Report titled Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Clayland Developments Limited (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by:  Digitally signed
by Smith, Frank
Date: 2025.10.27
16:31:52 -04'00'

Signature

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Printed Name and Title

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16:29:58 -04'00'

Signature

Lashia Jones, MA, CAHP, Senior
Cultural Heritage Specialist

Printed Name and Title

Approved by:  Digitally signed
by Carmichael,
Tracie
Date: 2025.10.27
16:44:38 -04'00'

Signature

Tracie Carmichael, BA, B.Ed.,
Managing Principal, Environmental
Services

Printed Name and Title



Executive Summary

Clayland Developments (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Documentation and Commemoration Report for 825 Riverside Drive West in the City of Windsor, Ontario. A Heritage Impact Assessment (HIA) prepared by Stantec in 2023 determined that 825 Riverside Drive contained cultural heritage value or interest (CHVI). The heritage values identified for 825 Riverside Drive include:

- Design value as a representative example of a mid-20th century television and radio station within the City of Windsor, Ontario
- Design value as a representative modernist structure with International design influence
- Historical and associative value through its connection to radio and television stations CKLW and CBET

The client is proposing to redevelop the site. As of February 2025, the Client is proposing to develop the property at 825 Riverside Drive West with residential infill consisting of five 16 to 22-storey apartment towers with one block of back-to-back townhouses. This will result in the demolition of the existing structures on the property. The HIA recommended documentation, salvage, and commemoration of the structure at 825 Riverside Drive as an appropriate mitigation measure. This report is intended to fulfill the mitigation recommendation of the HIA and provide guidance for incorporating commemoration into the planning process for the proposed redevelopment.

The preferred approach is a blended commemoration approach that combines documentation, commemoration, and salvage to mitigate the impacts arising from the potential removal of the structure at 825 Riverside Drive. Therefore, the following recommendations are made:

Documentation: The documentation report and the accompanying photo log and Flash Drive should be retained on file with the City and a copy should be deposited at a local archive. This will create a public record of 825 Riverside Drive that will be accessible to the public

Salvage: The selective salvage of identified heritage attributes and other materials should be undertaken. The salvaging of materials can result in the retention of the design/physical heritage attributes and CHVI of the property, albeit in a different context. These salvaged materials can provide a tangible and physical link to the former structure at 825 Riverside Drive West and be used to facilitate interpretation and commemoration of the property.

Commemoration: Commemoration should be undertaken on this site. A variety of commemoration options can be undertaken and could include: interpretive signs, a walking tour, an oral history project, digital resource, and internal interpretation.

A timeframe for demolition has not been determined but is not anticipated to occur until development of the site begins. To incorporate the recommendations of the HIA and this report into the future development process, it is recommended that a holding provision be established as part of approval of



the Zoning Bylaw Amendment. With approval of the holding provision, it is recommended that the property be removed from the City’s Heritage Register. The holding provision will require finalization of the Documentation and Commemoration Report with the Site Plan Approval process. The holding provision will preclude demolition until the appropriate mitigation, documentation, and commemoration measures are integrated into the Site Plan Approval process and can be tailored to the specifics of the final design with respect to location and form of the commemorative, interpretive, and salvage materials.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Independent Reviewer:	Tracie Carmichael, BA, B.Ed.



Acronyms / Abbreviations

AM	Amplitude Modulation
AODA	<i>Accessibility for Ontarians with Disabilities Act</i>
CAHP	Canadian Association of Heritage Professionals
CBC	Canadian Broadcasting Corporation
CBS	Columbia Broadcast System
CHVI	Cultural Heritage Value or Interest
CKLW	Canada Windsor London (as an organization)
CKLW-AM	Canada London Windsor (radio station)
CKLW-TV	Canada London Windsor (television station)
CPTED	Crime Prevention Through Environmental Design
CRTC	Canadian Radio-Television and Telecommunications Commission
HABS	Historic American Buildings Survey
HIA	Heritage Impact Assessment
MA	Master of Arts
MBS	Mutual Broadcast System
NPS	National Park Service
RKO	Radio-Keith-Orpheum



1 Introduction

1.1 Study Purpose

Clayland Developments Limited (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Documentation and Commemoration Report for 825 Riverside Drive in the City of Windsor, Ontario (Figure 1 and Figure 2). A Heritage Impact Assessment (HIA) prepared by Stantec (2023) determined that 825 Riverside Drive contained cultural heritage value or interest (CHVI). The heritage values identified for 825 Riverside Drive include:

- Design value as a representative example of a mid-20th century television and radio station within the City of Windsor, Ontario
- Design value as a representative modernist structure with International design influence
- Historical and associative value through its connection to CKLW and CBET

The Client is proposing to develop the property at 825 Riverside Drive West with residential infill consisting of five 16 to 22-storey apartment towers with one block of back-to-back townhouses (Appendix A). The site's proposed density has been planned to make best use of developable land in response to the provincial housing crisis while balancing a series of site constraints. The primary constraint as it relates to heritage is the required construction of two storeys of below ground parking to accommodate the intended density, as per the City's guidance to reduce surface parking. This will result in the demolition of the existing structures on the property. Retention of the existing building is not considered feasible due to its position in the centre of the lot as discussed in Section 8 of the Stantec HIA.

Given the associated impacts with demolition of the existing building, the HIA recommended documentation, potential salvage, and commemoration of the structure at 825 Riverside Drive as an appropriate mitigation measure. This report is intended to fulfill the mitigation recommendation of the HIA and make recommendations regarding how commemoration can be incorporated into the planning process for the proposed redevelopment. Specifically, this report addresses City staff's comments on the HIA related to details of how design values of the existing site can be incorporated into the future development and provide further details on how the cultural heritage value of the site's historical associations with broadcasting history in the City can be commemorated and interpreted on the site.

A timeframe for demolition has not been determined but is not anticipated to occur until development of the site begins. To incorporate the recommendations of the HIA and this report into the future development process, it is recommended that a holding provision be established as part of approval of the Zoning Bylaw Amendment. With approval of the holding provision, it is recommended that the property be removed from the City's Heritage Register. The holding provision will require finalization of the Documentation and Commemoration Report with the Site Plan Approval process. The holding provision will preclude demolition until the appropriate mitigation, documentation, and commemoration



measures are integrated into the Site Plan Approval process and can be tailored to the specifics of the final design with respect to location and form of the commemorative, interpretive, and salvage materials.

1.2 Methods

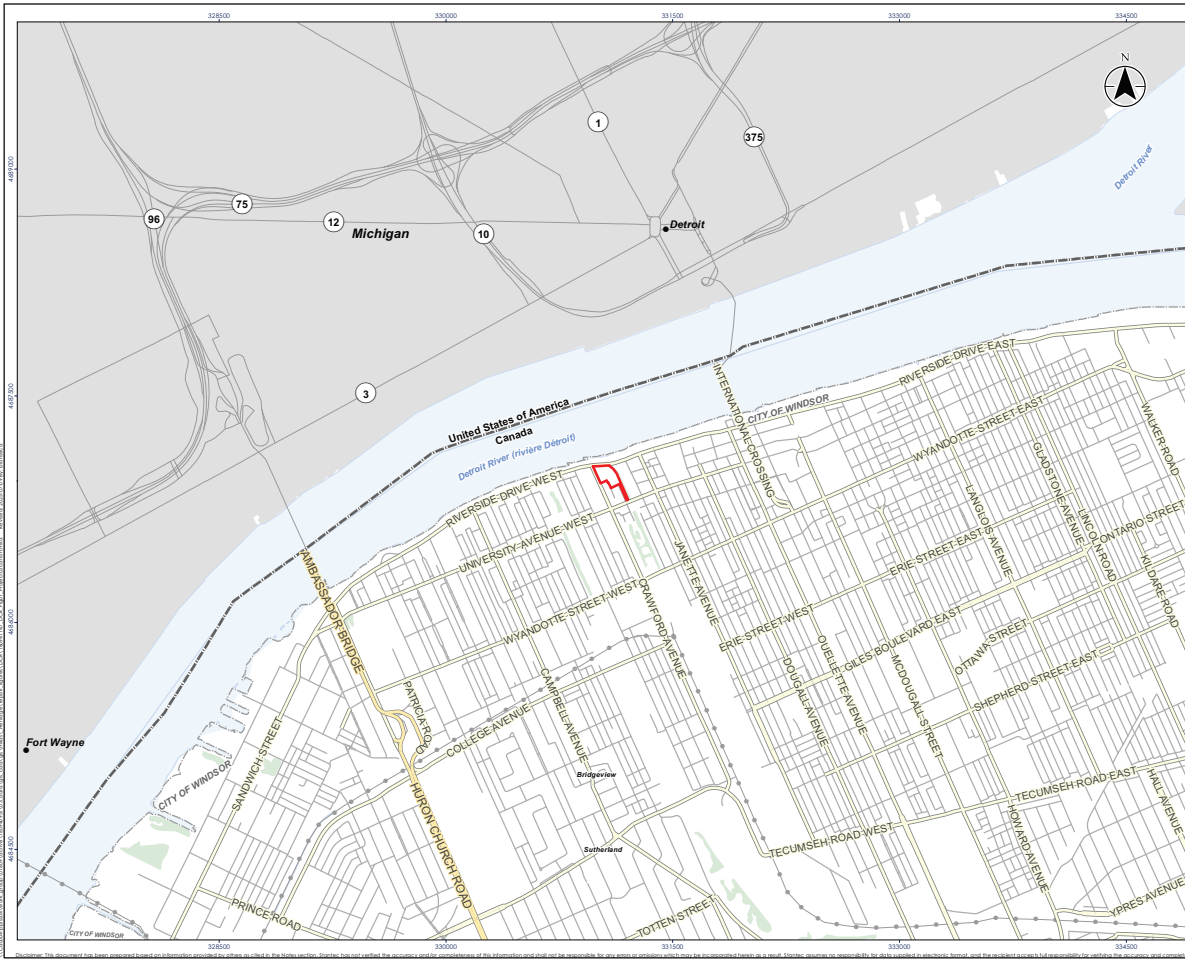
At present, there are no regulatory frameworks in Ontario that guide the preparation of documentation reports. Further, the City does not currently have Terms of Reference for heritage reports. As best practice, this report adheres generally to the National Park Service's (NPS) Historic American Buildings Survey (HABS) photography guidelines (NPS 2015). As such, the documentation component of the report comprises:

- A general description of the history of the site and its development.
- Representative photographs of the properties, with a photographic key plan.
- A Flash Drive of photographs and corresponding photograph log (see Appendix B).

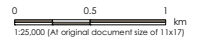
A site assessment was undertaken on December 1st, 2022, by Frank Smith, Cultural Heritage Specialist. The weather conditions were seasonably cold and sunny. The site visit consisted of a visual inspection of the exterior and interior of the property as well as the surrounding area of the Old Town Neighbourhood.

The preparation of commemorative text follows best practices for interpretive writing, including clarity, simplicity of style, and brevity. In general, interpretive panels should be limited to around 150 words to avoid fatiguing the reader (British Columbia Museum Association 2019; NPS 1960).





- Legend**
- Study Area
 - Highway
 - Major Road
 - Minor Road
 - Hydro Line
 - Watercourse
 - International Border
 - Municipal Boundary, Lower
 - States (ESRI)
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence - Ontario, and the Open Government Licence - Canada, accessed 2022.



Project Location: City of Windsor, ON
 Prepared by: BF on 2025-07-09
 Technical Review by: JWH on 2025-02-20

Client/Project: Crich Holdings & Building Inc.
 Documentation and Commemoration Report — 825
 Riverside Drive, Windsor, Ontario

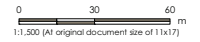
Figure No. 1

Site: **Location of Study Area**

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- Legend
- Study Area
 - Waterbody



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence - Ontario, and the Open Government Licence - Canada, accessed 2022.
 3. Orthomosaic © Flat Base Solutions, 2025. Imagery Date, 2021.



Project Location: City of Windsor, ON
 Prepared by: BP on 2025-07-09
 Technical Review by: JWH on 2025-02-20

Client/Project: Crich Holdings & Building Inc.
 Documentation and Commemoration Report —825
 Riverside Drive, Windsor, Ontario

Figure No. **2**

Title: **Study Area**

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2 Historical Background

2.1 Introduction

The Study Area is located at 825 Riverside Drive West, at the southeast corner of Riverside Drive and Crawford Avenue. Historically, the property is located on part of Lots 75 and 76 of Concession 1, Petite Cote in the former Township of Sandwich, Essex County. To understand the historical context of the property, resources such as primary and secondary sources, archival resources, and digital databases were consulted. The following sections are contained in the HIA and have been updated based on feedback from City of Windsor staff, including updating the historical background to include a discussion of Rosalie Trombley.

2.2 825 Riverside Drive History

The Study Area is located at the municipal address 825 Riverside Drive West, Windsor, Ontario. Prior to 1955, Riverside Drive was known as Sandwich Street West. The Study Area is located within the Old Town Neighbourhood. This neighbourhood grew around a streetcar line built along University Avenue in 1874. In 1887, the ownership of the streetcar railway was assumed by the Sandwich, Windsor and Amherstburg Railway. In 1891, the company built a powerhouse for the railway in the Study Area. The Powerhouse also sold surplus electricity to the surrounding area. The Study Area was also occupied by the Canadian Salt Company Limited as early as 1905 (Union Publishing 1905). This company is presently known as Windsor Salt. Immediately east of the Study Area was the terminus of the Canadian Pacific Railway London Division, which was completed in phases from Toronto to Windsor between 1874 and 1890 (Kennedy 2021).

During the early 20th century, the riverfront was predominantly industrial in character and had a reputation as a grimy area that emitted thick smog from the various trains, ferries, and factories that were clustered along the waterfront (Brode 2017: 16). By 1911, the Canadian Salt Company operated storehouses and a laboratory within the Study Area and the Sandwich, Windsor & Amherstburg Railway Powerhouse continued to operate (Union Publishing 1911). Fire insurance mapping from 1924 shows the layout of the Study Area during the 1920s (Figure 3). Between 1928 and 1929, the Powerhouse was closed (Vernon Directories 1928). The Canadian Salt Company remained only a short while afterwards and ended operation in the Study Area by 1930 (Vernon Directories 1930). Based on city directories, the Study Area remained vacant through 1952 (Acme Directory Company 1953). Topographic mapping from 1939 shows no structures present in the Study Area (Figure 4).

In 1953, the television and radio station CKLW began construction of a new broadcast facility at 825 Riverside Drive. The history of CKLW began in 1932 when a group of Windsor businessmen founded Western Ontario Broadcasting Company Limited. The company began operation of an amplitude modulation (AM) radio station with the callsign CKOK. The next year, the name of the radio station was changed to CKLW when the *London Free Press* entered a business partnership with the radio station. The radio station call sign contains CK, which is a standard prefix assigned to some Canadian radio



stations, and LW for London and Windsor. The radio station was originally part of the Columbia Broadcasting System (CBS). In 1934, the *London Free Press* ended its affiliation with CKLW. However, the station retained the callsign CKLW. In 1935, CKLW ended its affiliation with CBS and became part of the Mutual Broadcast System (MBS). In 1936, CKLW also joined the new Canadian Broadcasting Corporation (CBC) and was affiliated with both organizations (Canadian Communications Foundation 2022). CKLW was part of the broader Detroit-Windsor radio market and by 1948 Detroit and Windsor were served by eight AM stations. During the 1940s, CKLW operated offices in both Detroit and Windsor, carried both American and Canadian content and was described as “truly an international affair” (Broadcasting Newsweekly 1949).

In 1949, Western Ontario Broadcasting applied to CBC for a license to operate a television station. The application was supported by the Windsor Chamber of Commerce, but final approval would need to be granted by the CBC Board of Governors. The board reviewed the application in 1953 and initially had concerns that content on the new station would be dominated by American programming. The Board of Governors noted that CKLW-AM was found to contain 85% American programming. General Manager of CKLW J.E. Campeau assured the board that CKLW-TV would contain a significant amount of Canadian content (Canadian Communications Foundation 2022). The CBC Board of Governors approved the application and ground was broken on the new facility at 825 Riverside Drive West on December 16, 1953. The ground-breaking ceremony included dignitaries from Detroit and Windsor to stress the unique position of Windsor as a cross-border city. J.E. Campeau anticipated CKLW-TV would be on the air by July 1954 and would be the first Canadian TV station to operate at full power, with a broadcasting range of 65 miles (104 kilometres) (Globe and Mail 1953) (Figure 5). The location along the Detroit Riverfront was chosen as part of the City’s plan to improve and beautify the waterfront area (Windsor Star 1954a). The television industry was expanding rapidly in Canada and the United States during the early 1950s. Prior to 1952, Canada contained no television stations and watchers in border regions tuned their sets to American stations. Between 1952 and 1953, television stations were opened in Toronto, Montreal, Ottawa, Sudbury, London, and Vancouver. By 1954, Canadians owned one million television sets (Archives of Ontario 2022).

Construction of the CKLW facility took slightly longer than anticipated and the television station was completed in September 1954 (Plate 1). The total cost of the CKLW facility was \$1.5 million. At the time of completion, the equipment used at CKLW-TV was considered cutting edge. One of the most important pieces of equipment was a Houston-Fearles film processor, which allowed film to be processed and made ready for television in minutes. This type of rapid processing was essential for reporting time sensitive local news (Windsor Star 1954a). The completed CKLW facility included a 650-foot-tall broadcast tower (also known as a wave stack), which was the tallest such tower in the United States and Canada upon completion. The tower was designed and completed by the Canadian Bridge Company Limited of Windsor. The electrical equipment powering the broadcast tower was designed by R.C.A. Canada (Windsor Star 1954b). Topographic mapping from 1962 notes the location and height of the tower (Figure 6). With a signal strength of 325,000 watts, the television station signal was designed to be the most powerful in Canada or the United States. A staff of 50 people was required to operate the television station. The facility was also designed to house CKLW-AM. The building architect was William J. Carter, who also served as the station’s director of engineering. The contractors retained for general construction were Woodall Construction Limited of Windsor. Tile work was completed by Colautti Brothers Limited of



Windsor, plumbing work was completed by Windsor Plumbing and Heating, landscaping by Scott Nurseries of Kingsville, and electrical engineering was completed by Johnson-Turner of Windsor (Windsor Star 1954a).

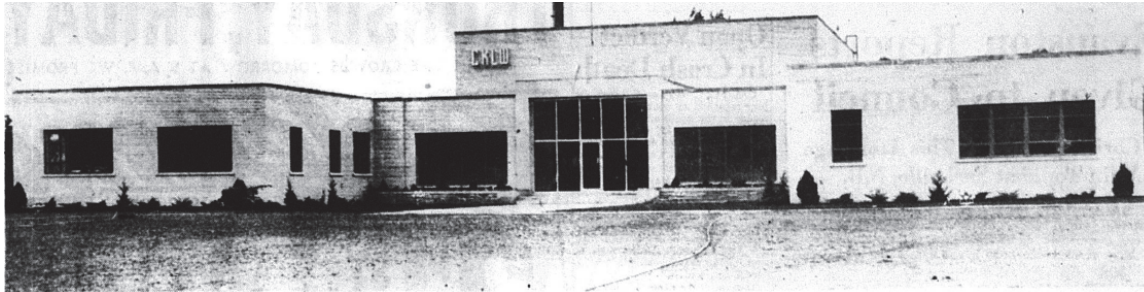


Plate 1 CKLW upon completion, 1954 (Windsor Star 1954b)

William J. Carter was born in Windsor in 1897. He studied engineering and architecture in Detroit and articulated and worked at the firm of Pennington and Boyde in Windsor. Carter also became involved with the new field of radio in the 1920s and served as a radio inspector for the Dominion government. In 1932, he ended his architecture career and became the chief engineer of CKLW (International Metropolis 2020; Ontario Association of Architects n.d.). In 1957, he left CKLW and partnered with his former colleague J.C. Pennington to form the architecture firm Pennington-Carter. After the death of Pennington in 1963, Carter formed a partnership with William Fraser and the two designed civic structures in Windsor, including buildings on the University of Windsor campus and health care facilities. Carter died in 1971 (Biographical Dictionary of Architects in Canada 2022). Within Windsor, Carter is recognized for his modernist design of the University of Windsor Library. The library was designed by Pennington and Carter in 1957 and opened in 1959 (University of Windsor 2013).

CKLW-TV began broadcasting on September 16, 1954. The opening ceremony was presided over by local dignitaries from Windsor and Detroit as well as other Canadian and American officials. The first broadcast of CKLW-TV was a dedication prayer by M.C. Davies, an Anglican reverend and provincial Member of Parliament. Following the dedication, the television station began its regularly scheduled programming, which included shows from the DuMont Network and 12 hours a week of CBC programming (Windsor Star 1954b). The DuMont Network was a short-lived network that produced thousands of hours of early television programming that was distributed to 150 network affiliates. The network pioneered the development of children's programming, television soap opera, and the telecast of sporting events. Today, the most widely recognized DuMont program is "The Honeymooners." In 1956, DuMont folded when sales of their DuMont television sets waned (New York Times 1984). CKLW-TV also had inhouse studios that produced Windsor's first local television programming. Sets produced for local programs included a living room, fireside, kitchen, and news set (Windsor Star 1954a).

In 1956, Western Ontario Broadcasting proposed the sale of one third of its shares to Radio-Keith-Orpheum (RKO), an American entertainment company. The CBC Board of Governors had to approve any deal and was initially skeptical. However, the board approved it on the condition that no further shares of Western Ontario Broadcasting be transferred out of Canadian control. In addition, the Board called for policies that limited foreign ownership shares of broadcasters to 20%. The board pointedly noted that the



United States maintained a similar law (Globe and Mail 1956). RKO operated numerous television stations in the United States, including in New York City and Los Angeles. RKO Stations operated as independent stations and were not affiliated with the main American broadcasters ABC, NBC, and CBS (Yale Law Journal 1973; Audio Visual Identity Database 2022). By the early 1960s, RKO had acquired a 100% stake in CKLW (Canadian Communications Foundation 2022).

Under RKO ownership, CKLW-TV catered to the larger Detroit market. In addition, many Windsor television viewers preferred American television stations. During the 1960s, about 80% of Windsor residents watched an American television station (Globe and Mail 1974a). Therefore, RKO had little commercial interest in airing CBC programming and only aired the required minimum. In 1963, CKLW-TV aired a mix of sports, feature films, and mid-evening programming from CBC, including “CBC Playhouse.” The channel had several prominent advertisers including Mr. Clean, Clorox, Viceroy Cigarettes, General Mills, and Phillip Morris (CKLW 1963).

During the 1960s, CKLW-AM grew to become one of the most popular radio stations in the United States. In 1959, CKLW-AM switched to a rock and roll format and pioneered the use of short playlists of popular music. In addition, CKLW-AM benefitted from its proximity to Detroit’s Motown scene. The fast pace of the disc jockeys and limited commercial blocks allowed the station to play up to 18 songs per hour, in contrast to other Detroit stations which averaged 13 songs per hour. By 1970, the audience of CKLW-AM was only surpassed by WABC-AM in New York City. Like CKLW-TV, the radio station catered to the Detroit market and reported Detroit news and advertised American products (TVO 2020; Curran 2020).

Between 1964 and 1967, the north and south facades of 825 Riverside Drive were modified to their present appearance, including the used of green coloured glazed brick and construction of the breezeway (Plate 2). These additions were designed by the architect William J. Hilliker of Windsor (Windsor Public Library 1964; Kryger 2020). He designed numerous mid-century structures in Windsor including an office building at 880 Ouellette Avenue, buildings at St. Clair College, and the provincial health lab on Huron Church (International Metropolis 2010).



Plate 2 CKLW following completion of Hilliker’s addition (Kryger 2020)

By the late 1960s, the Canadian government was increasingly concerned with the cultural and commercial influence of the United States. In 1969, legislation was passed that barred the ownership of radio and television stations by foreign companies. The legislation also required the repatriation of



currently owned assets. As a result, RKO was forced to sell CKLW. Local politicians, citizens groups, and the *Windsor Star* advocated for CKLW to be purchased by CBC. The Canadian Radio-Television and Telecommunications Commission (CRTC) asked CBC to purchase CKLW. However, CBC lacked the funds to purchase the operation. CBC also lacked the ability to raise money to purchase CKLW because its budget remained frozen by the federal government. To complete the deal, CBC entered into a partnership with Baton Broadcasting to purchase CKLW. Baton was owned by John Bassett, a well-known Toronto businessman. The CRTC placed a condition that CKLW would be fully acquired by CBC within five years of the deal. During this interim period, CKLW-TV would air content from both CBC and CTV (Globe and Mail 1974a).

In 1968 CKLW hired Rosalie Trombley as a receptionist and switchboard operator (Windsor Star 2023). After starting in this position, she rose to become the station's music librarian and director and eventually one of the station's top executives (Windsor Star 2023). During her time at CKLW, Trombley became an important individual within the world of radio and was known as "the Hitmaker" and "the Girl with the Golden Ears" (Honouring Rosalie Trombley 2023a). Her nicknames emerged from her ability to discover songs which frequently grew into smash hits (Honouring Rosalie Trombley 2023a). She is credited for jumpstarting the careers of artists like Bob Seger, Alice Cooper, Gordon Lightfoot, and The Guess Who and helped make songs like *The Wreck of Edmund Fitzgerald* by Gordon Lightfoot, *Superstition* by Stevie Wonder, *Sweet Sweet Baby (Since You Been Gone)* by Aretha Franklin, and *a Crazy Little Thing Called Love* by Queen famous (Windsor Star 2023; Honouring Rosalie Trombley 2023b). She retired from her position at CKLW in 1984 when the station was struggling with Canadian content regulation (Litster 2023). In the years before, and after her death in 2021, Trombley was the recipient of many music industry awards – including being the first Canadian inducted into the Radio Hall of Fame in 2022 (Windsor Star 2023).

In 1971, the CRTC adopted rules that required television stations to air at least 60% Canadian content and radio stations were required to air at least 25% Canadian content (CRTC 2022). In 1972, CKLW's radio operations departed from 825 Riverside Drive West and relocated to 1640 Ouellette Avenue (Canadian Communications Foundation 2022). Under the joint ownership of CBC and Baton Broadcasting, CKLW-TV switched to an entirely Canadian primetime lineup of CBC and CTV programming. However, some critics believed that the station still catered to American viewers. Many ads even contained the disclaimer "Not available in Ontario". By the fall of 1973, CKLW-TV was ranked behind ABC, NBC, and CBS Detroit affiliates in viewership. While promoters of Canadian content had hoped that CKLW-TV would be a window into the world of Canadian programming for American viewers, the ratings proved otherwise. The most popular program on CKLW-TV with Detroit viewers during this time were re-runs of Tarzan movies (Globe and Mail 1974b). In 1975, CBC completed the acquisition of CKLW-TV and changed the callsign and branding of the station to CBET-TV. In addition, changes to CRTC content requirements curtailed American advertising on the station (Canadian Communications Foundation 2022).

While most CBC network stations usually aired some American content, CBET-TV encountered difficulty because of the overlap with the Detroit market. Therefore, many American shows could not be shown by CBET-TV. As a result, CBET-TV had a higher percentage of Canadian content than other CBC stations (Globe and Mail 1986). Instead of showing American programming, prime-time CTV shows were aired on

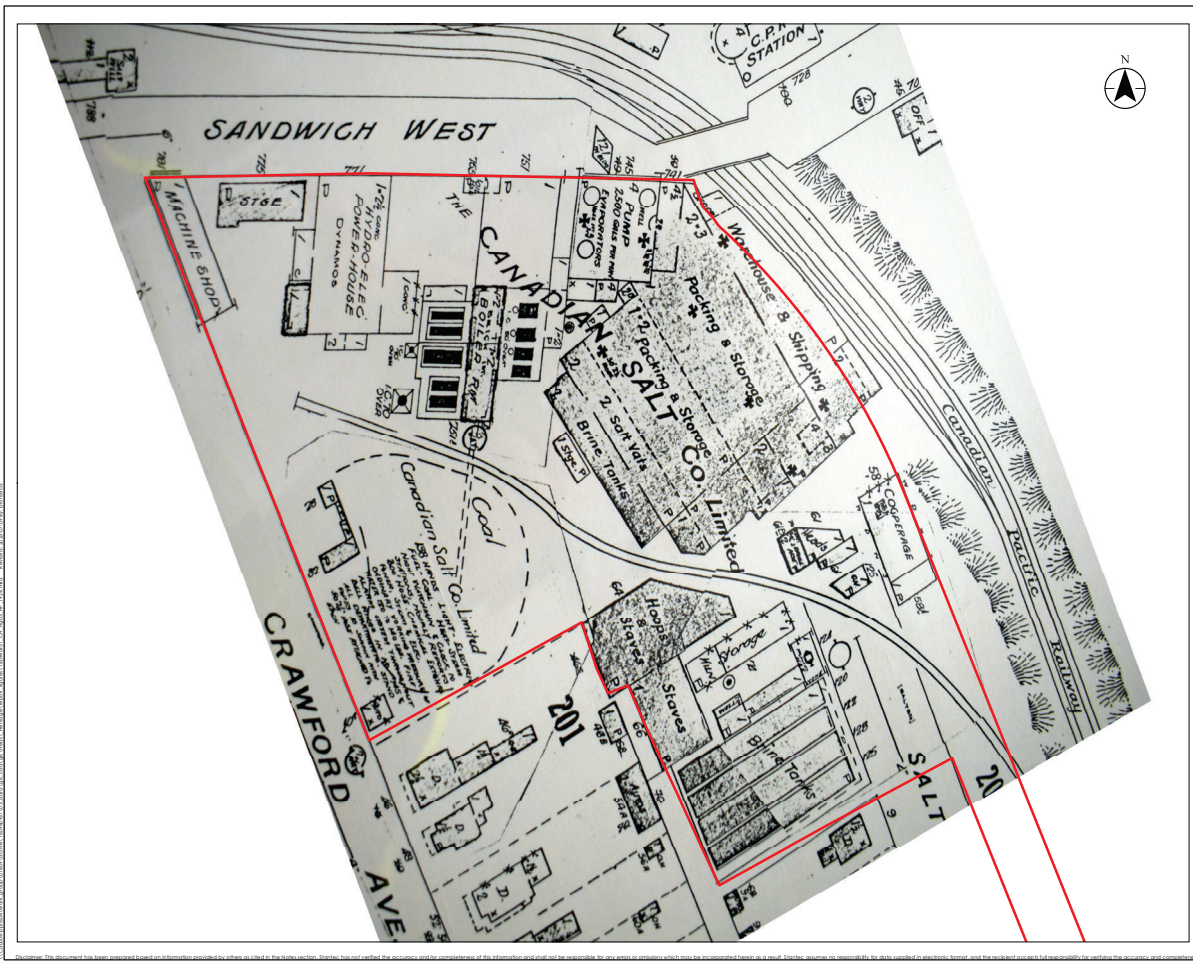


CBET-TV (Globe and Mail 1976). This predominantly Canadian programming also attracted an American audience. During the 1980s, television shows on CBET-TV such as “The Nature of Things” and “The Fifth Estate” attracted about one million American viewers (Globe and Mail 1986).

During the 1980s, CBET-TV was also mandated to provide 11 hours of local programming a week, mostly in the form of local news. This newscast was popular in Windsor and considerable controversy arose in 1990 when CBC laid off 87 employees at CBET-TV and reduced the newscast to a Toronto based operation. This reduction was part of a wider budget cut at CBC that slashed over \$100 million in spending and reduced the overall workforce by 1,100. In response, the City of Windsor sued CBC to resume local news production. The City of Windsor maintained that CBC was in breach of their license agreement to provide local coverage (Globe and Mail 1991). In 1994, CBC agreed to restore a local newscast in Windsor and spend \$1.5 million to launch a new nightly show (Globe and Mail 1994).

In 2014, CBC sold 825 Riverside Drive and signed a 10-year lease with the new property owner. CBC stated the sale of the property was in line with its new business strategy and a spokesperson for CBC noted “We are not in the real estate business... we want to transfer the risk of being an owner to the advantages of being scalable when you’re a tenant” (Windsor Star 2014). The present broadcast tower was modified by CBC in the late 20th or early 21st century. Current CBC records indicate that the tower is 360 feet in height (CBC 2022).





Legend
 [Red Outline] Study Area (Approximate)

Figure Not to Scale

Notes
 1. Source: Underwriters Survey Bureau Limited, 1924, Windsor, Ontario.

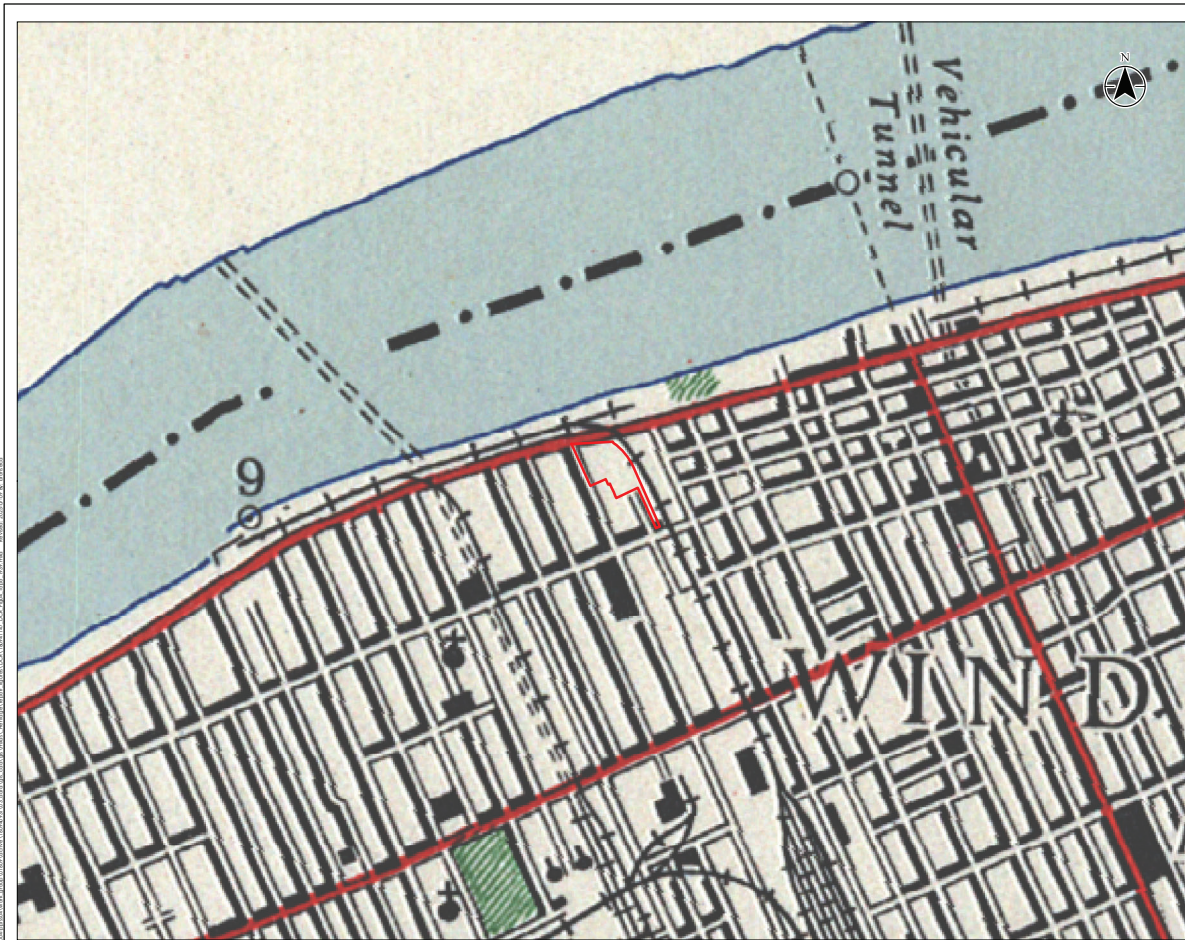


Project Location
 City of Windsor, ON
 160941147 REV1
 Prepared by BF on 2025-07-09
 Technical Review by JWH on 2025-02-20

Client/Project
 Crich Holdings & Building Inc.
 Documentation and Commemoration Report —825
 Riverside Drive, Windsor, Ontario

Figure No.
3
 Title
Fire Insurance Mapping, 1924

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Legend
 [Red outline] Study Area (Approximate)

Figure Not to Scale

Notes
 1. Source: Department of National Defence, 1939, Windsor, Ontario.



Project Location: City of Windsor, ON
 160941147 REV1
 Prepared by BF on 2025-07-09
 Technical Review by JWH on 2025-02-20

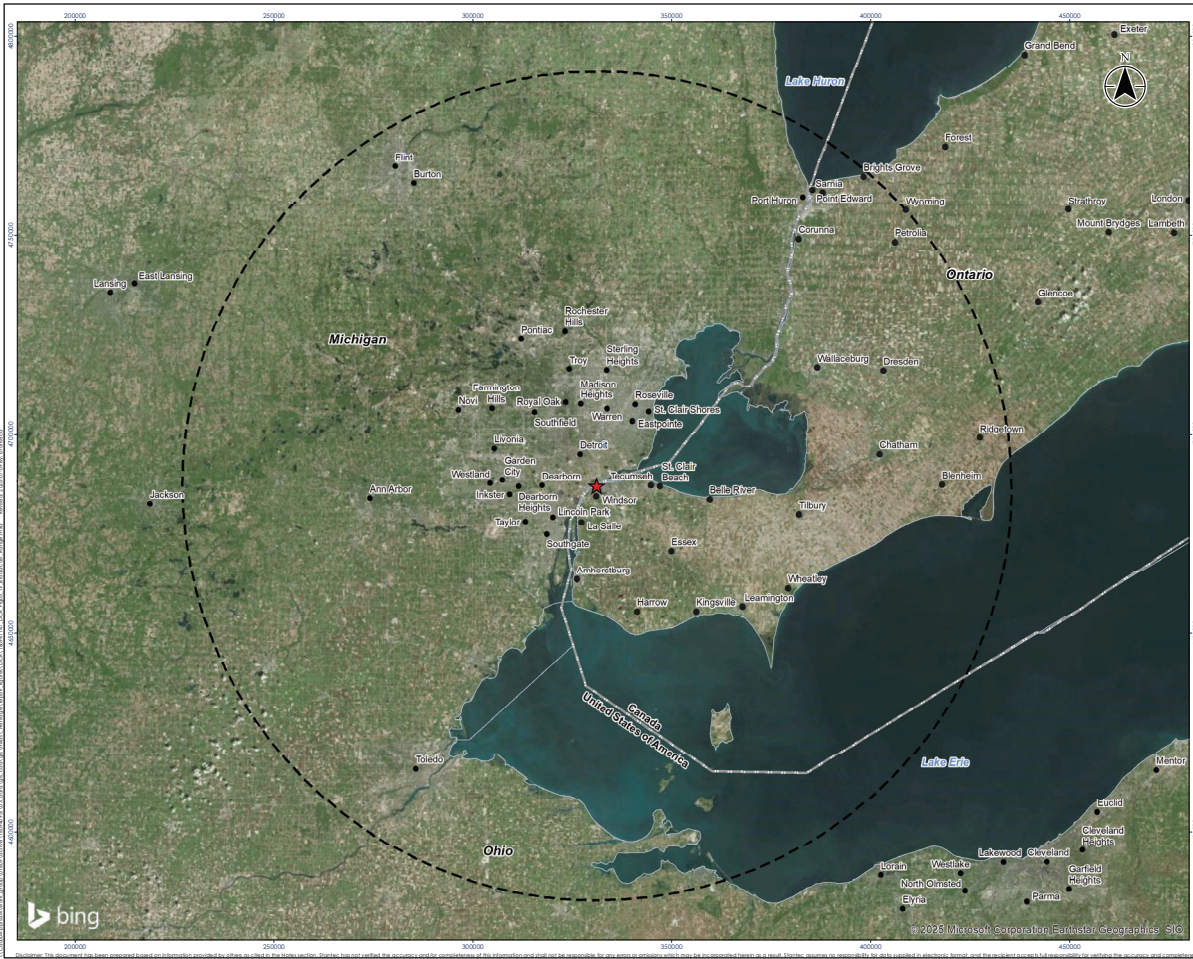
Client/Project: Crich Holdings & Building Inc., Documentation and Commemoration Report —825 Riverside Drive, Windsor, Ontario

Figure No. 4

Title: Topographic Mapping, 1939

0123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

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- Legend**
- ★ Study Area
 - CKLW-TV Broadcast Range
 - International Border
 - Waterbody



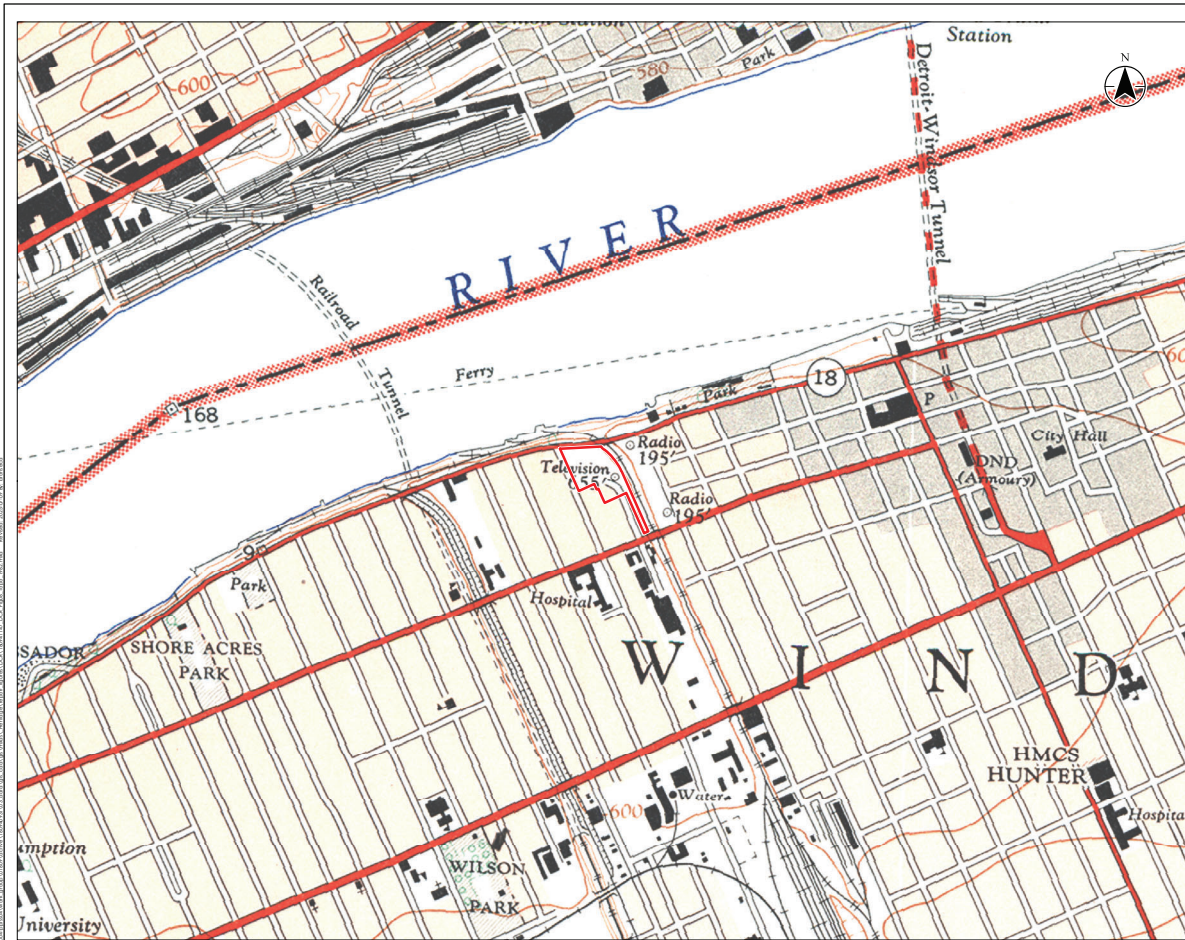
- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence - Ontario, and the Open Government Licence - Canada, accessed 2022.
 3. Orthom imagery provided by © 2023 Microsoft Corporation © 2023 Maxar © CNES (2023) Distribution Airbus DS. Date of Imagery unknown.



Project Location: City of Windsor, ON
 Prepared by: BP on 2025-07-09
 Technical Review by: JWH on 2025-02-20

Client/Project: Crich Holdings & Building Inc.
 Documentation and Commemoration Report — 825
 Riverside Drive, Windsor, Ontario

Figure No.: 5
 Title: CKLW-TV Broadcast Range



Legend
 Study Area (Approximate)

Figure Not to Scale

Notes
 1. Source: United States Army Survey Establishment, 1962, Windsor Ontario-Michigan, Ontario: Map Distribution Office.



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 City of Windsor, ON
 160941147 REV1
 Prepared by BF on 2025-07-09
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 Riverside Drive, Windsor, Ontario

Figure No.
 6

Title
 Topographic Mapping, 1962

3 Documentation

3.1 Photographs

A full property description and updated existing conditions description are contained within the 2023 HIA and is repeated in the following sections of this Documentation and Commemoration Report to provide a narrative and visual summary of the site and support mitigation measures recommended in the HIA. The photographs are contained in Appendix B.

3.2 Site Description

3.2.1 Introduction

A site visit of the Study Area was undertaken on December 1, 2022, by Frank Smith, Cultural Heritage Specialist. The weather conditions were seasonably cold and sunny. The site visit consisted of a visual inspection of the interior of the building and exterior of the property. Stantec staff were accompanied on premises by Robert Ducharme of BGIS Facility Management. Photographs were taken on a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels. The property contains a two-storey structure, broadcast tower, and landscaped grounds.

3.2.2 Landscape Setting

The Study Area is located at the southeast corner of Riverside Drive West and Crawford Avenue. Riverside Drive is a two-lane roadway paved in asphalt with concrete curbs, no shoulders, and no on street parking. Within and adjacent to the Study Area, Riverside Drive contains a concrete sidewalk with no dividing median on the south side of the roadway and a concrete sidewalk which ends at the intersection of Crawford Avenue and Riverside Drive West on the north side of the roadway. The roadway is lined with freestanding streetlighting with LED luminaires (Photo 1 and Photo 2). Within and adjacent to the Study Area, Riverside Drive West offers unimpeded views of the Detroit River and downtown Detroit (Photo 3). The Ambassador Bridge is also visible when looking west along Riverside Drive West (Photo 4). Along the south side of Riverside Drive, the streetscape is primarily medium to high density residential. The streetscape of the south side of Riverside Avenue also includes a broadcast tower located to the east of the Study Area (Photo 5).

Crawford Avenue is a two-lane roadway paved in asphalt with no shoulders and on street parking along the west side of the roadway. Both sides of Crawford Avenue contain concrete curbs and sidewalks with no dividing median. The west side of Crawford Avenue is lined with freestanding streetlighting with LED luminaires (Photo 6). The streetscape along Crawford Avenue is generally residential and includes medium density residential buildings adjacent to the Study Area. South of the Study Area, Crawford Avenue primarily contains detached late 19th to mid-20th century residences (Photo 7).



The Study Area is also adjacent to Salter Avenue and contains part of the former Canadian Pacific Railway right-of-way. This area contains an area of naturalized vegetation and slopes downwards towards the former trackage. The railway trackage has since been removed (Photo 8). A railway underpass remains and brings traffic on Riverside Drive West over the former trackage (Photo 9). Salter Avenue is a two-lane asphalt paved roadway that terminates near a parking lot within the Study Area. However, the Study Area is not accessible via Salter Avenue. The west side of the roadway is lined with late 19th to early 20th century residences and surface parking and the east side is adjacent to the Canadian Pacific Railway right-of-way (Photo 10).

The Study Area is accessed via a horseshoe shaped driveway located off Crawford Avenue (Photo 11 and Photo 12). The north driveway passes under a breezeway which connects to the front (west) façade of the structure (Photo 13). The driveway leads to employee and visitor asphalt parking lots to the west and south of the structure (Photo 14 and Photo 15). Located between the south parking lot and the structure is a broadcast tower and broadcast equipment. The broadcast tower is anchored in a concrete pad and is tethered to the ground by cables anchored in concrete pads (Photo 16 to Photo 18).

To the north and northwest of the structure is a large expanse of lawn along Riverside Drive West and Crawford Avenue. The lawn contains intermediate deciduous and coniferous tree plantings (Photo 19 and Photo 20). A metal fence separates the lawn from Riverside Drive West (Photo 21). To the south of the fence are three flagpoles surrounded by small shrubs (Photo 22). The north façade of the structure, part of the west façade, and the breezeway are landscaped with foundation plantings. These foundation plantings are a mix of coniferous shrubs including yew, cedar, juniper, and pine (Photo 23). Between the breezeway and west façade is a circular shaped garden bed landscaped with a small deciduous tree and various coniferous shrubs including yew, pine, and juniper (Photo 24).



Photo 1: Riverside Drive West, looking east



Photo 2: Riverside Drive West, looking west





Photo 3: Detroit skyline, looking north



Photo 4: Ambassador Bridge, looking west



Photo 5: High density residential and base of broadcast tower, looking east



Photo 6: Crawford Avenue, looking south



Photo 7: Crawford Avenue, looking south at residences



Photo 8: Former Canadian Pacific Railway right-of-way, looking south





Photo 9: Canadian Pacific Railway Underpass, looking east



Photo 10: Salter Avenue, looking south



Photo 11: North driveway, looking east



Photo 12: South driveway, looking east



Photo 13: Driveway as it passes under breezeway, looking east

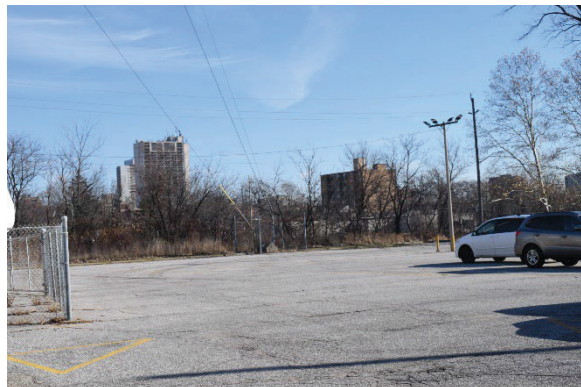


Photo 14: South parking lot, looking east





Photo 15: West parking lot, looking north



Photo 16: Broadcast tower, looking east.



Photo 17: Tower base and equipment, looking west



Photo 18: Representative tether anchored in concrete, looking east



Photo 19: Lawn, looking east



Photo 20: Lawn and trees, looking north





Photo 21: Metal fence, looking east



Photo 22: Flag poles, looking east



Photo 23: North façade foundation plantings, looking west



Photo 24: Garden area, looking north

3.2.3 Exterior

The structure at 825 Riverside Drive West is a two-storey structure with a flat roof with a buff brick chimney. With the exception of the northwest corner, the exterior of the west façade is buff brick laid in a common bond (Photo 25 and Photo 26). The main entrance is located at the northwest corner of the façade and is connected to an L-shaped breezeway that leads to the parking lot and north part of the driveway (Photo 27 and Photo 28). The breezeway is supported by concrete block columns with a veneer of green coloured glazed bricks (Photo 29). The breezeway ceiling is poured concrete and contains recessed lighting (Photo 30). The glazed brick continues to the north edge of the main entrance. The main entrance is located just south of the breezeway and consists of a single glass and metal door (Photo 31). It is possible that the doorway has been moved, and the original entrance has been replaced by the present-day fixed window with metal sashes (Photo 32). To the south of the main entrance is the main part of the west façade, which contains a buff brick section with metal roof flashing (Photo 33). This section contains three secondary entrances. The northerly entrance may have been a former loading bay and is flanked by stucco and concrete. This entrance contains three metal doors, including two metal



doors which are exit only. To the south of these doors are a fixed window with a concrete sill, secondary entrance with a metal door, and two pane fixed window with a concrete sill (Photo 34). Views of the second storey of the west façade are partially obscured, but the façade contains two window openings and a door to the roof.

The north façade is clad in green coloured glazed brick. The north façade consists of 11 bays (Photo 35). The bays are delineated by U-shaped glazed brick exterior walls with recessed lighting (Photo 36 and Photo 37). Between the glazed brick walls are fixed windows with metal sashes and concrete sills. The centre windows are three panes and the windows at the east and west edges are single pane. Above the brick wall and windows is a horizontal band of metal flashing (Photo 38). A CBC/Radio Canada logo is located at the southwest corner (Photo 39). The second storey of the north façade is obscured by HVAC ducts.

The east façade consists of a northeast corner clad in glazed brick and a buff brick main section. The northeast corner consists of five bays delineated by U-shaped glazed brick walls. Bays with no windows contain recessed lighting fixtures. Two bays contain single pane fixed glass windows with metal sashes and concrete sills. The most southerly bay contains a metal exit only door and concrete stoop (Photo 40). The main section of the east façade has a buff brick exterior, concrete roof flashing, and twelve fixed windows with concrete sills (Photo 41). The second storey of the east façade contains two window openings with fixed windows and concrete sills and has concrete roof flashing (Photo 42).

The south façade has a buff brick exterior and concrete and metal roof flashing (Photo 43). The second storey contains five window openings with fixed windows with concrete sills and two metal grates (Photo 44). The first storey contains four secondary entrances with metal doors, three metal grates, and four fixed windows with concrete sills. Various duct work and conduits are connected to the south façade and run to various electrical equipment, satellites, and the broadcast tower (Photo 45 and Photo 46).



Photo 25: Front (west) façade, looking east

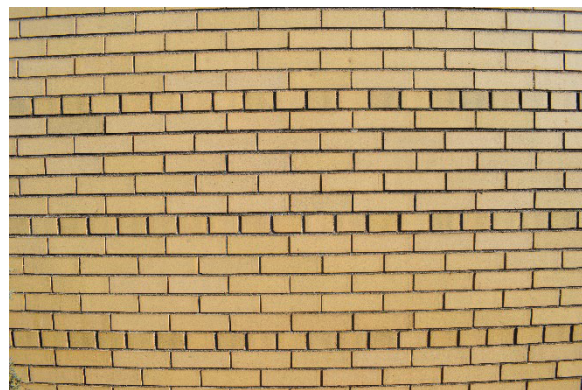


Photo 26: Brick details of west façade, looking east





Photo 27: Breezeway south entrance, looking north



Photo 28: Breezeway, looking east towards main entrance

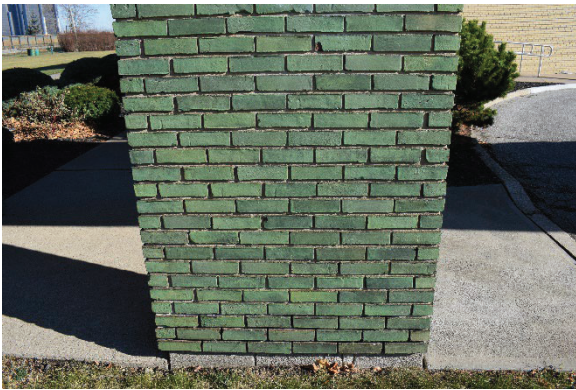


Photo 29: Breezeway column details, looking east



Photo 30: Breezeway ceiling, looking north

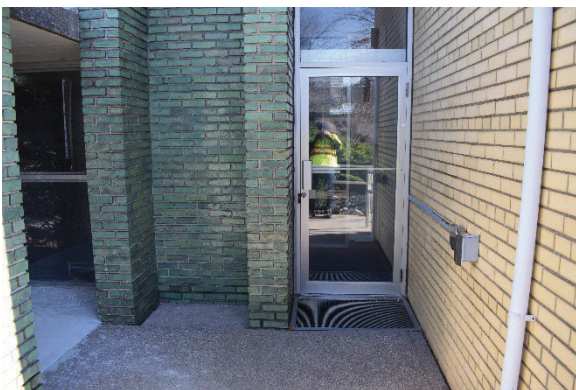


Photo 31: Main entrance, looking east

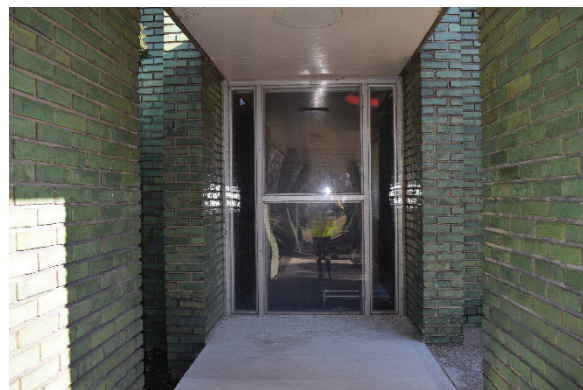


Photo 32: Fixed metal window, looking east



Photo 33: South section of west façade, looking east



Photo 34: Secondary entrance and windows looking east



Photo 35: North façade, looking south



Photo 36: Representative details of bay on north façade, looking south



Photo 37: Recessed lighting fixture, looking south



Photo 38: Window details and metal flashing, looking south





Photo 39: CBC Logo, looking east



Photo 40: Northeast corner of east façade, looking north



Photo 41: East façade, looking north



Photo 42: East façade second storey, looking north



Photo 43: South façade, looking north

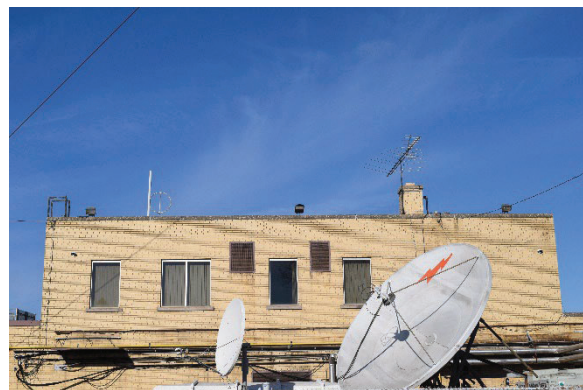


Photo 44: Second story of south façade, looking north



Photo 45: West side of south façade, looking north



Photo 46: East side of south façade, looking north

3.2.4 Interior

The interior of 825 Riverside Drive West consists of a first storey, second storey, and basement. Only part of the first storey is currently occupied, and the second storey is unoccupied. The basement is used for storage and contains utilities.

The first storey contains a lobby, studios, control rooms, editing rooms, utility rooms, loading dock, security room, and office space. The main entrance leads to a lobby area that is partially screened from the studio by a wood partition. The lobby area contains an exposed metal ceiling that is supported by metal trusses. This area is illuminated by track lighting and two large circular light fixtures. The walls are drywall, and the flooring is carpet squares (Photo 47 and Photo 48). To the east of the lobby is the studio office spaces. The studio office spaces consist of English language and French language areas and contain drop tile ceilings with fluorescent lighting, drywall walls, and carpet squares (Photo 49 and Photo 50). To the south of the office space is a kitchenette. The kitchenette contains a drop tile ceiling with fluorescent lighting, drywall wall, and laminate floor. The kitchen counters, cabinets, and appliances are modern (Photo 51). East of the office space is the local newscast studio. The newscast studio contains an exposed metal ceiling with fluorescent lighting and professional grade studio lighting. The walls are drywall, and the floors are laminate (Photo 52).

To the south of the studio offices and newscast studio is a series of interconnected hallways that connect to the remaining rooms on the first storey. The hallways contain drop tile ceilings, a mix of concrete block and drywall walls, and vinyl tile flooring (Photo 53 and Photo 54). Studio B is accessed along this hallway and contains a drop tile ceiling, drywall wall, glass partitions between the hallway and studio B control room, and laminate flooring. Studio B is used for radio broadcasting (Photo 55). The Studio B control room is located just south of Studio B and contains a drop tile ceiling, drywall wall, glass partitions between the hallway and studio B control room, and laminate flooring (Photo 56). To the southwest of Studio B is the loading dock and security office. The loading dock contains a set of metal doors leading the parking lot along the west façade. The room has an exposed ceiling with fluorescent lighting, drywall wall, and concrete floor (Photo 57). The security office is located adjacent to the loading dock. This room contains a drop tile ceiling, drywall wall, and vinyl tile floor (Photo 58).



To the south of the loading dock is a studio which is not currently in use. This room has a drop tile ceiling, drywall wall, and carpeted floor (Photo 59). South of this studio is a series of editing rooms and storage rooms. These rooms have drop tile ceiling with fluorescent lighting and track lighting, drywall walls, and carpeted floors (Photo 60 and Photo 61). To the east of the loading dock is the server room, IT work room, and transmission room. The server room contains a drywall and exposed ceiling, concrete block wall, and vinyl tile floor (Photo 62). The IT work room contains a drop tile ceiling, drywall wall, and vinyl tile floor (Photo 63). The transmission room contains an exposed ceiling, drywall and concrete block wall, and vinyl tile floor (Photo 64). To the east of the server room are a series of storage rooms, including two tape storage rooms. These rooms contain drop tile ceiling, a mix of concrete block and drywall walls, and a mix of carpeted flooring and vinyl tile flooring (Photo 65 and Photo 66).

East of these rooms, the remainder of the first storey is unoccupied. The unoccupied area contains a hallway with a drop tile ceiling and fluorescent lighting, drywall wall, and carpeted floor (Photo 67). Unused washrooms in this area contain terrazzo flooring (Photo 68). The hallway terminates at a large office space with a drop tile ceiling with fluorescent lighting, drywall walls, and carpeted floor (Photo 69). This room is connected to a smaller office. The north side of the hallway is adjacent to an unused studio and control room. This unused studio is the largest studio space in the building and contains a ceiling with acoustic panels, recessed lighting, fluorescent lighting, drywall walls, and a glass partition between the studio and control room. The flooring is carpet and parquet (Photo 70 and Photo 71). The control room is located just west of the studio. All equipment has been removed from the control room (Photo 72). An incandescent On Air/Off Air light remains adjacent to the control room door (Photo 73).

The second floor is accessed by two staircases. The stairs are coated in non-slip rubber and contain metal bannisters and railings (Photo 74). The second floor consists of a washroom, janitorial closet, and office space. The entire floor is unoccupied. The washroom contains terrazzo flooring (Photo 75). The second storey offices contain drop tile ceilings, a mix of wallpapered and drywall walls, and carpeting (Photo 76 and Photo 77).

The basement is accessed by three staircases. The basement contains utility rooms, storage rooms, a break room, and a maintenance room. The rooms are connected by a hallway with a concrete ceiling, concrete block walls, and vinyl tile flooring (Photo 78 and Photo 79). The boiler room contains a fire door that was manufactured by Richards-Wilcox of Winnipeg, London, and Montreal (Photo 80). The break room contains a drop tile ceiling, concrete block walls, a mid-20th century stove and oven top, and modern counters and cabinets. The flooring is vinyl tile (Photo 81). The maintenance room contains an exposed ceiling, drywall and concrete block wall, and work benches and storage. Hanging on the walls of this room are several circa 1970s to 1980s signs for CBC Radio (Photo 82).





Photo 47: Lobby area, looking east



Photo 48: Lobby ceiling, looking east

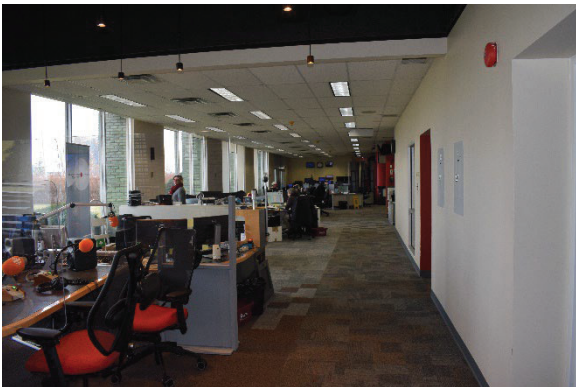


Photo 49: Studio office space, looking east

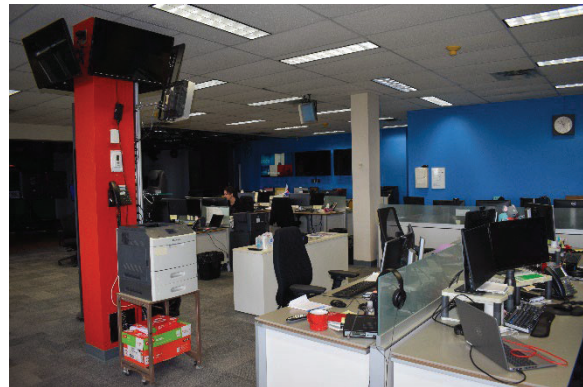


Photo 50: Studio office space, looking south



Photo 51: Kitchenette, looking southeast



Photo 52: Newscast studio, looking east





Photo 53: Hallway, looking south



Photo 54: Hallway, looking east



Photo 55: Studio B, looking west



Photo 56: Studio B control room, looking north



Photo 57: Loading dock, looking west



Photo 58: Security office, looking west





Photo 59: Studio not in service, looking north



Photo 60: Editing room, looking east



Photo 61: Storage room, looking east



Photo 62: Server room, looking east



Photo 63: IT work room, looking south



Photo 64: Transmission room, looking east





Photo 65: Storage room, representative photo



Photo 66: Tape storage room, looking east



Photo 67: Hallway towards unoccupied area, looking east



Photo 68: Terrazzo washroom flooring, representative photo



Photo 69: Unused office area, looking east



Photo 70: Ceiling with acoustic panels, looking west





Photo 71: Studio, looking west



Photo 72: Control room, looking east



Photo 73: On Air/Off Air light, looking west

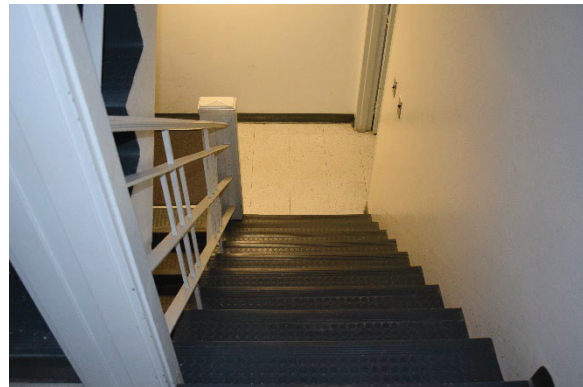


Photo 74: Representative staircase photo



Photo 75: Terrazzo flooring in second storey washroom, looking south



Photo 76: Representative second storey office, looking west





Photo 77: Representative second storey office, looking east



Photo 78: Basement hallway, looking east



Photo 79: Representative basement storage room



Photo 80: Richards-Wilcox door, looking south



Photo 81: Breakroom, looking west



Photo 82: Maintenance room, looking east



4 Cultural Heritage Value or Interest (CHVI)

The following Statement of Cultural Heritage Value or Interest for the property is included below verbatim from the 2023 Heritage Impact Assessment (Stantec 2023).

4.1 Cultural Heritage Value

The broadcast facility at 825 Riverside Drive West has design value as a rare example of a mid-20th century television and radio station in the City of Windsor. The broadcast facility also has design value as a representative modernist structure with International design influence. The International design elements were added between 1964 and 1967 when the north façade was modified. While the building includes two distinct sections with differing architectural elements, both sections are firmly rooted in modernist design. This style of architecture achieved mainstream popularity in the decades following the Second World War as Europe was rebuilt and North America experienced a population boom. Modernist design elements of the broadcast facility include the simple cubist design with a lack of ornamentation, flat roof, and the smooth brick exterior with small windows. International design elements of the north façade include the vertical emphasis created by the repeating use of prominent U-shaped columns that are illuminated at night and the use of multi-pane steel sash windows on a horizontal axis. The north façade and breezeway of the broadcast facility used green glazed brick to give the structure a distinct appearance without relying on traditional design.

The property demonstrates historical and associative value through its connection to CKLW and CBET. The television station CKLW-TV was the first Canadian television station available to viewers in Windsor. While CKLW-TV emphasized its connection to Detroit, it also provided the citizens of Windsor with local programming. During the 1960s, CKLW-AM became one of the most popular radio stations in North America and pioneered a broadcasting technique that emphasized a small playlist of popular songs. CKLW also directly demonstrates the interconnected relationship between Detroit and Windsor, a theme that has made a strong and notable contribution to the development of Windsor. The ground-breaking and opening ceremony for the television station was attended by Canadian and American dignitaries, the station was variously owned by Canadian and American parent companies, and CKLW aired both Canadian and American programming intended for both a Canadian and American audience. Following the acquisition of CKLW-TV by CBC, the station continued to produce content for a Windsor audience and was used as a “window to the United States” to test the appeal of Canadian content with American audiences.

4.1.1 Heritage Attributes

- Rare example of a mid-20th century television and radio station within the City of Windsor, Ontario
- Representative modernist structure with International design influence, including:
 - Two storey structure with cubist plan
 - Flat roof with concrete and metal flashing



- L-shaped breezeway with concrete columns clad in glazed green brick
- Breezeway reinforced concrete roof with overhead lighting fixtures
- Buff brick exterior with common bond
- Lack of historically inspired ornamentation
- Minimalist use of window openings on west façade
- North façade with U-shaped columns with recessed lighting and green glazed brick cladding
- North façade with steel sash windows with a horizontal emphasis

Note: The broadcast tower is not considered a heritage attribute



5 Commemoration Concepts

5.1 Introduction

A commemoration strategy has been prepared to interpret the CHVI identified at 825 Riverside Drive West. The commemoration concepts outlined below are provided to assist in the planning process regarding proposed redevelopment of the property.

In addition, the commemoration should be compliant with the *Accessibility for Ontarians with Disabilities Act (AODA)* and conform with the Crime Prevention Through Environmental Design (CPTED) principles and be designed and sited to reduce potential for vandalism and located within area of high surveillance.

5.2 Salvage

The HIA prepared for the proposed development assessed options for the potential retention or incorporation of 825 Riverside Drive (Stantec 2023). Due to project constraints, it was determined that retention and or incorporation of the existing structure was not feasible. As a result, salvage was recommended as an appropriate mitigation measure. Through the selective salvage of identified heritage attributes and supportive materials, the CHVI of the property can be retained, albeit in a different context. These salvaged materials can provide a tangible and physical link to the former structure at 825 Riverside Drive West and be used to facilitate interpretation and commemoration of the property. The following is a recommended list of identified heritage attributes for salvage, subject to confirmation of feasibility from a demolition or salvage company:

- L-Shaped Breezeway with Concrete Columns Clad in Glazed Green Brick: A representative section, or the entirety of this feature (Photo 83).
- Breezeway Reinforced Concrete Roof with Overhang Lighting Fixtures: A representative section, or the entirety of this feature (Photo 84). Buff Brick Exterior with Common Bond: A representative section of buff bricks should be salvaged from the structure at 825 Riverside Drive West. Salvage of the bricks should be based on condition and bricks that appear to be newer, in poor condition, or repaired should not be included (Photo 85).
- Green Glazed Brick Cladding: A representative section of green glazed bricks should be salvaged from the structure at 825 Riverside Drive West. Salvage of the bricks should be based on condition and bricks that appear to be newer, in poor condition, or repaired should not be included (Photo 86).





Photo 83: Breezeway south entrance, looking north



Photo 84: Breezeway, looking east towards main entrance

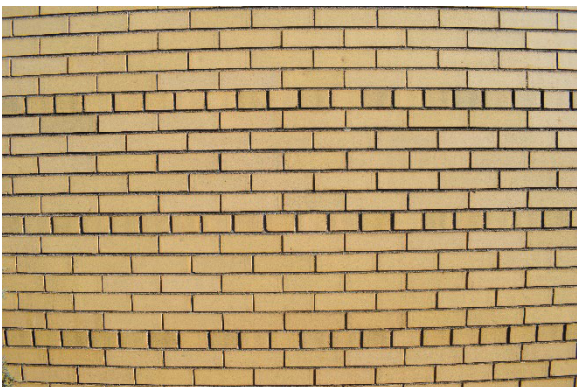


Photo 85: Brick details of west façade, looking east.



Photo 86: Green glazed brick cladding, looking south.

Prior to the start of demolition activities, the materials identified for salvage should be clearly denoted. Instructions should be provided to the demolition contractor that these identified materials are to be retained for future use. If specialists are required to extract any of materials, arrangements should be made for the removal of these materials prior to the start of demolition.

It is recommended that prior to demolition, a demolition contractor complete an inventory of the components identified for salvage using a heritage asset tracking form. Each individual element identified for salvage is to be catalogued and tagged prior to removal from the site. Prior to crating or packing of salvaged materials, it is recommended that the contractor clean the built components of dust, dirt, or organic material to reduce the risk of damage during the storage process. Built elements may be stored on wooden pallets.

The materials identified for salvage should be carefully removed and placed in a location pre-specified for the salvaged materials. This location should ensure the ongoing protection of the salvaged materials. While the principal components identified for salvage have been located outside and have been subject to many different weather conditions, their storage in a controlled environment is beneficial due to their removal from their original condition. Once deconstructed, the identified components will be subject to



new environmental conditions which they have not adjusted to since their original installation. Should the components be stored in an uncontrolled environment, there may be an increased risk of deterioration. This would have an adverse impact to restoration and reinstatement activities. The salvaged elements should be stored in a closed and monitored area, or if stored outdoors should be elevated from the ground and topped with a protective covering. Regular monitoring should be carried out to confirm the condition of the salvaged elements and to identify risks to the elements before they occur. The storage area should be kept clean and organized to facilitate regular monitoring.

The salvaged materials should be integrated into on-site features. This could include new building facades, interior lobbies, parkettes, landscape walls/garden beds, or site furniture.

5.3 Sympathetic Design and Integration of Salvaged Components

There may be potential to design new development at the site in a style that is reflective of or includes homage to some of the mid-century modern/international architecture of the broadcast facility. Sympathetic design could include the construction of new structures that contain some of the following design elements:

- Cubist plans and linear details
- Flat or low-pitched roofs
- Avoidance of historically-inspired ornamentation (e.g. classical or Victorian)
- Minimalist decorative details including common bond brick patterns, vertical mid-century inspired brick or concrete details beside window or entrance areas
- Incorporation of the breezeway form into public spaces or entrance areas

There is also opportunity to incorporate materials salvaged from the broadcasting station into the future development in conjunction with interpretive and commemorative elements identified in Section 5.4. This could include:

- The use of salvaged glazed or buff bricks as part of entrance features, landscape planters, landscape decorative elements, or commemorative devices located in a publicly accessible areas such as outdoor amenity space or parkettes
- The use of salvaged glazed or buff bricks in interior amenity areas such as building lobbies, common amenity rooms
- The use of the salvaged breezeway, if feasible, or sympathetic breezeway structure(s) in outdoor amenity or parkette areas

The feasibility of use of salvaged material should be confirmed by a salvage or demolition contractor at the time of removal. Locations identified above for incorporation of salvaged materials are based on current plans and should be confirmed and specified at the site plan stage, when development plans have been finalized. Specific locations should be determined in consultation with City Heritage Planning Staff



and a qualified Heritage professional through a future site plan approval process. Salvaged elements should be paired with commemorative/interpretive elements identified below to provide explanation and context so that the public can understand their presence, history, and CHVI.

5.4 Interpretation

5.4.1 Introduction

The following sections will discuss the physical and nonphysical elements associated with the property that were used to develop commemoration themes, examples of commemoration, and specific commemoration concepts.

5.4.2 Commemorative Themes

The commemoration themes below were derived from the site history documented in Stantec’s Heritage Impact Assessment for 825 Riverside Drive West and additional research conducted for the Documentation and Commemoration Report – 825 Riverside Drive West. If oral interviews were completed as part of a commemoration project, an addition theme, Life at a 20th Century Radio Broadcasting Company, could be developed.

Industrial Development in Windsor

During the latter half of the 19th century, the developing community of Windsor became an important point in the westward frontier expansion of Canada and in ongoing dynamics with the United States. Following the arrival of the Great Western Railway in 1854, the area’s industrial endeavours began to increase (Kulisek 2012). By the 1860s, Windsor had developed into a service centre for the surrounding agricultural regions as well as a centre for river transportation to the United States (Kulisek 2012). In 1890, Walkerville, a company town developed around Hiram Walker’s distillery was incorporated and in 1904 the Ford Motor Company of Canada established itself just east of the Walker distillery (Kulisek 2012). Windsor would eventually become the “Auto Capital of the British Empire” and was home to many familiar manufacturers, including Ford, General Motors, and Chrysler (Kulisek 2012).

By the early 20th century, the riverfront was predominately industrial in character and had a reputation as a grimy area that emitted a thick smog as a result of the various trains, ferries, and factories that were clustered along the waterfront. By 1911, the Canadian Salt Company operated storehouses and a laboratory within the Study Area and the Sandwich, Windsor & Amherstburg Railway Powerhouse also continued to operate in the area. By the 1930s, this industrial character which immediately surrounded the Study Area had begun to change as the Powerhouse closed in 1928 and 1929 and the Canadian Salt Company closed by 1930.

The Creation of CKLW Radio

In 1932, a group of Windsor businessmen founded the Western Ontario Broadcasting Company Limited. This company began operating an AM radio station and in 1933 named their station to CKLW when they went into their only year-long business relationship with the *London Free Press*. CKLW was part of the



broader Detroit-Windsor radio market and by 1948 Detroit and Windsor were served by eight AM stations. During the 1940s, CKLW operated offices in both Detroit and Windsor, carried both American and Canadian content and was described as “truly an international affair.” In 1953, the station CKLW began construction of a new broadcast facility at 825 Riverside Drive. By the 1960s, CKLW-AM grew to become one of the most popular radio stations in the United States. In 1959, CKLW-AM switched to a rock and roll format and pioneered the use of short playlists of popular music. In addition, CKLW-AM benefitted from its proximity to Detroit’s Motown scene. The fast pace of the disc jockeys and limited commercial blocks allowed the station to play up to 18 songs per hour, in contrast to other Detroit stations which averaged 13 songs per hour. In the 1960s and 70s, switchboard operator turned CKLW executive, Rosalie Trombley became an important individual in radio, known as “the Hitmaker” and “the Girl with the Golden Ears.” By 1970, the audience of CKLW-AM was only surpassed by WABC-AM in New York City. Like CKLW-TV, the radio station catered to the Detroit market and reported Detroit news and advertised American products (TVO 2020; Curran 2020).

The Creation of CKLW Television

In 1949, Western Ontario Broadcasting applied to CBC for a license to operate a television station. The application was supported by the Windsor Chamber of Commerce, but final approval would need to be granted by the CBC Board of Governors. The board reviewed the application in 1953 and initially had concerns that content on the new station would be dominated by American programming. The Board of Governors noted that CKLW-AM was found to contain 85% American programming. General Manager of CKLW J.E. Campeau assured the board that CKLW-TV would contain a significant amount of Canadian content. The CBC Board of Governors approved the application and ground was broken on the new facility at 825 Riverside Drive West on December 16, 1953. J.E. Campeau anticipated CKLW-TV would be on the air by July 1954 and would be the first Canadian TV station to operate at full power, with a broadcasting range of 65 miles. At the time of completion, the equipment used at CKLW-TV was considered cutting edge. One of the most important pieces of equipment was a Houston-Fearles film processor, which allowed film to be processed and made ready for television in minutes. This type of rapid processing was essential for reporting time sensitive local news. CKLW-TV began broadcasting on September 16, 1954.



Canadian Content

In as early as 1949, CKLW found challenges in navigating its dual broadcasting responsibilities to both American and Canadian listeners. In 1949, Western Ontario Broadcasting applied to CBC to operate a television station. This application was reviewed and in 1953 concerns were raised that the content on the proposed television station would be dominated by American programming. The Board of Governors noted that CKLW-AM was found to contain 85% American programming. General Manager of CKLW J.E. Campeau assured the board that CKLW-TV would contain a significant amount of Canadian content. This issue was raised again in 1956 when Western Ontario Broadcasting proposed the sale of some of its shares to an American entertainment company. This resulted in the CBC Board of Governors instating a policy that limited foreign ownership shares of broadcasters to 20%. By 1969, legislation was passed which barred the ownership of radio stations by foreign companies and in 1971 policy required television stations to air at least 60% Canadian content and radio stations to air at least 25% Canadian content. CKLW was central in the ever-evolving history of Canadian content rules in television and radio. By the late 1960s, the Canadian government was increasingly concerned with the cultural and commercial influence of the United States. In 1969, legislation was passed that barred the ownership of radio and television stations by foreign companies. The legislation also required the repatriation of currently owned assets. As a result, the owners of CKLW were forced to sell the station. Local politicians, citizens groups, and the *Windsor Star* advocated for CKLW to be purchased by CBC. CBC lacked the funds to purchase the operation outright and instead entered a partnership with Baton Broadcasting to purchase CKLW, under the agreement that CKLW would be fully acquired by CBC within five years. During this time, CKLW-TV would air content from both CBC and CTV.

The Development of Radio and Television Broadcasting in Canada

In December 1920, the Marconi Wireless Telegraph Company of Canada started broadcasting Canada's first regular schedule of radio transmissions from their Montreal station XWA (now CFCE) (Parks Canada n.d.; Macmillan 2006). Following this, radio transmission within Canada grew quickly. By 1922, there were 39 stations in the country and by 1932, there were 77 (Parks Canada n.d.; Macmillan 2006). By 1928, the Canadian Government established a royal commission to advise on the future of broadcasting in Canada (Peers and Harada 2010). This commission saw the creation of the Canadian Radio Broadcasting Commission (CRBC) which was outlined to regulate, control, and carry on broadcasting within the country (Peers and Harada 2010). Eight years later, in November 1936, the CRBC was replaced by the Canadian Broadcasting Corporation (CBC) (Peers and Harada 2010). Unlike the CRBC, the CBC had more autonomy and was quickly successful in expanding Canadian broadcasting coverage (Peers and Harada 2010). When television arrived in 1952, CBC-TV attempted to be self-sufficient, as the BBC-TV was in Britain (Peers and Harada 2010). Instead, private station licensees were granted the auspices to distribute the national programs provided by the CBC (Peers and Harada 2010). During the 1950s, disagreements emerged over the conflict of interest presented by CBC being both the regulator of radio and television broadcasting and the primary operator (Peers and Harada 2010). As a result, the government established the Board of Broadcast Governors which was responsible for regulating the activities of public and private broadcasting stations in Canada (Peers and Harada 2010). Even so, the CBC continued to operate and continued to report directly to Parliament (Peers and Harada 2010).



A Cross-Border Company

When ground was broken for the construction of CKLW's new television facility at 825 Riverside Drive West on December 16, 1953, dignitaries from both Detroit and Windsor attended the ceremony. The goal of this representation was to stress the unique position of Windsor as a cross-border city. When the station began broadcasting on September 16, 1954, yet again, the audience included both Canadian and American officials. Over the following decades, CKLW would remain straddling the line of both Canadian and American radio and television content. In 1963, CKLW-TV aired a mix of sports, feature films, and mid-evening programming from CBC, including "CBC Playhouse." Ultimately, the popularity of the radio station was significantly in part due to its location near the border, and its resulting cross-border audience, CKLW became an important jumping off point for Canadian recording artists and television shows to start or expand their careers into the United States. As Gordon Lightfoot claimed, it was because of CKLW that Detroit was "the first major American city where you could find yourself."

CKLW Radio and the CBC

In 1969, legislation was passed that barred the ownership of radio and television stations by foreign companies. As a result, the owners of CKLW were forced to sell the station. Local politicians, citizens groups, and the *Windsor Star* advocated for CKLW to be purchased by CBC. CBC lacked the funds to purchase the operation outright and instead entered a partnership with Baton Broadcasting to purchase CKLW, under the agreement that CKLW would be fully acquired by CBC within five years. Under the joint ownership of CBC and Baton Broadcasting, CKLW-TV switched to an entirely Canadian primetime lineup of CBC and CTV programming. However, some critics believed that the station still catered to American viewers. Many ads even contained the disclaimer "Not available in Ontario". By the fall of 1973, CKLW-TV was ranked behind ABC, NBC, and CBS Detroit affiliates in viewership. While promoters of Canadian content had hoped that CKLW-TV would be a window into the world of Canadian programming for American viewers, the ratings proved otherwise. While most CBC network stations usually aired some American content, CBET-TV encountered difficulty because of the overlap with the Detroit market. Therefore, many American shows could not be shown by CBET-TV. As a result, CBET-TV had a higher percentage of Canadian content than other CBC stations.

5.4.3 Examples of Commemoration

The examples below are approaches to commemoration that have been used as ways to commemorate cultural heritage resources and/or events, where conservation of heritage resources in-situ is not possible or warranted. The examples and graphics provided are meant to be representative concepts which can be modified and refined when a commemoration option is selected and designed.

- Commemorative/dedication plaques
- Interpretive panel(s)
- Historical markers, including property markers
- Historical plantings (i.e., commemorative grove, planting feature, or combination)
- Adaptive reuse of remnant materials of a building



- Commemorative feature such as sculpture, garden, environmental art

5.4.4 Site Specific Commemoration Options

5.4.4.1 Interpretive Signs

This option includes creating a various number of interpretive panels throughout the property which would tell the history of the site. These panels would convey the stories of the people and events that shaped the site and preserve the sites significance indefinitely (Plate 3 and Plate 4). These signs could draw directly on the themes outlined in Section 5.3.2. Salvaged elements could be located nearby to provide a tangible link to the station’s building materials.



Plate 3: The Ohio Field Interpretive Signage at Ohio State University (Landezine 2018).



Plate 4: Eldorado Historic Sites Walk (Visit Wangaratta n.d.).

5.4.4.1.1 Example Sign Text: *The History of CKLW-AM*

In the 1960s, the sounds of CKLW-AM radio could be heard blasting from just about every radio in Windsor. From cars, homes, and businesses, CKLW was the soundtrack of the region.



Established in 1932 when a group of Windsor businessmen founded Western Ontario Broadcasting Company Limited, CKLW grew as both a local, and international radio and television station and became one of the most influential stations in Canada and the United States.

Due to its location near the border, and its resulting cross-border audience, CKLW became an important jumping off point for Canadian recording artists to start or expand their careers into the United States. Gordon Lightfoot spoke that it was because of CKLW that Detroit was “the first major American city where you could find yourself.”

CKLW was not only influential for the music it played and the careers it jumpstarted but also for its revolutionary approach to broadcasting. In the late 1950s, local radio listeners were tired of long DJ sets, commercials, and limited time set aside for music broadcasts. In response, CKLW-AM switched to a rock and roll format and pioneered the use of short playlists of popular music. The fast pace of the DJs and limited commercial blocks allowed the station to play up to 18 songs per hour, in contrast to other Detroit stations which averaged 13 songs per hour. By the 1960s, CKLW-AM grew to become one of the most popular radio stations in the United States. In 2014, CBC sold 825 Riverside Drive West and signed a 10-year lease with the new property owner. CBC stated that the sale of the property was in line with its new business strategy.

5.4.4.1.2 Example Sign Text: *The History of CKLW-TV*

In 1949, Western Ontario Broadcasting, the owners of CKLW-AM, applied to CBC for a license to operate a television station. While the application was supported by the Windsor Chamber of Commerce, the final decision needed to be made by the CBC Board of Governors. Four years later, in 1953, the board reviewed the application and expressed concerns that content on the new station would be dominated by American programming. In an attempt to calm concerns, General Manager of CKLW, J.E. Campeau, promised the board that the new television station would contain a significant amount of Canadian content. With this promise, construction of the television station and CKLW-TV broadcasting began on September 16, 1954.

The new television broadcasting station, located at 825 Riverside Drive West, would be the first Canadian TV station to operate at full power – with a broadcasting range of 104 kilometers. With a signal strength of 325,000 watts, the television station signal was designed to be the most powerful in Canada and the United States. A staff of 50 people was required to operate the television station.

When the new CKLW station was completed, the equipment within the facility was considered cutting edge. One of the most important pieces of equipment was a Houston-Fearles film processor, which allowed film to be processed and made ready for television in minutes.

5.4.4.1.3 Example Sign Text: *“The Girl with the Golden Ears”*

Have you heard of musical artists Gordon Lightfoot, Bob Seger, or Alice Cooper? What about the songs *The Wreck of the Edmund Fitzgerald* (Gordon Lightfoot), *Superstition* (Stevie Wonder), *Sweet Sweet Baby (Since You Been Gone)* (Aretha Franklin), or a *Crazy Little Thing Called Love* (Queen)? If you're



familiar with any one of these artists or songs, you have radio broadcasting giant Rosalie Trombley, in part, to thank.

In 1968, CKLW hired single mother of three, Rosalie Trombley as a receptionist and switchboard operator for their radio station. Trombley quickly rose to become the station’s music librarian and director and eventually one of the station’s top executives. During her time at CKLW radio, Trombley became one of the most famous and influential individuals in radio history, known as “the Hitmaker” and “the Girl with the Golden Ears.” Her nicknames emerged from her ability to discover songs which frequently grew into smash hits.

In 1984, Trombley retired from her position at CKLW radio, however she continued her broadcasting career in the United States. In the years before, and after her death in 2021, Trombley was the recipient of many music industry awards – including being the first Canadian inducted into the Radio Hall of Fame in 2022 (Plate 5 and Plate 6).



Plate 5: Rosalie Trombley in an undated photo (CBC 2021).



Plate 6: Rosalie Trombley (Windsor Star 2021).

5.4.4.2 Radio History Walking Tour

This option includes the creation of a self-guided heritage walking tour of the Study Area. This tour would provide brief excerpts of information relevant to the site and integrate important musical history, beyond



just historical content. This could include jingles from CKLW, interviews with former employees and musicians, as well as famous songs that were made popular by the station and its employees.

The walking tour could be disseminated through a pamphlet (which could be found in a central community location on the property) or through a digital resource such as QR codes located on interpretive panels in publicly accessible areas.

5.4.4.3 Oral History Project

In order to help preserve the history of the CKLW station as well as the history of radio and television broadcasting within Canada an oral history project could be undertaken with former employees and individuals associated with the CKLW station. An oral history project could explore the experiences of former employees who worked at the CKLW station, the significance of the CKLW station on musicians or other members of the broadcasting industry, or the technological advances and changes throughout the lifetime of the station. All oral histories should be deposited in a local archive following completion. Once these oral histories are completed, other methods of commemoration (a digital resource, any audio projects (a walking tour, listening booths), interpretive signage) could be augmented with the information and audio obtained. This oral history project could be initiated by the City as a collaboration opportunity with local historical organizations, which could include the Department of History at the University of Windsor or Museum Windsor.

5.4.4.4 Digital Resource

This option includes the creation of a digital resource which would expand upon the historical content presented through the physical commemoration in the Study Area. Due to their nature, physical methods of interpretation have varied limits of how much historical content and the types of content that can be displayed. As such, creating an accompanying digital resource can act as a place where interested members of the public can go for additional information. A digital resource would compliment and significantly improve the longevity of the commemoration and preservation being attempted to preserve the history of the CKLW. The creation of a digital resource could be initiated by the City as a collaboration opportunity with local historical organizations, which could include the Department of History at the University of Windsor or Museum Windsor.

5.4.4.5 Internal Interpretation

The creation of internal interpretation could allow for further commemoration of the history of the CKLW station on the site (Plate 7). Unlike external interpretation, creating internal interpretation widens the opportunities and options for the dissemination of historical content. Internal interpretation is not constrained by factors such as weather or vandalism. As such, internal commemoration could include interpretive panels with exhibit cases for artifacts/salvaged materials, listening stations for audio/visual set ups to allow members of the public the opportunity to listen or watch historic radio/tv broadcasts, interpretive art, a replica broadcasting studio or design elements which are an homage to design elements of the original broadcasting studio. The creation of an internal interpretation display could be



initiated by the City as a collaboration opportunity with local historical organizations, which could include the Department of History at the University of Windsor or Museum Windsor.



Plate 7: Internal exhibit at the University of New England (UNE Library Services n.d.).



6 Conclusion and Recommendations

The property at 825 Riverside Drive was determined to meet two criteria of Ontario Regulation 9/06 for its design/physical value as a modernist structure and historical association with the radio and television station CKLW. Given the proposed redevelopment of the site, retention *in situ* is not feasible, and the building cannot be incorporated into the proposed development in order to accommodate the required below ground parking. Therefore, the HIA recommended mitigation measures to conserve the CHVI of 825 Riverside Drive, albeit in a different context. Salvage of physical elements of the building, including the covered breezeway, if feasible, and representative samples of buff and glazed brick, are recommended to link physical features of the existing building to commemorative and interpretive elements that celebrate the building's history as a broadcasting station in the mid-to-late 20th century. New development that reflects cubist/linear design with mid-century inspired decorative elements can pay homage to the site's architectural past.

The preferred approach is a blended commemoration approach that combines documentation, commemoration, and salvage to mitigate the impacts arising from the future redevelopment of 825 Riverside Drive. A timeframe for demolition has not been determined and there is presently no timeline for salvage or storage of materials.

Recommendations in this commemoration plan, based on feasibility to be determined by demolition/salvage contractors and the property owner, should be included as conditions of site plan approval to confirm that the CHVI of the property will be conserved in the future development. A timeframe for demolition has not been determined but is not anticipated to occur until development of the site begins. To incorporate the recommendations of the HIA and this report into the future development process, it is recommended that a holding provision be established as part of approval of the Zoning Bylaw Amendment. With approval of the holding provision, it is recommended that the property be removed from the City's Heritage Register. The holding provision will require finalization of the Documentation and Commemoration Report with the Site Plan Approval process. The holding provision will preclude demolition until the appropriate mitigation, documentation, and commemoration measures are integrated into the Site Plan Approval process and can be tailored to the specifics of the final design with respect to location and form of the commemorative, interpretive, and salvage materials.



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Appendix A Development Plans



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**16.154 - 825 RIVERSIDE DRIVE
PROJECT SUMMARY
WINDSOR, ONTARIO**

GROSS FLOOR AREA SUMMARY

PARCEL	USE	AREA	AREA
		m ²	ft ²
ALL BUILDINGS	GROSS SITE AREA	24,942.0	268,488.0
	TOTAL PROPOSED TFA	157,799.2	1,704,402.0
	UNITS	1,602	
	PSI (TFA / GROSS SITE AREA)	5.9	

*PSI BASED ON TOTAL NET SITE AREA

TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	AREA
	m ²	ft ²
FLOOR 1 - FLOOR 3	47,871.0	513,201
FLOOR 1 - FLOOR 24	157,799.2	1,698,537
TOTAL	205,670.2	2,211,738

DEFINITIONS

CITY OF WINDSOR BY-LAW #600

GROSS FLOOR AREA means the total combined floor area in square metres of all buildings on a lot, excluding the eaves of any building, measured from the outside face of the exterior walls of each building.

BUILDING HEIGHT means:

- For any building with a flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes, where the lowest slope is greater than the uppermost slope, the vertical distance in metres between the grade and the highest point of the roof. Where a building height provision is expressed in storeys, the building height in metres shall be the number of storeys permitted multiplied by 4.0 m.
- For a main building with a roof other than that described in clause 1 of this subsection, the vertical distance in metres between the grade and the mid-point between the lowest eaves and the highest point of the roof. Where building height is expressed in storeys, the maximum building height in metres shall be the number of storeys permitted multiplied by 4.0 m, and the maximum building height in metres shall be the number of storeys permitted multiplied by 4.0 m plus an additional 2.0 m for the roof.
- For an accessory building with a roof other than that described in clause 1 of this subsection, the vertical distance in metres between the grade and the highest point of the roof.

GROSS FLOOR AREA (GFA) BREAKDOWN - ALL BUILDINGS

BUILDING	# OF UNITS	RESIDENTIAL				PARKING	INDOOR AMENITY	TOTAL RESIDENTIAL		OUTDOOR AMENITY			
		SALEABLE		NON-SALEABLE				TOTAL RESIDENTIAL		OUTDOOR AMENITY			
		m ²	ft ²	m ²	ft ²			m ²	ft ²	m ²	ft ²		
BUILDING 1	332	27,979.0	298,490	4,969.0	53,432	0.0	0.0	615.3	6,623	32,637.3	354,355	1,341.9	14,444
BUILDING 2A	372	30,922.0	332,842	7,248.7	76,948	7,142.0	76,875.0	894.2	9,594	45,816.9	495,169	278.7	2,990
BUILDING 2B	276	21,428.0	228,649	2,457.2	26,460	0.0	0.0	212.2	2,260	24,117.4	253,598	278.7	2,990
BUILDING 2C	312	24,804.0	266,389	2,975.0	31,023	0.0	0.0	212.5	2,260	26,013.3	281,311	278.7	2,990
BUILDING 3	266	21,125.0	223,388	2,897.0	31,075	0.0	0.0	578.2	6,159	24,984.2	268,622	282.1	3,036
BLOCK 1	24	2,817.0	24,940	15.0	161	0.0	0.0	0.0	0	2,817.0	25,101	898.5	9,635
GRAND TOTAL	1,602	127,955.0	1,377,296	28,465.9	220,078	7,142.0	76,875.0	3,256.9	34,387	157,799.2	1,698,537	2,460.1	26,480

UNIT MIX - PROVIDED

BUILDING	UNIT MIX BREAKDOWN (ALL BUILDINGS)				TOTAL
	1B	1B+D	2B	TH	
BUILDING 1	60	222	60	10	352
BUILDING 2A	17.0%	63.1%	17.0%	2.8%	100.0%
BUILDING 2B	92	158	212	10	572
BUILDING 2B	76	124	81	0	281
BUILDING 2B	25.4%	44.8%	28.7%	0.0%	100.0%
BUILDING 2C	64	160	60	0	324
BUILDING 2C	24.5%	44.5%	26.0%	0.0%	100.0%
BUILDING 3	51	127	75	0	253
BUILDING 3	24.2%	52.1%	29.0%	0.0%	100.0%
BLOCK 1	0	0	0	24	24
BLOCK 1	0.0%	0.0%	0.0%	100.0%	100.0%
SUBTOTAL	180	611	617	44	1,452
TOTAL UNITS	330	811	617	44	1,402
UNIT MIX	23.6%	58.6%	44.0%	3.7%	100.0%
	71.2%				

VEHICULAR PARKING REQUIRED - OVERALL

ALL BUILDINGS	USE	RATIO	TOTAL
		1.25 / UNIT	2002
	TOTAL PARKING REQUIRED		2002

VEHICULAR PARKING RATIOS AS PER CITY OF WINDSOR BY-LAW #600 (24.20.5.1)

1.25 SPACES FOR EACH DWELLING UNIT REQUIRED FOR MULTIPLE DWELLING CONTAINING A MINIMUM OF 5 DWELLING UNITS

VEHICULAR PARKING PROVIDED - OVERALL

ALL BUILDINGS	FLOOR	TOTAL	RATIO
	FLOOR B2	115	
	FLOOR B3	112	
	U/S LEVEL 1	578	
	U/S LEVEL 2	617	
	U/S LEVEL 3	292	
	TOTAL PROVIDED	1,714	1.070

AMENITY AREAS - REQUIRED & PROVIDED

ALL BUILDINGS	TYPE	REQUIRED		PROVIDED (COMMUNITY)			
		RATIO	m ²	RATIO	m ²		
	INDOOR AMENITY	0.8 m ² /UNIT	1,339.5	14,418	1.4 m ² /UNIT	2,236.3	24,287
	TOTAL	0.8 m²/UNIT	1,339.5	14,418	1.4 m²/UNIT	2,236.3	24,287
	OUTDOOR AMENITY			1.5 m ² /UNIT	2,460.1	26,480	
	TOTAL INDOOR / OUTDOOR AMENITY	0.8 m²/UNIT	1,339.5	14,418	2.9 m²/UNIT	4,736.4	50,767

*RATIOS BASED ON PSI/UNIT TOTAL AMENITY

PROJECT NO. 16.154

CBC Lands - 825 Riverside Dr. W., Windsor, ON

STATISTICS

PROJECT NO.	16.154
PROPERTY DATE	
DESIGNED BY	Architect
DATE PLOTTED	Checker
DATE	



A002A

REV

GROSS FLOOR AREA BREAKDOWN (GFA)																
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL		NON-SALEABLE		PARKING		INDOOR AMENITY		TIA	OUTDOOR AMENITY				
			SALEABLE	BT	BT	BT	BT	BT								
BUILDING 1	U/S COMBINED*	U/S 1			716.0	6,051	7,899.0	84,336	0	0	8607.00	32,444	0			
		U/S 2			1,790.0	19,261	17,811.0	312,966	0	0	19819.00	211,828	0			
		U/S 3			2,099.0	27,993	17,334.0	188,724	0	0	19633.00	211,528	0			
	PODIUM	1	16	1120.00	12,004	1162.00	12,508	0	0	383.00	4,123	2465.00	28,686	1,063.2	11,444	
		2	17	1880.00	21,399	1777.00	2,287	0	0	0	0	2665.00	28,686	0	0	
		3	20	1951.00	21,905	2015.00	2,044	0	0	0	0	2214.00	28,687	0	0	
		4	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		5	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		6	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		7	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		8	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		9	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		10	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		11	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		12	23	1740.00	18,729	154.00	1,703	0	0	0	0	1898.00	20,430	0	0	
		MID TOWER STAIRS	13	23	1693.00	18,223	154.00	1,703	0	0	0	0	1851.00	19,924	0	0
			14	23	1693.00	18,223	154.00	1,703	0	0	0	0	1851.00	19,924	0	0
	PENTHOUSE	15	20	1627.00	17,513	155.00	1,648	0	0	0	0	1782.00	19,181	0	0	
		16	20	1627.00	17,513	155.00	1,648	0	0	0	0	1782.00	19,181	0	0	
		MPH	0.00	0	0	0	0	0	232.0	2,200	305,714	13,607	278.7	3,000		
BUILDING 1 SUB-TOTAL		372	27,379.0	294,489.8	4,963.0	94,777.8	0.0	466,386.4	613.3	6,822.0	32,937.3	610,871.3	1,941.9	14,644.1		

UNIT MIX - PROVIDED BUILDING 1

BLOCK	18	18+0	28	TH	TOTAL
2	2	12	3		17
3	3	19	4		26
4	3	16	4		23
5	3	16	4		23
6	3	16	4		23
7	3	16	4		23
8	3	16	4		23
9	3	16	4		23
10	3	16	4		23
11	3	16	4		23
12	3	16	4		23
13	3	17	3		23
14	3	17	3		23
15	11	5	4		20
16	11	5	4		20
SUBTOTAL	60	222	60	10	352
UNIT MIX	18.0%	63.1%	17.0%	2.9%	100.0%

GROSS FLOOR AREA (GFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (GFA)															
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL		NON-SALEABLE		PARKING		INDOOR AMENITY		TIA	OUTDOOR AMENITY			
			SALEABLE	BT	BT	BT	BT	BT							
BUILDING 3	U/S	U/S 1	REFER TO BUILDING 1												
		U/S 2	REFER TO BUILDING 1												
		U/S 3	REFER TO BUILDING 1												
	TOWER	1	8	547.00	6,504	522.00	5,724	0	0	340.00	3,660	1539.00	16,150	0	
		2	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		3	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		4	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		5	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		6	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		7	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		8	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		9	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		10	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		11	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		12	18	1390.00	14,942	128.00	1,376	0	0	0	0	1518.00	16,340	0	
		MID TOWER STAIRS	13	16	1327.00	14,204	123.00	1,324	0	0	0	0	1460.00	15,660	0
			14	16	1327.00	14,204	123.00	1,324	0	0	0	0	1460.00	15,660	0
	PENTHOUSE	15	14	1367.00	13,618	114.00	1,227	0	0	0	0	1480.00	14,840	0	
		16	14	1367.00	13,618	114.00	1,227	0	0	0	0	1480.00	14,840	0	
		MPH	0.00	0	471.00	5,051	0	0	232.0	2,200	305,714	13,607	278.7	3,000	
BUILDING 3 SUB-TOTAL		266	21,225.0	227,887.6	2,887.0	31,675.4	0.0	466,386.4	613.3	6,822.0	34,942.3	264,622.3	278.7	2,999.0	

UNIT MIX - PROVIDED BUILDING 3

BLOCK	18	18+0	28	TH	TOTAL
2	2	12	4		18
3	4	16	4		18
4	4	16	4		18
5	4	16	4		18
6	4	16	4		18
7	4	16	4		18
8	4	16	4		18
9	4	16	4		18
10	4	16	4		18
11	4	16	4		18
12	4	16	4		18
13	3	7	6		16
14	3	7	6		16
15	3	3	8		14
16	3	3	8		14
SUBTOTAL	54	132	75	0	266
UNIT MIX	20.3%	51.5%	28.2%	0.0%	100.0%

GROSS FLOOR AREA (GFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (GFA)														
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL		NON-SALEABLE		PARKING		INDOOR AMENITY		TIA	OUTDOOR AMENITY		
			SALEABLE	BT	BT	BT	BT	BT						
BLOCK 1	U/S	U/S 1	REFER TO BUILDING 1											
		U/S 2	REFER TO BUILDING 1											
		U/S 3	REFER TO BUILDING 1											
	TOWNHOUSES	1	12	568.00	6,314	13.00	161	0	0	0	583.00	6,275	0	
		2	12	568.00	6,275	0	0	0	0	0	583.00	6,275	0	
		3	12	568.00	6,275	0	0	0	0	0	583.00	6,275	0	
MPH	0.00	0	0	0	0	0	0	0	0	0.00	0			
BLOCK 1 SUB-TOTAL		24	2,337.0	26,866.0	15.0	165.5	0.0	0.0	0.0	0.0	2,337.0	25,161.4	0.0	0.0
GRAND TOTAL (ALL BUILDINGS)		1602.0	127,955.0	1,377,296.2	20,445.9	261,454.3	7,142.0	542,364.3	2,256.3	24,286.6	157,799.2	2,213,837.5	2,460.1	26,480.3

*NOTE: TPA CALCULATION DOES NOT INCLUDE UG LEVELS

UNIT MIX - PROVIDED BLOCK 1

BLOCK	18	18+0	28	TH	TOTAL
1	3	3			6
2	3	12			15
3	3	12			15
SUBTOTAL	12	24	0	0	36
UNIT MIX					100.0%

GRAND TOTAL (ALL BUILDINGS)	330	811	417	44	1,602
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CBC Lands - 825 Riverside Dr. W., Windsor, ON

STATISTICS

PROJECT NO.	16-154
PROPERTY DATE	
DESIGNED BY	Author
CHECKED BY	Checker
DATE	
SCALE	
PROJECT	A002B

GROSS FLOOR AREA (TFA) BREAKDOWN

BUILDING	FLOOR	# OF UNITS	RESIDENTIAL				PARKING	ROOM AMENITY	TFA	OUTDOOR AMENITY					
			SALEABLE	NON-SALEABLE											
BUILDING 2A	W/G		REFER TO BUILDING 1												
	1	13	507.00	10.33	437.00	15.21	2,216.0	24.34	0	5623.00	61.53	0			
	PODIUM	2	3	676.00	10.57	628.00	6.62	1,896.0	41.94	372.00	4,004.00	43,120.00	0		
		3	56	4641.00	49.95	4477.00	15.36	0	0	0	6068.00	63,315.00	0		
		4	35	4641.00	49.95	4477.00	15.36	0	0	0	6068.00	63,315.00	0		
		5	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
	TOWER	6	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		7	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		8	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		9	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		10	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		11	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		12	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		13	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		14	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		15	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		16	16	1254.00	13.49	114.00	1.27	0	0	0	1368.00	14,725.00	0		
		PENTHOUSE	17	14	1195.00	12.80	100.00	1.10	0	0	0	1300.00	13,919.00	0	
			18	14	1195.00	12.80	100.00	1.10	0	0	0	1300.00	13,919.00	0	
		MPH		0	0.00	0	481.47	5.18	0	232.0	2,500	71,842	7,485	1,000	
BUILDING 2A SUB-TOTAL		373	30,823.0	332,841.6	7,146.7	76,947.6	7,143.0	76,873.8	664.2	6,394.1	41,826.0	493,263.2	278.7	2,899.3	
BUILDING 2B	W/G		REFER TO BUILDING 1												
	1	1													
	PODIUM	2													
		3													
		4													
		5	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
	TOWER	6	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		7	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		8	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		9	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		10	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		11	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		12	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		13	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		14	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		15	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		16	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		17	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		18	16	1211.00	13.03	114.00	1.27	0	0	0	1325.00	14,262.00	0		
		PENTHOUSE	19	14	1151.00	12.38	100.00	1.10	0	0	0	1256.00	13,519.00	0	
20	14		1151.00	12.38	100.00	1.10	0	0	0	1256.00	13,519.00	0			
MPH		0	0.00	0	447.23	4.814	0.0	0	232.0	679.46	7,314	278.7	1,000		
BUILDING 2B SUB-TOTAL		276	23,428.0	236,661.1	2,657.2	26,664.6	0.0	0.0	232.2	2,667.7	24,173.0	299,982.2	278.7	2,998.3	
BUILDING 2C	W/G		REFER TO BUILDING 1												
	1	1													
	PODIUM	2													
		3													
		4													
		5	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
	TOWER	6	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		7	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		8	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		9	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		10	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		11	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		12	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		13	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		14	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		15	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		16	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		17	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		18	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
		19	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0		
20	16	1360.00	13.56	114.00	1.27	0	0	0	1374.00	14,790.00	0				
PENTHOUSE	21	15	1192.00	12.81	114.00	1.27	0	0	0	1306.00	14,058.00	0			
	22	15	1192.00	12.81	114.00	1.27	0	0	0	1306.00	14,058.00	0			
MPH		0	0.00	0	707.00	7.810	0	0	232.0	2,500	699.80	10,111	282.1	1,000	
BUILDING 2C SUB-TOTAL		312	26,604.0	269,666.0	2,975.9	30,823.0	0.0	0.0	232.3	2,667.7	30,331.5	363,313.0	282.3	3,038.3	
BUILDING 2 TOTAL		960	77,154.0	839,179.7	12,816.6	135,420.0	7.042	76,876.8	1,069	11,954.8	97,944.0	1,054,278.0	900	9,936.3	

UNIT MIX - PROVIDED BUILDING 2A

FLOOR	1B	1B-D	2B	TH	TOTAL
1					10
2					3
3					36
4					36
5	4	6	4		16
6	4	6	4		16
7	4	6	4		16
8	4	6	4		16
9	4	6	4		16
10	4	6	4		16
11	4	6	4		16
12	4	6	4		16
13	4	6	4		16
14	4	6	4		16
15	4	6	4		16
16	4	6	4		16
17	3	5	6		14
18	3	5	6		14
19	4	6	4		14
20	4	6	4		14
SUBTOTAL	62	88	112	0	372
UNIT MIX	16.7%	23.5%	30.1%	2.7%	100.0%

UNIT MIX - PROVIDED BUILDING 2B

FLOOR	1B	1B-D	2B	TH	TOTAL
1					1
2					1
3					1
4					1
5	4	6	4		16
6	4	6	4		16
7	4	6	4		16
8	4	6	4		16
9	4	6	4		16
10	4	6	4		16
11	4	6	4		16
12	4	6	4		16
13	4	6	4		16
14	4	6	4		16
15	4	6	4		16
16	4	6	4		16
17	4	6	4		16
18	4	6	4		16
19	3	5	6		14
20	3	5	6		14
21	4	6	4		14
22	4	6	4		14
SUBTOTAL	70	124	82	0	276
UNIT MIX	25.0%	44.9%	29.7%	0.0%	100.0%

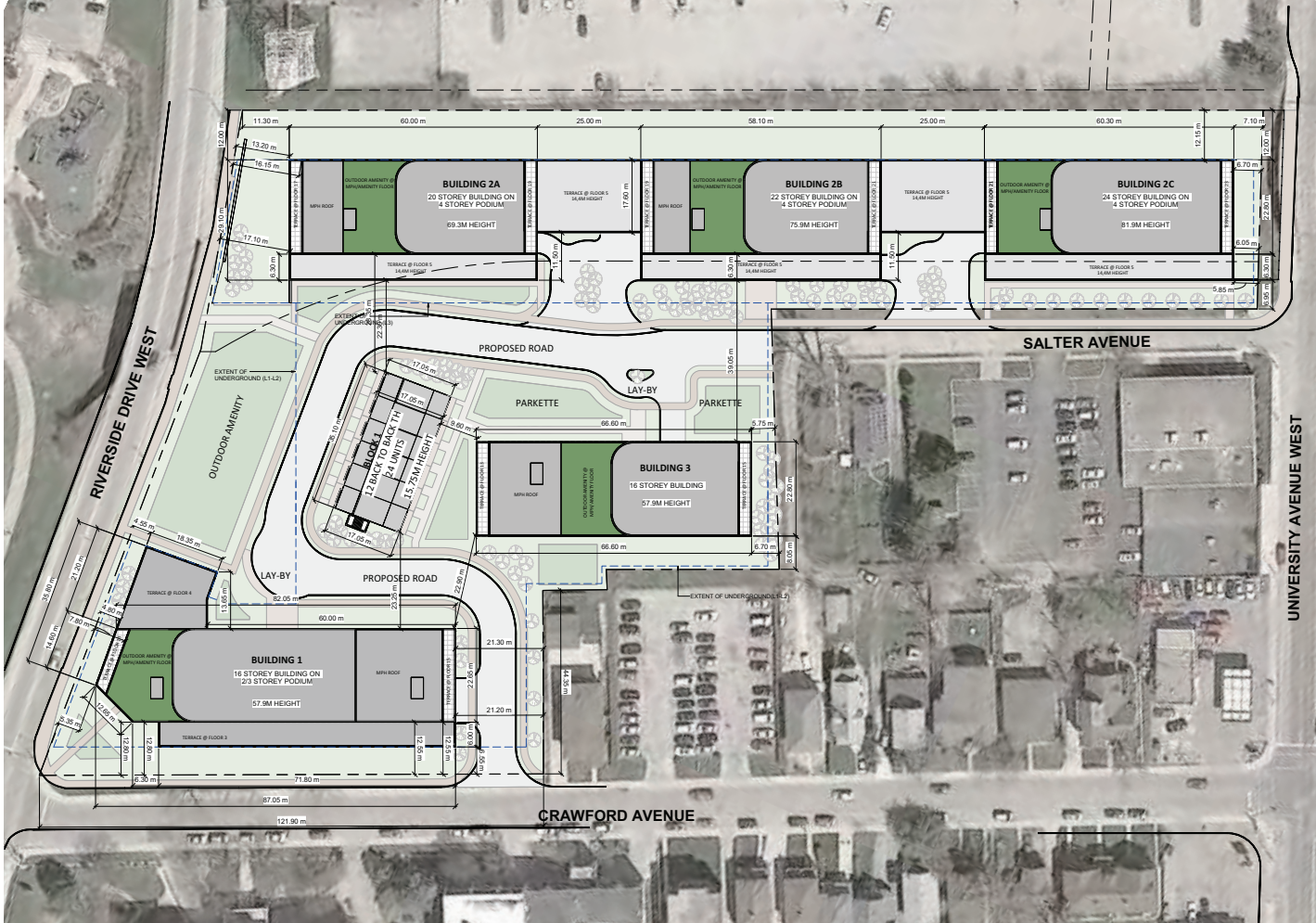
UNIT MIX - PROVIDED BUILDING 2C

FLOOR	1B	1B-D	2B	TH	TOTAL
1					1
2					1
3					1
4					1
5	4	6	4		16
6	4	6	4		16
7	4	6	4		16
8	4	6	4		16
9	4	6	4		16
10	4	6	4		16
11	4	6	4		16
12	4	6	4		16
13	4	6	4		16
14	4	6	4		16
15	4	6	4		16
16	4	6	4		16
17	4	6	4		16
18	4	6	4		16
19	4	6	4		16
20	4	6	4		16
21	4	6	5		15
22	4	6	5		15
23	6	0	7		13
24	6	0	7		13
SUBTOTAL	84	140	88	0	312
UNIT MIX	26.9%	44.9%	28.2%	0.0%	100.0%

TURNER FLEISCHER

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PROJECT	CBC Lands - 825 Riverside Dr. W., Windsor, ON
DATE	
SCALE	
PROJECT NO.	
PROJ. DATE	
DESIGNED BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	

ROOF PLAN

PROJECT NO. 16-154

PROJ. DATE

DESIGNED BY

CHECKED BY

DATE

SCALE

PROJECT NO.

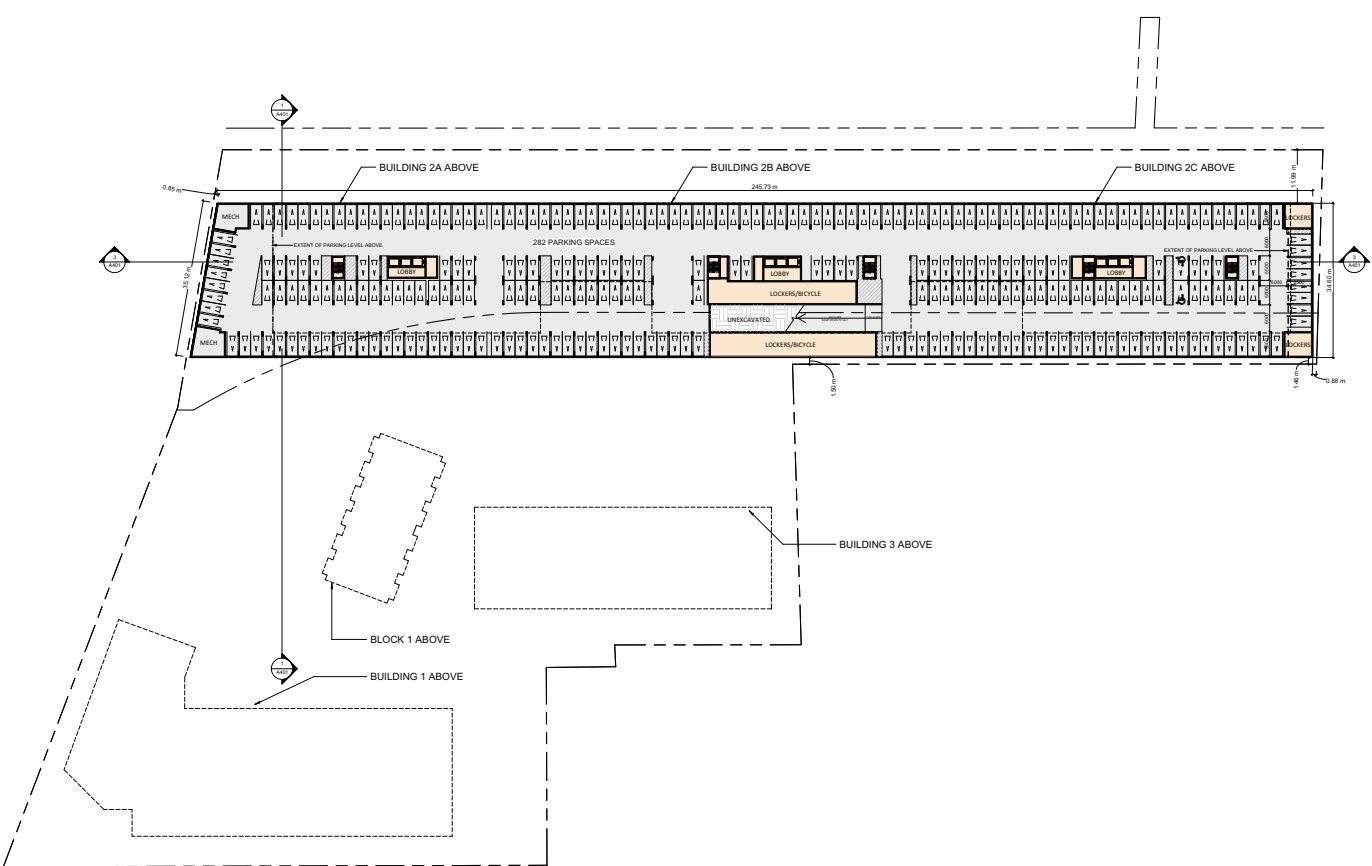
A004

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DATE: 10/10/2018

PROJECT: CBC Lands - 825 Riverside Dr. W., Windsor, ON

DESCRIPTION: UNDERGROUND 03 (PARTIAL)

PROJECT NO.	16-154
PROPERTY DATE	
DESIGNED BY	
ARCHITECT	
DATE OF ISSUE	
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SCALE	1:400

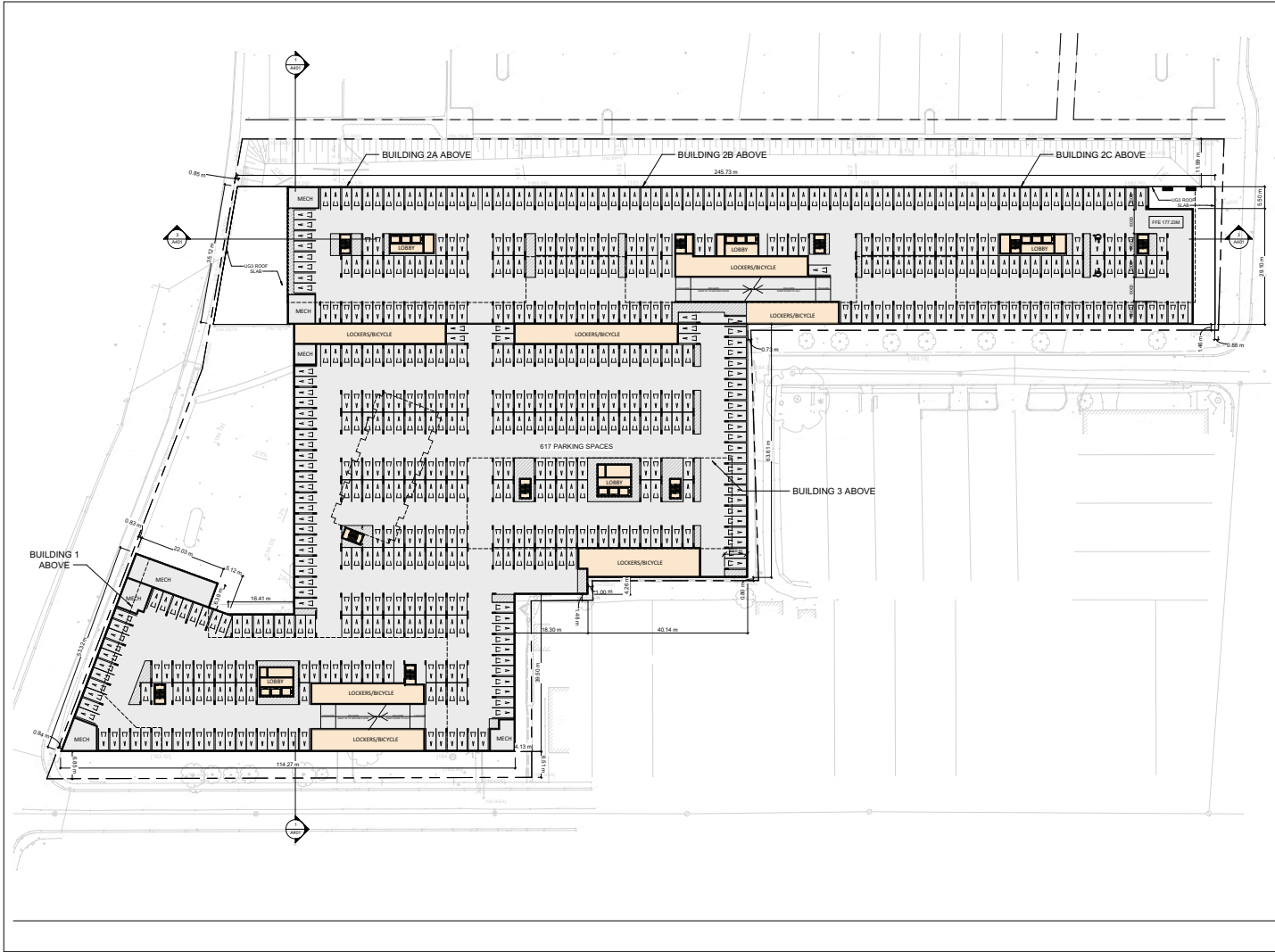

A101
REV

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DATE: 10/11/2011

CBC Lands - 825 Riverside Dr. W., Windsor, ON

UNDERGROUND 02

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DATE	11-2011

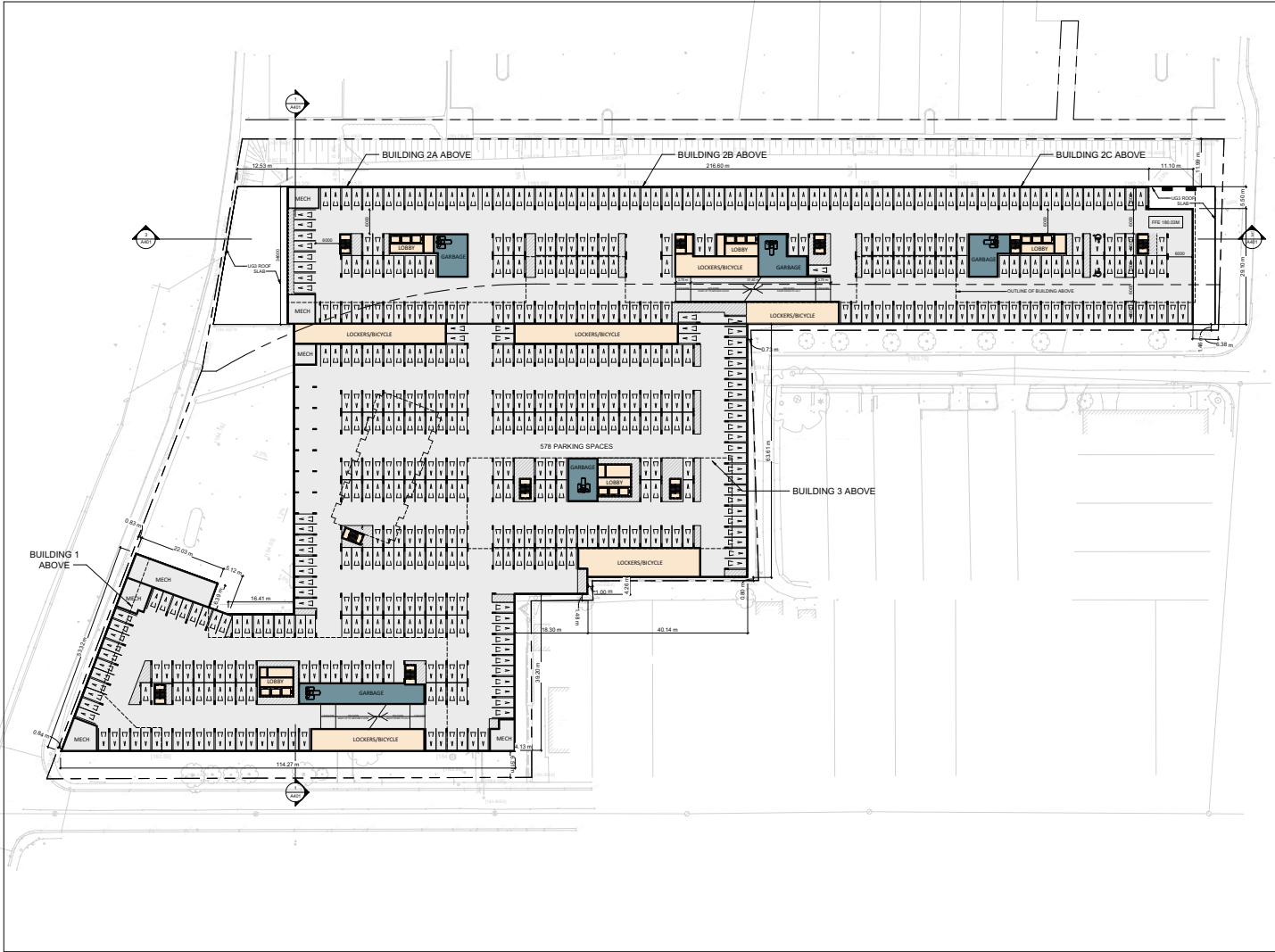

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CBC Lands - 825 Riverside Dr. W., Windsor, ON

UNDERGROUND 01

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DATE	11-2020

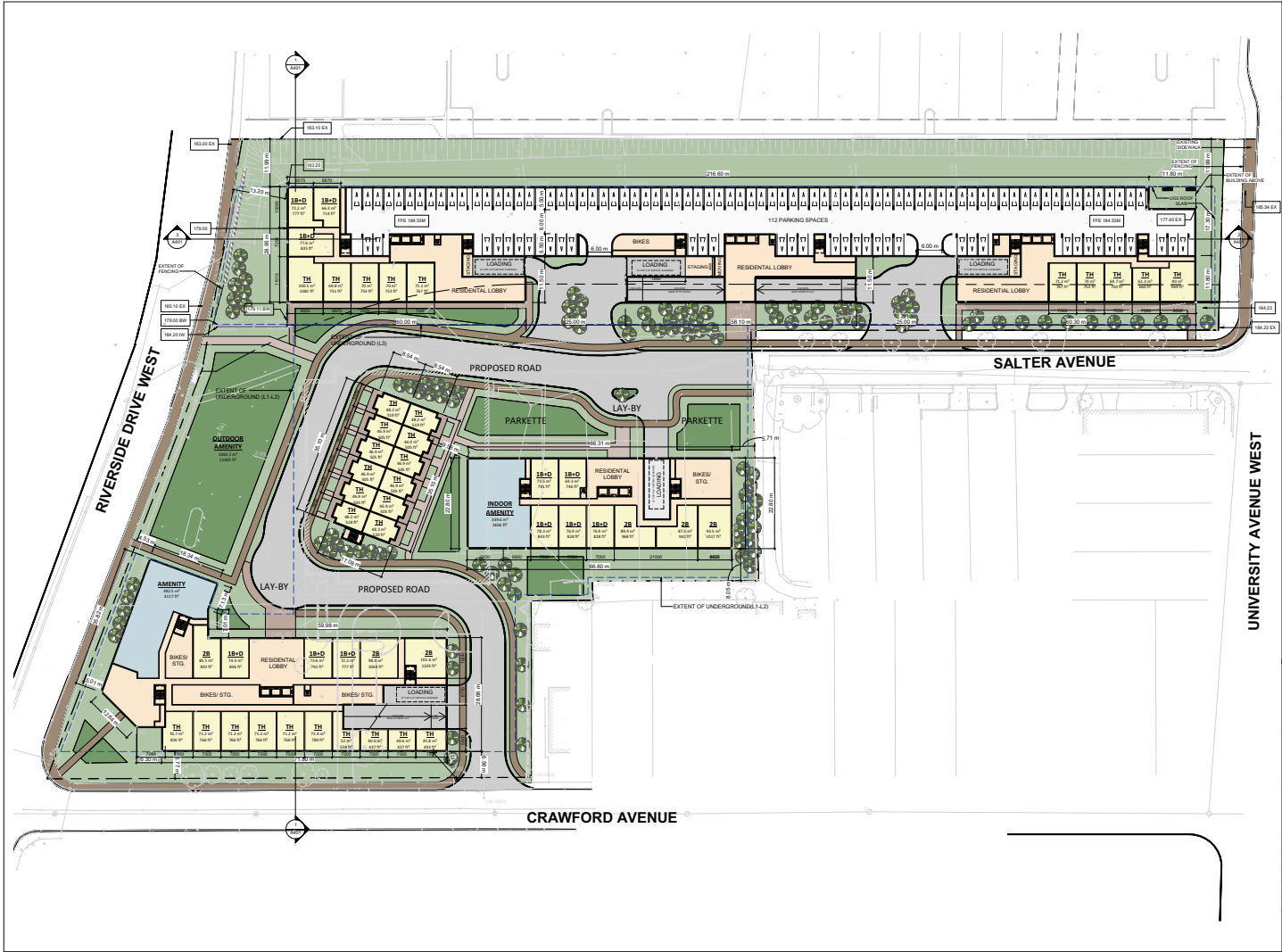


A103

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PROJECT: CBC Lands - 825 Riverside Dr. W., Windsor, ON
 SHEET: FLOOR 01
 DATE: 16.104
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 AUTHOR:
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CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR 01

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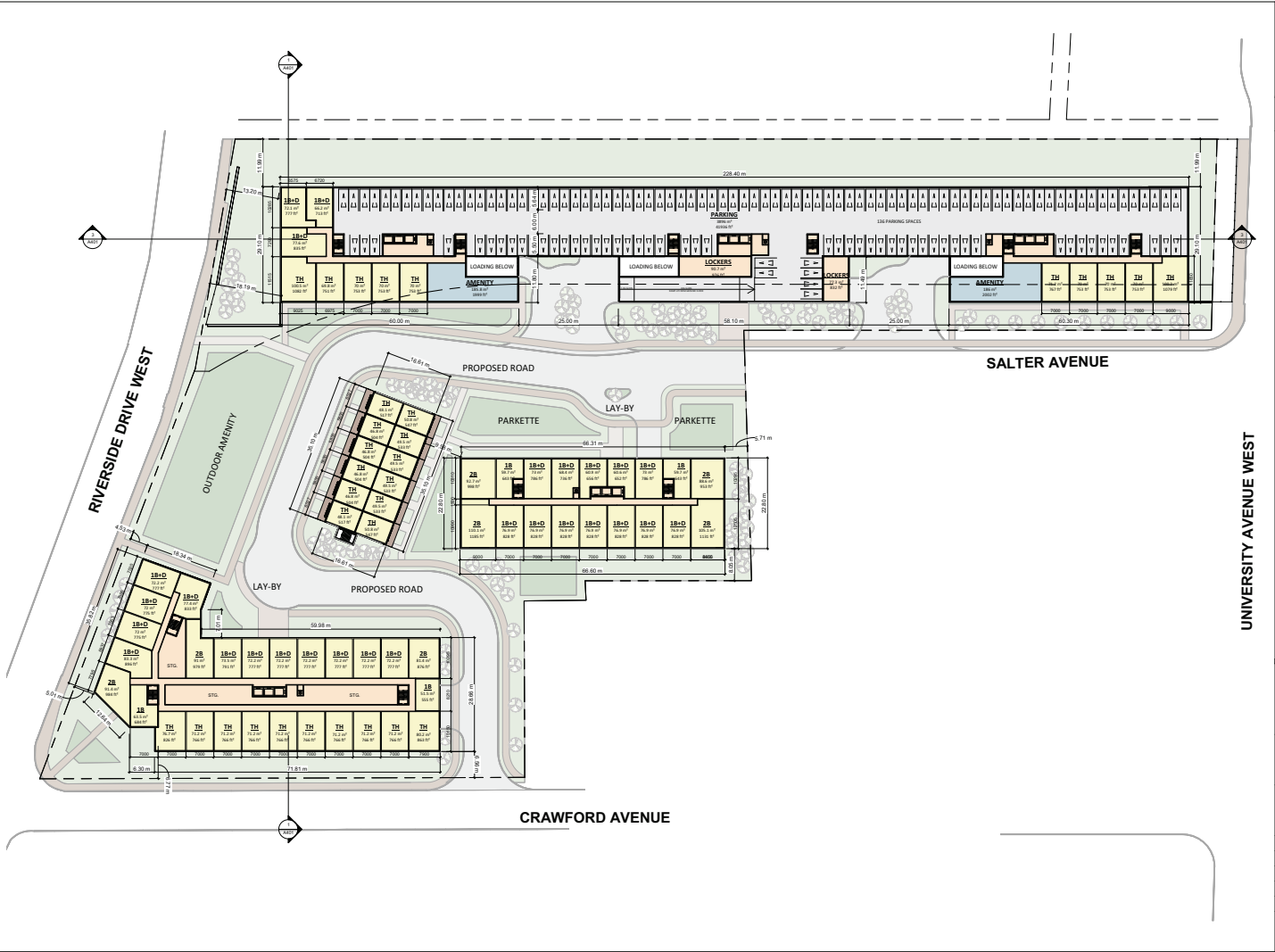
CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR 01

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CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR 02

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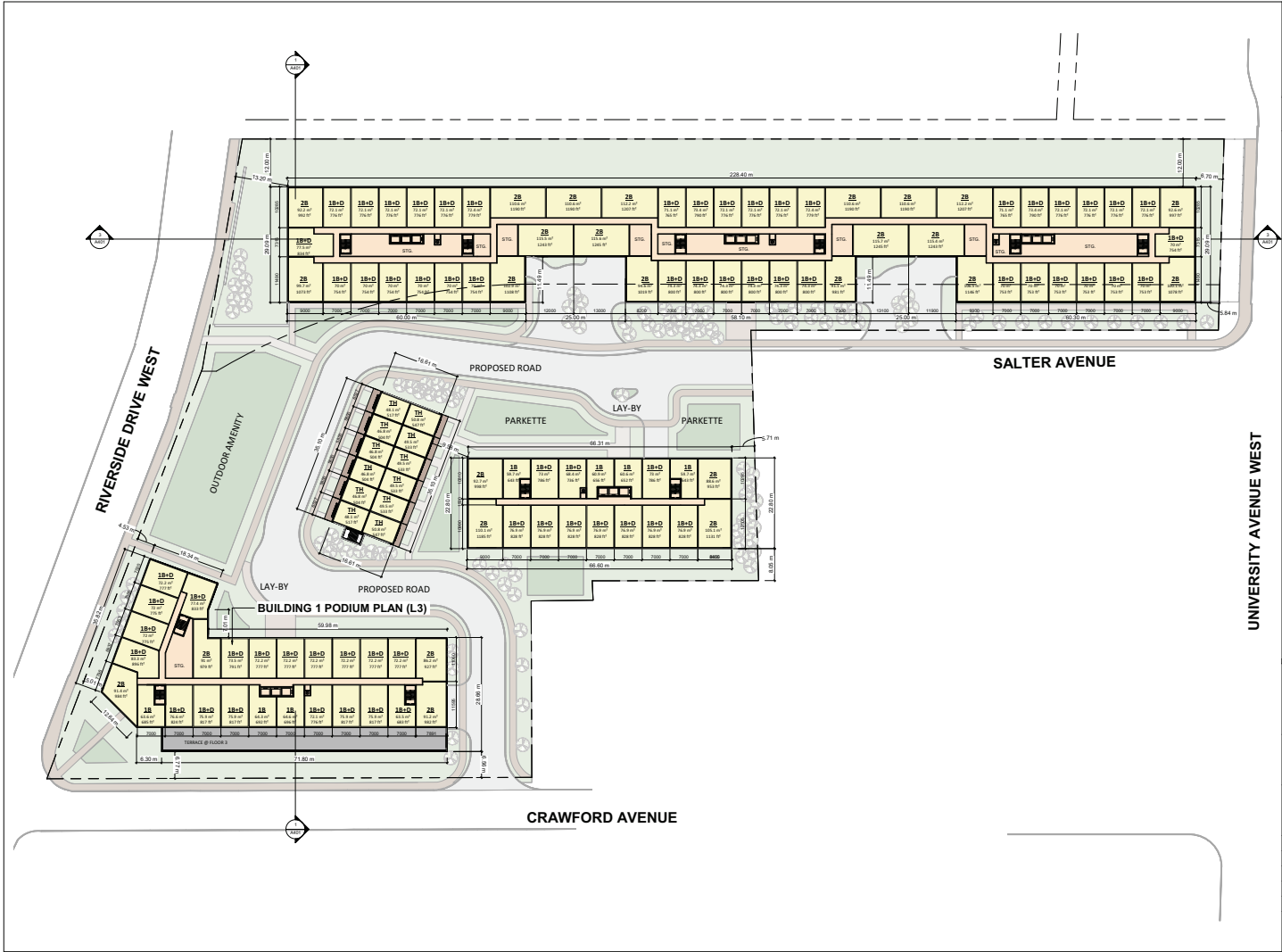
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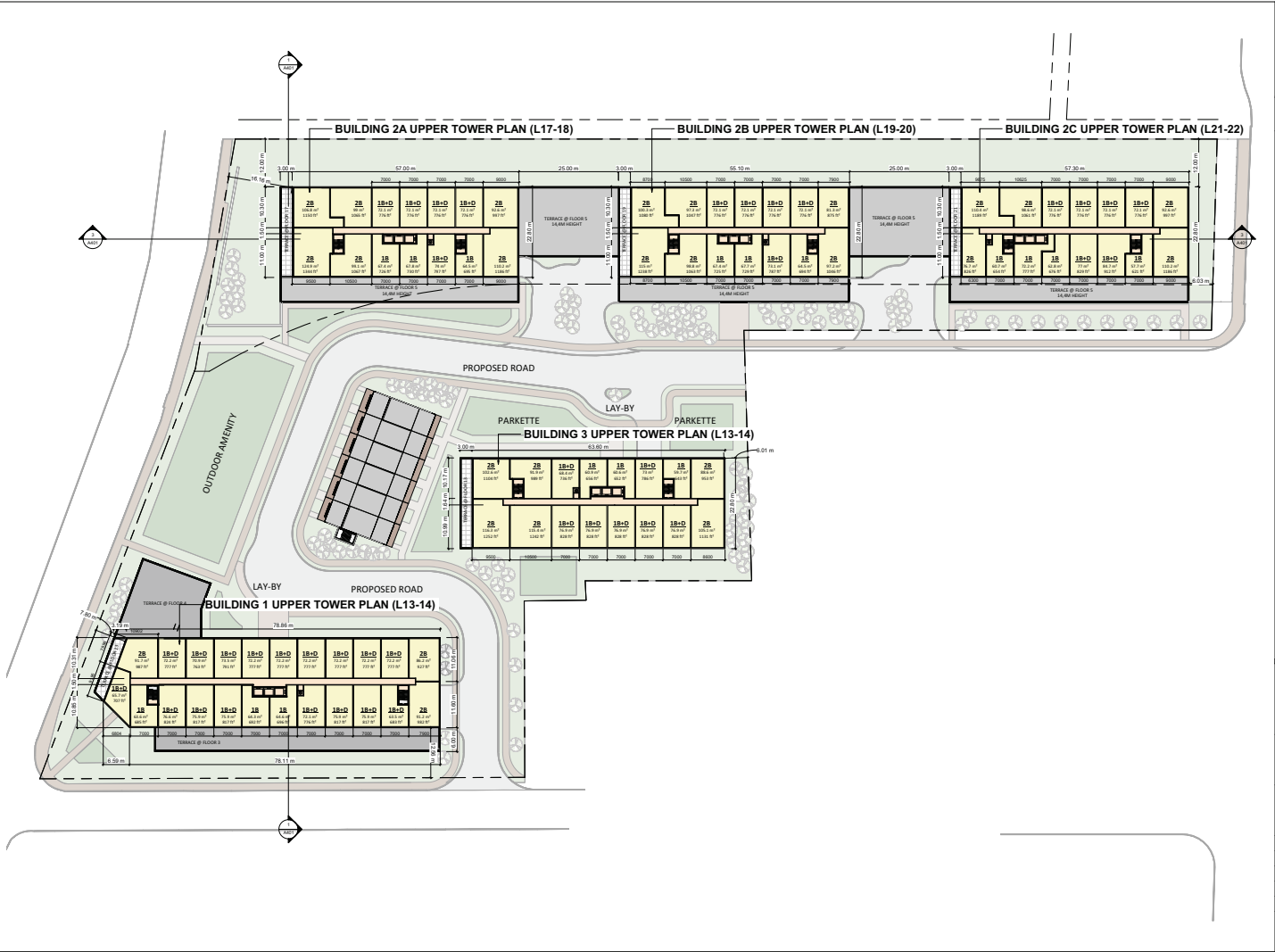
CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR 03-04

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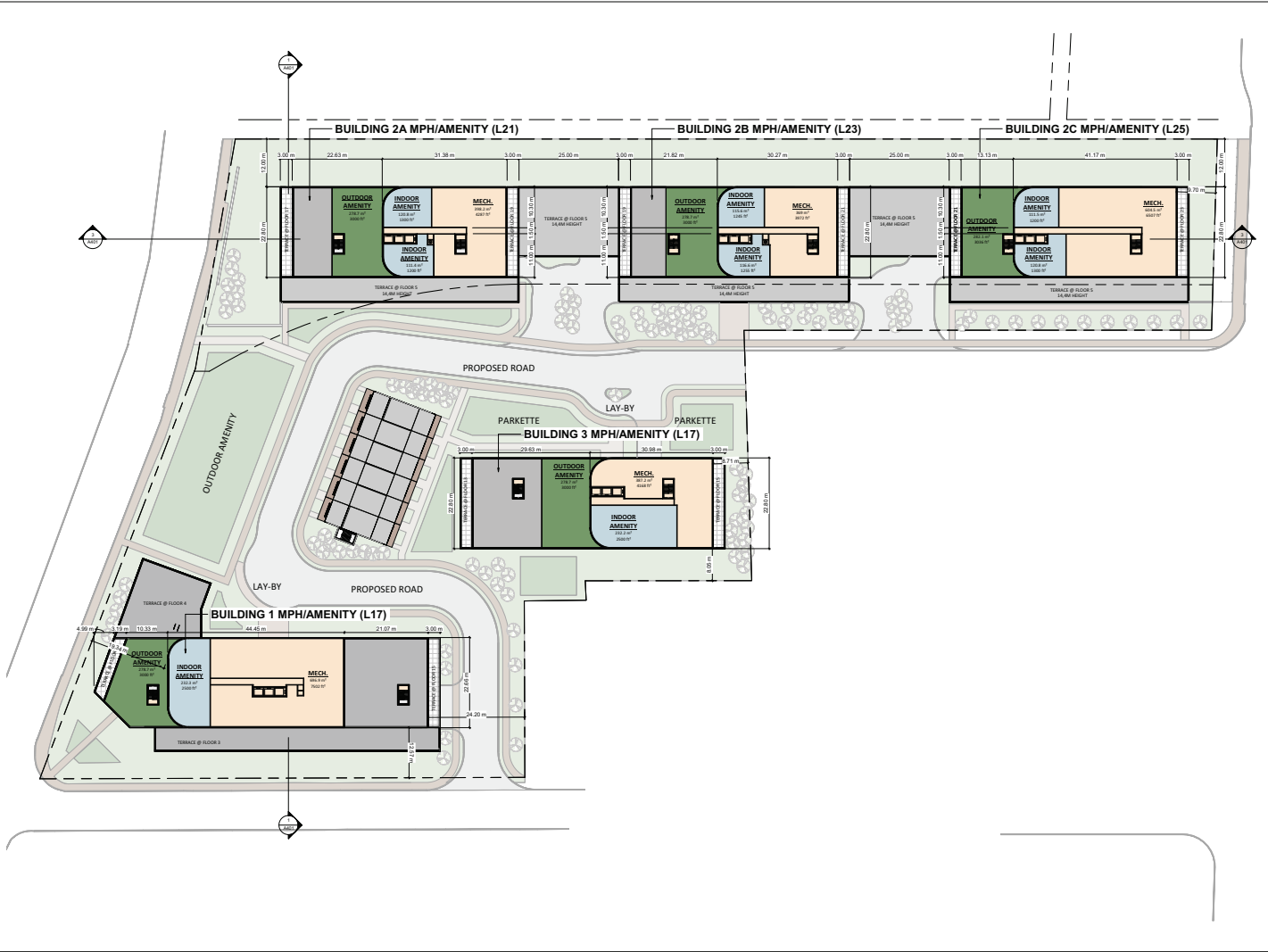


PROJECT: CBC Lands - 825 Riverside Dr. W., Windsor, ON

TYPICAL UPPER TOWER FLOORS

PROJECT NO.	16-154
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DATE	11-2020

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CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR MPH/AMENITY

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Appendix B Photo Log



Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario
Appendix B Photo Log
 October 2025

Photo Number	Direction	Details
1	East	Riverside Drive West
2	West	Riverside Drive West
3	North	Detroit skyline
4	West	Ambassador Bridge
5	East	High density residential and base of broadcast tower
6	South	Crawford Avenue
7	South	Crawford Avenue, looking south at residences
8	South	Former Canadian Pacific Railway right-of-way
9	East	Canadian Pacific Railway Underpass
10	South	Salter Avenue
11	East	North driveway
12	East	South driveway
13	East	Driveway as it passes under breezeway
14	East	South parking lot
15	North	West parking lot
16	East	Broadcast tower
17	West	Tower base and equipment
18	East	Representative tether anchored in concrete
19	East	Lawn
20	North	Lawn and trees
21	East	Metal fence
22	East	Flag poles
23	West	North façade foundation plantings
24	North	Garden area
25	East	Front (west) façade
26	East	Brick details of west façade
27	North	Breezeway south entrance
28	East	Breezeway, looking east towards main entrance
29	East	Breezeway column details
30	North	Breezeway ceiling
31	East	Main entrance
32	East	Fixed metal window
33	East	South section of west façade



Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario
Appendix B Photo Log
 October 2025

Photo Number	Direction	Details
34	East	Secondary entrance and windows
35	South	North façade
36	South	Representative details of bay on north façade
37	South	Recessed lighting fixture
38	South	Window details and metal flashing
39	East	CBC Logo
40	North	Northeast corner of east façade
41	North	East façade
42	North	East façade second storey
43	North	South façade
44	North	Second storey of south façade
45	North	West side of south façade
46	North	East side of south façade
47	East	Lobby area
48	East	Lobby ceiling
49	East	Studio office space
50	South	Studio office space
51	Southeast	Kitchenette
52	East	Newscast studio
53	South	Hallway
54	East	Hallway
55	West	Studio B
56	North	Studio B control room
57	West	Loading dock
58	West	Security office
59	North	Studio not in service
60	East	Editing room
61	East	Storage room
62	East	Server room
63	South	IT work room
64	East	Transmission room
65	N/A	Storage room, representative photo
66	East	Tape storage room



Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario
Appendix B Photo Log
 October 2025

Photo Number	Direction	Details
67	East	Hallway towards unoccupied area
68	N/A	Terrazzo washroom flooring, representative photo
69	East	Unused office area
70	West	Ceiling with acoustic panels
71	West	Studio
72	East	Control room
73	West	On Air/Off Air light
74	N/A	Representative staircase photo
75	South	Terrazzo flooring in second storey washroom
76	West	Representative second storey office
77	East	Representative second storey office
78	East	Basement hallway
79	N/A	Representative basement storage room
80	South	Richards-Wilcox door
81	West	Breakroom
82	East	Maintenance room

