Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, August 4, 2026
Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item # Item Description

1. CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held July 6, 2026 **(SCM 266/2026)**

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. *PLANNING ACT* MATTERS

7.1. Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3 **(S 70/2026)** *Author: Averil Parent, Planner II Development Review*

7.2. Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4 **(C 100/2026)** *Author: Justina Nwaesei, MCIP, RPP, Planner III - Development*

7.3. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6 **(S 84/2026)** *Author: Zaid Zwayyed, MCIP, RPP, Planner II-Development Review*

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 6, 2026 **(SCM 265/2026)**

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. *HERITAGE ACT* MATTERS

10.1. Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide **(S 74/2026)** *Author: Kristina Tang, Planner lll - Heritage*

10.2. Heritage Designations of 'High' Priority Properties, Batch II (City-wide) **(S 73/2026)** *Author: Kristina Tang, Planner lll - Heritage*

10.3. Heritage Permit & Community Heritage Fund Request- 709 Devonshire Road, George M. Duck House (Ward 4) **(S 72/2026)** *Author: Kristina Tang, Planner lll - Heritage*

11. ADMINISTRATIVE ITEMS

11.1. Ford City/Main Streets CIP Application, 1111 Drouillard Rd.; Owner: Michelle Catherine Cook-McIntyre - Ward 5 **(S 80/2026)** *Author: Kevin Alexander, MCIP RPP, Senior Planner-Special Projects*

11.2. Part Closure of Roseland Crescent East and Roseland Crescent West located east of Dougall Avenue and south of Cabana Road East, Ward 9, SAS-4182 **(S 78/2026)** *Author: Brian Nagata, MCIP, RPP, Planner III - Development (A)*

11.3. Economic Revitalization CIP - 2827 Temple Dr - Ward 5 **(S 65/2026)** *Author: Simona Simion, Planner III (A)*

11.4. Amendment to By-law 139-2013 - Agreements Related to Decisions of the Committee of Adjustment, City Wide **(S 83/2026)** *Author: Laura Diotte, MCIP, RPP , Manager – Planning (Development Applications)*

11.5. Demolition Control Exemption - 534 California Ave **(S 86/2026)** *Author: Simona Simion, Economic Development Planner (A) Planning & Building Services*

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

Item No. 5.1

Committee Matters: SCM 266/2026

Subject: Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held July 6, 2026

Development & Heritage Standing Committee Meeting
(*Planning Act* Matters)

Date: Monday, July 6, 2026
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie

Members
Member Joseph Fratangeli - Participated via video conference
Member John Miller
Member Robert Polewski
Member Khassan Saka
Member William Tape

Member Regrets
Member Anthony Arbour
Member Charles Pidgeon

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development
Lorie Gregg, Executive Director, Financial Planning & Deputy Treasurer
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Brandon Calleja, Senior Manager /Deputy CBO/Permits
Adam Pillon, Manager of Right-of-Way
James Abbs, Manager-Planning
Patrick Winters, Manager, Development
Matt Paya, Manager, Road Safety
Denise Wright, Manager Real Estate Services
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Coordinator Maintenance
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating in person

Item 7.1 Philip Fernandes, Agent for the Applicant
Item 7.1 Chris MacLeod, Applicant, Pelissier Park Ltd
Item 7.2 Amy Farkas, Dillon Consulting
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Chris Pidgeon, Principal Planner
Item 11.2 MD Momtaz, Property Owner
Item 11.3 Andrew Lennon, Applicant
Item 11.5 Andrew Lennon, Applicant

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o’clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None disclosed.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held June 1, 2026

Moved by: Member Robert Polewski
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 210/2026

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

Greg Atkinson, Deputy City Planner – Development, presents application.

Philip Fernandes (agent) and Chris MacLeod (applicant) is available for questions.

Councillor Angelo Marignani inquires whether the back of the building would be considered a loading zone. Mr. Atkinson states that the rear units facing the alley will have attached garages with direct access to the alley.

Councillor Marignani inquires about refuse trucks using the ingress/egress and City protocol if the alley is blocked. Mr. Atkinson states that extensive conversations have been had with the Operations Department regarding refuse pickup, a Swept Path Analysis was conducted to analyze the alley for vehicle and truck use, and Administration is satisfied that the site will facilitate vehicle movements and the details will be finalized during Site Plan Control. If the alley was blocked, the assumption is that they would conduct their duties as normal, as they currently pick up refuse within the alley.

Councillor Marignani inquires if there is a possibility that garbage services will be stopped due to the use of loading spaces connected to the alley. Mr. Atkinson states that there are no loading spaces within the alley and that anyone using it would be accessing it for parking with no need to stop or block other vehicles. Mr. Atkinson states that any loading can be done on Pelissier Street side.

Councillor Marignani inquires about traffic signage as there is no parking at the front of the building. Mr. Atkinson states that he believes there would be no signage that would be required and that driveways would replace on-street parking, with enforcement addressing any issues.

Councillor Marignani inquires whether motorcycles can park in the area between the driveways. Mr. Atkinson defers the question to Transportation Planning and states that there is very little space or curb for parking and is unsure if on-street parking would be available. Stacey McGuire states the specifics are unknown at this point as the application has not gone through Site Plan Control process, but the current amount of room is not enough for a standard vehicle.

Councillor Kieran McKenzie inquires about the analysis of parking capacity downtown and if we have enough parking based on the current development. Ms. McGuire states that as part of the 2026 budget, parking has been rearranged to open 249 new parking spaces that are better situated in the downtown core and would be sufficient.

Councillor Kieran McKenzie inquiries if public transit resources and active transportation capacity help to form the analysis for this development. Mr. Atkinson states that there was no discussion of active transportation capacity since facilities would not be impacted on Pelissier Street.

Councillor Kieran McKenzie inquires about the existing resources such as the new bike lane and wants to confirm that active transportation availability would not be affected with this development. Jelena Payne states that a finite understanding of the usage of public transit versus active transportation versus personal vehicles is difficult to determine but can be monitored at a higher level in the future.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 832** THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a *Multiple Dwelling*, the following additional provisions shall apply:

a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m^2

b) *Lot Coverage*: *maximum* 64.0%

c) *Front Yard* Depth: *minimum* 3.7 m

d) *Rear Yard* Depth: minimum 2.44 m

e) *Side Yard* Width: *minimum* 2.5 m

f) *Landscaped Area: minimum* 25.0% of *lot area*

g) *Dwelling Units*: Per *Multiple Dwelling*: *maximum* 12

h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.

i) Section 24.22.1.1 shall not apply.

j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space* or *accessible parking space* is prohibited in a *required rear yard*.

k) Section 24.40.1.5 shall not apply.

l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple Dwellings*, for each *Multiple Dwelling* the following additional provisions shall apply:

1. *Lot Width*: *minimum*: equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
2. *Lot Area*: *minimum*: as existing at the time of the lot division
3. *Lot Coverage*: Total: *maximum*: 64% of *lot area*
7. An interior *side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
14. *Dwelling Units*: Per *Multiple Dwelling*: *maximum*: 6
18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.

m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), situated on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West from CD3.6 to RD3.1x(30).

III. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following shall **BE SUBMITTED** with an application for Site Plan Approval:

a. Functional Service Report, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
b. Site Servicing Drawings with Line of Sight Analysis and Swept Path Analysis, Sheet Numbers E-1, LG-2 and LG-3, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
c. Lot Grade & Service Plan, Drawing No. LG-1, prepared by King Engineering + Design, dated June 23, 2026 (Reference File No. 26-004).
d. Planning Rationale Report, prepared by Pillon Abbs Inc., dated May 5, 2026.

e. Topographic Plan of Survey

IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Stormwater Retention Scheme

V. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Record of Site Condition.
b. Required Drawing Revisions identified in the Engineering - R.O.W. and Planning Department - Site Plan Control comments included under Appendix "F".
c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix “F”.

Carried.

Report Number: S 59/2026
Clerk’s File: Z/15178

7.2. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

Averil Parent (author), Planner II – Development, presents application.

Amy Farkas (agent) is available for questions.

Councillor Marignani inquires about the lack of public sidewalks and whether this poses a safety concern. Ms. Farkas states that sidewalks have not been contemplated the applicant was going to provide cash contributions as it was an option in the report.

Councillor Marignani states concern for no sidewalk causing a safety concern for the daycare children and how will this be mitigated. Ms. Farkas states that this would be discussed in the Right-of-Way permit process with a discussion between the applicant and City to determine who is responsible for the installation of the sidewalk.

Councillor Kieran McKenzie inquires when contribution of funds for a sidewalk are collected by an applicant, how the funds are utilized and will it lead to the nearby park. Cheryl Sprague states that children are not taken for walks in the communities due to safety and liability issues. Ms. Sprague states that she is more than willing to replace the sidewalks in lieu of the cash donation to ensure the work is completed. She states that the current walkway to the existing building is in disrepair and require replacement.

Councillor Kieran McKenzie inquires with Administration if there is a plan for the funds. Ms. McGuire states that there is currently no area sidewalks to lead to the park and Administration does

not have any plans for sidewalks in the area now. Ms. McGuire states that sidewalks would be viable and potentially funded through a Pedestrian Generator Policy Evaluation as the area is not largely residential. Ms. McGuire states that this route can be evaluated against the policy before it is presented at Council.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 833** THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**
For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*
a) *Parking Area* separation from an *interior lot line: minimum* 0.67 m

[ZDM 7; ZNG/7372]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block C, Registered Plan 1475, known municipally as 1785 Turner Road (Roll No. 020-240-02900), situated at the northwest corner of Turner Road and Mohawk Street from CD1.4 to CD1.4x(29).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's contribution toward future construction of sidewalks on Turner Road and Mohawk Street (as described in the comments attached as Appendix C) as part of the Right of Way Enhanced Permit, if the Owner elects not to construct the sidewalks.

Carried.

Report Number: S 57/2026
Clerk's File: Z/15179

7.3. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

Laura Diotte (author), Manager – Planning, Development Applications, presents application.

Chris Pidgeon (applicant) provides a presentation with special requested recommendations. Mr. Pidgeon states relief from the number of loading spaces from the required four per residential building to one per building. Mr. Pidgeon also requests that the Species at Risk (SAR) holding provision be revised to clarify a Ministry of the Environment, Conservation and Parks (MECP) Permit or registration number only be provided if required.

Councillor Kieran McKenzie inquires about the SAR request. Mr. Pidgeon states that the Provincial legislation relating to environmental matters is changing where permitting and regulations will be changed or done away with all together. Mr. Pidgeon is requesting flexibility in the language to ensure that a minor variance or further revision to the zoning will not be required in the future.

Councillor Kieran McKenzie inquires about the rationale for the request in reduction of loading spaces. Mr. Pidgeon states that the developer is requesting seven loading spaces have been included in the complex which more than sufficient, where twenty-four spaces would consume a fair amount of space. Mr. Pidgeon states that he is either requesting one loading space per multiple dwelling building or a minimum of seven spaces.

Councillor Kieran McKenzie inquires whether the developer is in agreeance with the Heritage recommendations. Mr. Pidgeon states that they are in agreeance.

Councillor Kieran McKenzie inquires whether Administration would agree with the proposed language for SARs. Ms. Diotte states that the current Holding provision does require a permit or registration number to the satisfaction of the City Planner. Ms. Diotte states this allows the City Planner discretion if there is confirmation that either of those are not required when the Hold is lifted, and this can be conveyed to City Council.

Councillor Kieran McKenzie requests clarification regarding the number of loading spaces. Ms. Diotte states that due to the size of the site, four loading spaces per residential building were recommended and at the time of Site Plan Control a minor variance application can be submitted to request a reduction in spaces. Ms. Diotte states that the request was not in their original submission, this would confirm how the site would function and would not cause any delays in approval.

Councillor Kieran McKenzie inquires whether this application would have to be heard at the Development and Heritage Standing Committee and Council again. Ms. Diotte states that it would not, rather it would be assessed during Site Plan Control and a minor variance would be submitted to the Committee of Adjustment for faster processing.

Mr. Pidgeon requests clarification if a minor variance would be needed to reduce loading spaces from twenty-four to seven. Ms. Diotte states that an application would be needed to go from the current zoning by-law which is four spaces per multi residential building is required, and she is unsure of the amount of spaces per townhome.

Mr. Pidgeon states that this is his concern, that Committee of Adjustment members are not as seasoned to make planning decisions and do not listen to staff recommendations and may not see this change as minor. Mr. Pidgeon continues that if the decision is not approved then this would create a significant Site Plan Control revision.

Councillor Kieran McKenzie inquires if clarity on the requested reduction of loading spaces can be provided prior to the application being presented at City Council. Ms. Diotte agrees and states that it can be reviewed prior to Council.

Chair Morrison agrees with Councillor McKenzie and states that he would like to see clarity without having to go to the Committee of Adjustment. Mr. Pidgeon also agrees.

Councillor Marignani inquires what the number of bedroom units for this development. Mr. Pidgeon states that has not been determined as of yet.

Councillor Marignani inquires about the number of cars per residential unit and how the lack of parking provided by the development will cause an overspill of parking in the right-of-way as a result. Ms. Diotte states that the applicant did undertake a parking study to determine the impact on the community. Ms. Diotte states that the study was reviewed by the Transportation Planning Department and found that the proposed parking was sufficient. The development is adjacent to the Central Business District where only one space is required per unit and found parking numbers to be appropriate given similar characteristics.

Councillor Marignani states he supports the development but that other developments within the City have caused an overflow of parking elsewhere and believes that this will be a negative effect for the future Ward Councillor.

Councillor Kieran McKenzie supports the recommendation and requests a report on options to address the available loading spaces required and comments on the appropriate level of flexibility with language in the SARs Holding provision.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 834** THAT Schedule “D” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from “Residential” to “Mixed Use Corridor”.

2. THAT Schedule “E” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the profile designation of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from “High Profile” to “Very High Profile”.

3. THAT Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, as a Special Policy Area.

4. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that 'X' be replaced with the next available Special Policy Area number:

1.X 825 RIVERSIDE DRIVE WEST

Location	1.X.1	The property described as CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor and Very High Profile Area designations of these lands on Schedule D: Land Use and Schedule E: City Centre Planning District in Volume I: The Primary Plan, Multiple Dwellings, Stacked Townhouses and Townhouse Dwellings, together with limited neighbourhood-serving commercial uses, shall be permitted in accordance with the implementing zoning provisions.
BUILDING HEIGHT	1.X.3	For the portion of the lands identified as Mixed Use Corridor on Schedule D – Land Use Plan, notwithstanding policy 6.5.3.1 and 6.5.3.3, building height is permitted in accordance with the Medium Profile and High Profile definitions in the Glossary of Volume I: The Primary Plan of the City of Windsor Official Plan.

5. THAT Zoning By-law 8600 **BE AMENDED** by adding the following new zoning district to Section 16:

16.12 COMMERCIAL DISTRICT 3.12 (CD3.12)

[ZNG/7351]

16.12.1 PERMITTED USES

Bake Shop

Bakery

Business Office

Child Care Centre

Convenience Store

Food Outlet - Take-Out

Hotel

Medical Office

Restaurant

Retail Store

Dwelling Units in a *Combined Use Building* with any one or more of the above *uses*

Multiple Dwelling

Stacked Dwelling

Townhome Dwelling

16.12.5 PROVISIONS

.3 *Lot Coverage*: *maximum* 45%

.4 *Building Height:* For any part of *main* building located within 100 m of Crawford Avenue, a *maximum* of 58.0 m; otherwise a *maximum of* 85.0 m

.8 Landscaped Area: minimum 40%

.10 Gross Floor Area:

a) *Bake Shop*, *Bakery*, or *Restaurant*: *maximum* 500.0 m^2

b) The combined *maximum gross floor area* of all commercial uses, save and except a *hotel*, shall be 1,000.0 m^2

.20 Building setback:

a) From Crawford Avenue: *minimum* 3.70 m

b) From Riverside Drive West: *minimum* 4.55 m

c) From Salter Avenue: *minimum* 5.70 m

d) From University Avenue West: *minimum* 5.70 m

e) From any other *interior lot line* or *rear lot line*: *minimum* 5.75 m

.50 For a parking garage located entirely below grade, including an access ramp and a staircase or emergency exit from the parking garage, the minimum setback from a lot line shall be 0.50 m

.60 Notwithstanding Table 24.20.5.1, for a Multiple Dwelling, Stacked Dwelling, or Townhome Dwelling, the required minimum number of parking spaces shall be calculated at a rate of 1.03 parking spaces per dwelling unit

6. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:

(12) (a) Submission of a Ministry of the Environment, Conservation and Parks (MECP) Species Conservation Act (SCA) permit or an SCA Registration Number to the satisfaction of the City Planner.

(b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the designated heritage attributes, and implemented as conditions of Site Plan approval to the satisfaction of the City Planner.

[ZDM ; ZNG/7351]

7. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, from CD1.4 and CD3.6 to H(12)CD3.12, and the eastern most 12 metres of the site from CD3.6 to GD1.4.

8. THAT, when Site Plan Control is applicable:

   The following additional materials **BE SUBMITTED** with an application for site plan approval:

   A. A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.

   B. Noise Study and Vibration Study to the satisfaction of the City Planner.

   C. Record of Site Condition.

   D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.

9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], to the satisfaction of the municipal department or external agency requiring them, into an approved site plan and an executed and registered site plan agreement.

10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency recommending them, in an approved site plan and an executed and registered site plan agreement.

11. That Administration **BE DIRECTED** to report back on options to address the loading space requirements of the site for Council's consideration; and,

12. That Administration **BE DIRECTED** to report back /comment on the appropriate level of flexibility with respect to the language of the Species at Risk holding provisions.

Carried.

Report Number: S 60/2026
Clerk's File: Z/15123 & Z/15128

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 70/2026

Subject: Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3

Reference:

Date to Council: August 4, 2026
Author: Averil Parent
Planner II Development Review
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Planning & Building Services
Report Date: 6/18/2026
Clerk's File #: Z/15190

To: Mayor and Members of City Council

Recommendation:

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

33. **SOUTH SIDE OF BRANT STREET BETWEEN GLENGARRY AVENUE AND AYLMER AVENUE**

1. For the lands comprising of Part Block 22, Part Lots 5 & 6 on Registered Plan 126, the following additional provisions shall apply*:*

a) *Lot Frontage*: *minimum* 13.7 m

b) *Side Yard* Width: where a *habitable room window* of any *dwelling unit* faces a *side lot line*:

1. From the westerly *lot line: minimum* 0.20 m
2. From the easterly *interior lot line: minimum* 2.20 m

c) *Landscaped Area*: *minimum* 30% of *lot area*

d) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.

e) Notwithstanding Section 24.26.1 *required parking spaces* and visitor *parking spaces* for *dwelling units* are permitted to be located at Block 21, East Part Lot 6 on Registered Plan 126

f) Notwithstanding Clauses .5 and .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a

habitable room window facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 1.20 m

g) Notwithstanding Section 25.5.30.4, the *minimum* width of an *access area* shall be 6.30 m

h) Notwithstanding Section 25.5.40.3, the *minimum* width of a *collector aisle* shall be 5.40 m

2. For the lands comprising of Block 21, East Part Lot 6 on Registered Plan 126, a *Public Parking Area* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Public Parking Area:*

a) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.

b) Section 25.5.10.1 shall not apply

c) Notwithstanding Clause .2 in Table 25.5.20.1, the *minimum* parking area separation of a *parking area* from Brant Street shall be 0.9 m

d) Section 25.5.20.1.3 shall not apply

e) A *screening fence* shall be provided along the *lot lines* that bound the *parking area and* shall have a *minimum* height of 1.2 m along the west *lot line,* and a height of 0.9 m along the north and south *lot lines.*

[ZDM 6; ZNG/7379]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block 22, Part Lots 5 & 6, Plan 126, known municipally as 0 & 563 Brant Street (Roll No. 030-080-04504 and 030-090-04700), situated on the south side of Brant Street between Glengarry Avenue and Aylmer Avenue RD3.1 to RD3.1x(33).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's alley contribution (as described in the comments attached as Appendix C) as part of the Right of Way Permit.

Executive Summary:

N/A

Background:

Application Information:

Municipal Address: 0 Brant Street & 563 Brant Street/529 Aylmer Avenue

Roll Number: 030-080-04504 and 030-090-04700

Ward: 3 **Planning District:** City Centre **Zoning District Map**: 6

Applicant/Agent: Avant Design Ltd. (Mohammad Hanash)

Owner: N&Y Group Holding Ltd.

Proposal:

The applicant proposes redevelopment of an existing building and vacant parcel of land to develop a multiple dwelling with seven (7) residential dwelling units and associated parking. The proposal includes utilizing 0 Brant Street as a parking area in support of the redevelopment of the existing building at 563 Brant Street. Eleven parking spaces including one accessible parking space are proposed between the two parcels with access from Brant Street through the alley. Three bicycle parking spaces are proposed.

Requested Amendment: The applicant is requesting site-specific provisions to the existing Residential District 3.1 (RD3.1) zoning to facilitate the proposed development.

Submission Documents: Application for Zoning By-law Amendment, Conceptual site plan (Appendix A), Planning Rational Report (PRR, Appendix B), Stage 1 & 2 Archeological Assessments, as well as ownership information. All documents with the exception of ownership information are available on the City's website.

The development as proposed is not subject to Site Plan Control. All plans, elevations and renderings are conceptual and subject to change.

Site Information:

OFFICIAL PLAN	**ZONING**	**CURRENT USE**	**PREVIOUS USE**
Medium Profile Mixed Use	Residential District 3.1 (RD3.1)	0 Brant St: Vacant, operating as a parking lot. 563 Brant St: Vacant existing building.	0 Brant St: Residential, Single Unit Dwelling 563 Brant St: Commercial Building
LOT WIDTH (0 BRANT)	**LOT DEPTH (0 BRANT)**	**LOT AREA (0 BRANT)**	**LOT SHAPE (0 BRANT)**
9.5 m	15.2 m	144.4 m^2	Rectangular
AVERAGE LOT WIDTH (563 BRANT)	**LOT DEPTH (563 BRANT)**	**LOT AREA (563 BRANT)**	**LOT SHAPE (563 BRANT)**
27.8 m	27.3 m	893.6 m2	Irregular
All measurements are provided by the agent and are approximate.			

Neighbourhood:

The subject parcel is located in Windsor's downtown, just north of Wyandotte Street East and southeast of Ceasars Windsor. See the PRR (Appendix B) for site images. Commercial and residential uses are present along Wyandotte Street East. North and East of the property, residential uses continue to Riverside Drive East. To the West are medium profile residential uses, the Homelessness and Housing Help Hub, the City Hall campus and the Windsor Detroit Tunnel.

The proposal includes two properties, 563 Brant/529 Aylmer Avenue (referred to as 563 Brant in this report) and 0 Brant Street. The main property, 563 Brant is irregularly shaped and has frontage on both Brant Street and Aylmer Avenue. The smaller parcel, 0 Brant Street, is rectangular in shape. The parking areas on both properties will be accessed from the alley off of Brant Street. Brant Street is classified as a Local Road and Aylmer Avenue is classified as a Class II Arterial Road as per Official Plan Schedule F: Roads and Bikeways. Both Brant Street and Aylmer Avenue have curb and gutter infrastructure, and both have sidewalks on either side of the street. Hydro poles with streetlights are present on the south side of Brant Street and on the west side of Aylmer Avenue. Residential Permit Parking is in place along both Brant and Aylmer. Parking is permitted on one side of both streets. 563 Brant Street is serviced by a combined sanitary and storm sewer located in the right-of-way of Aylmer Avenue. 0 Brant is not serviced by sanitary or storm sewers. A watermain is available within the Aylmer Avenue right-of-way.

The closest existing transit routes to these property's are with the Crosstown 2 and Route 315. The Crosstown 2 route has an existing weekday peak frequency of 10 minutes, and Route 315 has an existing weekday peak frequency of 45 minutes. As part of Transit Windsor's City Council approved 2023 Service Plan, the Crosstown 2 route will be replaced by a new primary route known as Route 100. Route 100 will have a peak weekday frequency of 10 minutes. Route 100 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, expected to be completed in 2026. The closest existing bus stop to this property is located on Wyandotte at Aylmer southeast corner. This bus stop is approximately 125 metres from this property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

Public Open House:

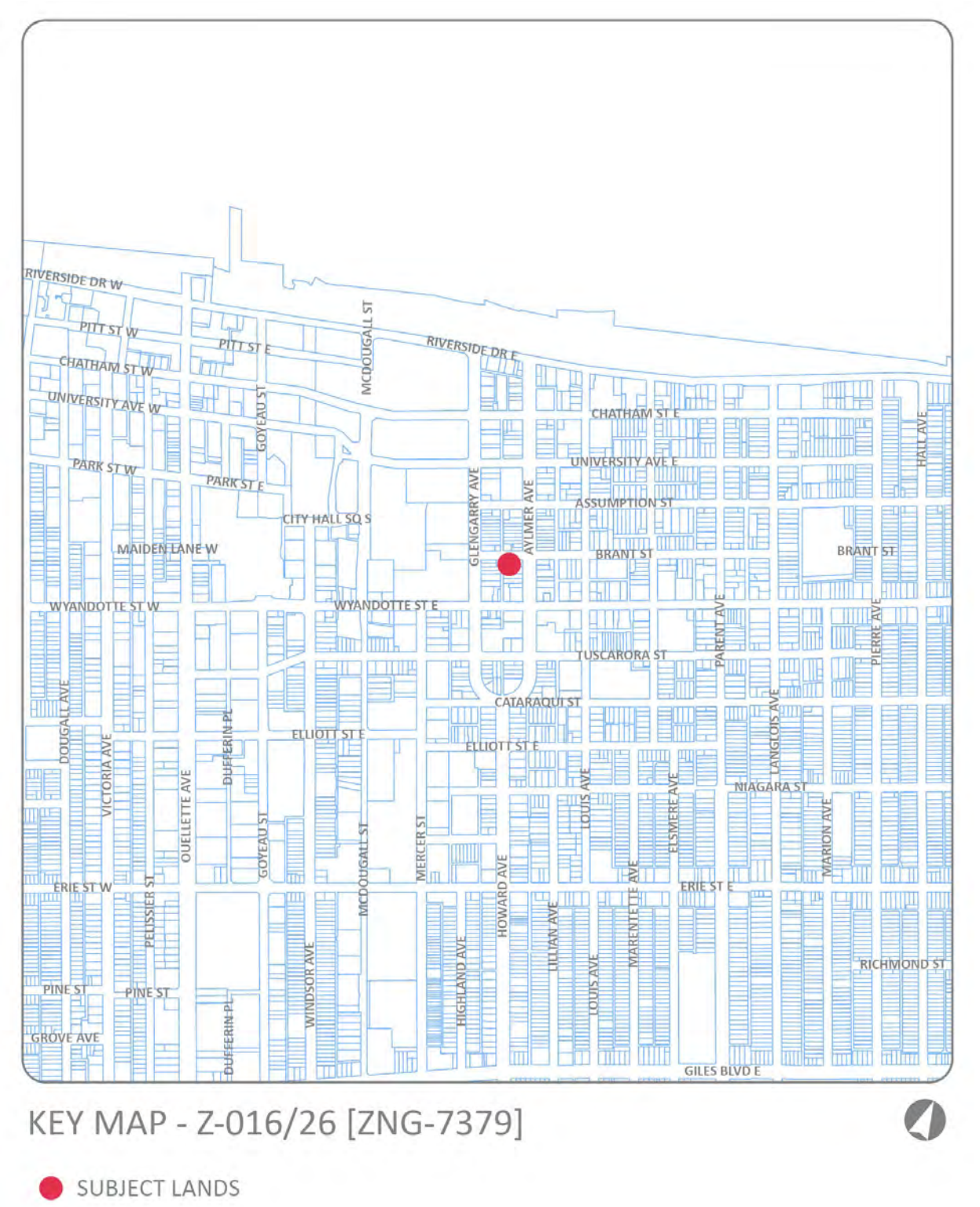
An Open House was held on January 31st, 2026 at the Quality Inn & Suites Downtown (675 Goyeau Street) where members of the public could attend either in person or online. Notification of this meeting was distributed to residents and property owners within 200m of the subject site. In addition to the Applicant and City Staff, 1 resident attended the open house.

The discussion was limited to property issues between the applicant/owner and the adjacent property owner. No broader planning-related concerns were raised. Details of the Open House are summarized in Section 9.0 of the PRR (Appendix B).

Anticipated Change Based on Recommendations:

EXISTING CONDITIONS / PERMISSIONS	PROPOSED / RECOMMENDED	CHANGE	STUDY / REPORT SUBMITTED
Land Use			
Vacant existing three storey commercial building (563 Brant Street) and vacant residential land (0 Brant Street)	Multiple Dwelling with seven dwelling units and associated parking	Increase of 7 dwelling units and associated parking	**YES** (Planning Rationale Report)
Transportation			
Vacant Residential	Multiple Dwelling	No significant change in vehicle trips	**NO** (Transportation Impact Study not required)
Parking			
Vacant Residential	• 1.25 spaces per dwelling: 8 required. • Parking areas to be reconstructed as per Zoning Bylaw with recommended provisions	Parking requirement is satisfied /exceeded	**NO**
Sanitary Sewer and Stormwater Management			
Vacant Residential	Multiple Dwelling	No significant change in sanitary use. Drainage requirements fulfilled at building permit.	**NO**

Figure 1: Key Map



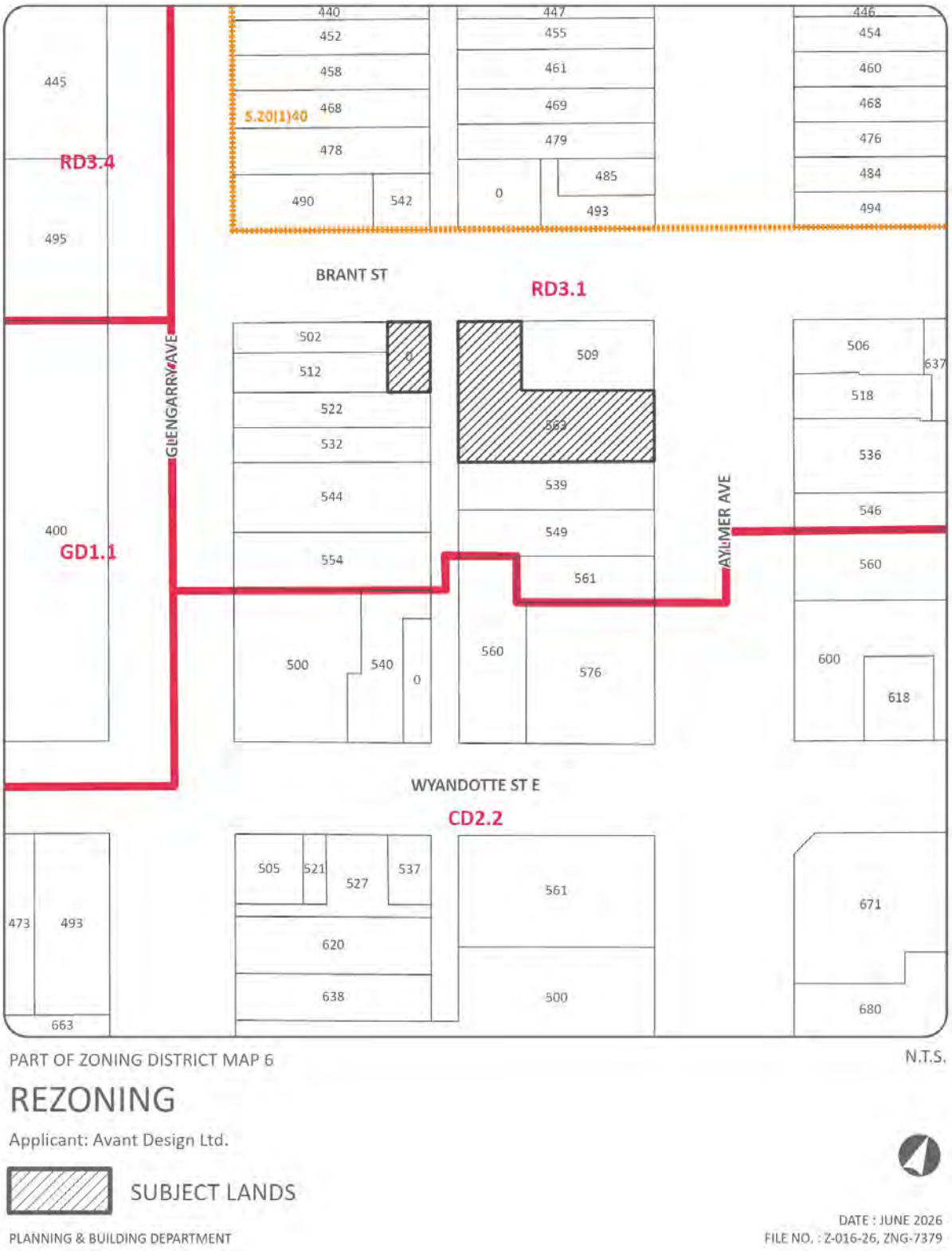
KEY MAP - Z-016/26 [ZNG-7379]

SUBJECT LANDS

Figure 2: Neighbourhood Map



Figure 3: Rezoning



Discussion:

Planning Rationale Report (HRK Realty Services Ltd. – April 17th, 2026)

Planning and Development Services concurs with the overall analysis completed in the Planning Rationale Report (PRR) submitted by the applicant and attached as Appendix B. The PRR concludes that "*the proposed development is consistent with the Provincial Planning Statement 2024, meets the intent and purpose of applicable City Official Plan policies, and is compatible with the surrounding neighbourhood.*"

Stage 1 & 2 Archeological Assessment (Bluestone Research 2004 Ltd. – March 20th, 2026)

As described in the Archeological Assessment, a Stage 2 assessment was conducted on the properties. No archaeological resources were identified during the Stage 2 Archeological assessment of the study area. As per a letter received by Bluestone Research from the Ministry of Citizenship and Multiculturalism (MCM) the report has been submitted to the ministry and has been entered into the Ontario Public Register of Archaeological Reports without technical review. The Archeological Assessment and all associated materials have been accepted by the Heritage Planner.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in Ontario.

Section 4.1 of the PRR provides a summary of the key policy considerations of the PPS as it relates to the proposed development. The PRR states that "*The proposal for 7 dwelling units on the Subject Property is in keeping with the policies of the PPS. The proposal represents an efficient use of land and existing local infrastructure as it represents intensification.*" Planning and Development Services concurs with the PPS 2024 analysis in the PRR.

City of Windsor Official Plan

The subject parcel is designated Medium Profile Mixed Use under *Schedule E – City Centre Planning District* of the Official Plan (OP). Section 4.2 of the PRR provides a summary of the key policy considerations of the OP as it relates to the proposed development. As per Official Plan policy 6.11.4.1 residential uses are permitted in Medium Profile Mixed Use areas. The PRR states that "*The proposal will help to foster livable residential neighbourhoods close to employment, shopping and entertainment,… public transit and readily available municipal services.*"

The proposal satisfies the Evaluation Criteria in a Mixed Use area designation of the City Centre Planning District, including compatibility with the surrounding area. The proposal satisfies the Design Guidelines for Mixed Use development in the City Centre Planning District and is consistent with Windsor's Intensification Guidelines.

The agent concludes their analysis by stating "*The proposal to redevelop the 7 dwelling unit rental residential building on the Subject Property complies with the goals, objectives and policies of the City of Windsor Official Plan".* Planning and Development

Services concurs with the analysis in the PRR and that the recommended amendment to Zoning By-law 8600 conforms to the overall policy direction of the OP.

Zoning By-Law 8600

The subject land is zoned Residential District 3.1 (RD3.1) which permits low and medium profile uses. The applicant is requesting site-specific provisions to the existing zoning to facilitate the proposal. The provisions included in the Recommendations facilitate the proposed redevelopment of the existing building.

The requested and recommended provisions for the existing building include reductions to lot frontage, side yard width, and landscaped open space. The remaining recommended provisions relate to the proposed parking areas at 563 Brant Street and 0 Brant Street. Administration does not support all parking-area provisions requested by the applicant. During the Planning Consultation process, the applicant was advised that both parking areas must comply with the Zoning By-law where feasible, particularly 0 Brant Street, which is currently operating as a parking lot without the required approvals.

Where the applicant has requested relief from provisions that can reasonably be achieved through redevelopment of the parking areas, such requests are not supported. Generally, these requests relate to visitor and accessible parking space requirements, curbing, drainage, and the required separation of parking areas from interior and exterior lot lines. As recommended, the parking areas will comply with accessibility standards, curbing and drainage, and interior lot line setbacks.

For the main parking area at 563 Brant Street, the recommended provisions reduce parking and visitor space dimensions to 2.5 m by 5.5 m when located next to a fence, permit a reduced separation from affected building walls, and reduce the required access area and collector aisle widths to accommodate existing conditions. The applicant will be required to comply with all additional parking area separation and fencing requirements in the Zoning Bylaw. A provision is recommended to allow for off-site parking spaces to be provided at 0 Brant Street.

At 0 Brant Street, a provision for reduced parking area separation from Brant Street of 0.9m is recommended. There are provisions to remove access aisle and parking area separation requirements from an alley. To mitigate the impact of off-site parking adjacent to the residential uses at 502-522 Glengarry Avenue, there is an additional provision for screening fence to be installed along the three sides of this parking area. To accommodate the applicants' proposal to maximize available parking, a provision to reduce parking and visitor space dimensions to 2.5 m by 5.5 m when located next to a fence is recommended.

As per comments provided by the Right-of-Way department, the applicant is required to restore the right-of-way between Brant Street and the parking area at 0 Brant Street. The owner is aware that an alley contribution will be required through the right-of-way permit process.

The Applicant's request for site-specific provisions is supported in part. Planning and Development Services is of the opinion that there are no adverse impacts as a result of the recommended amendments.

Site Plan Control

The proposed development is not subject to Site Plan Control.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

The subject land is located within an existing neighbourhood containing existing municipal services, therefore reducing the impacts of climate change by locating within the existing built-up area. In general, adaptive reuse of existing buildings minimizes the impact on community greenhouse gas emissions as these developments create complete communities and neighbourhoods while using available infrastructure such as roads, sewers, and public transit.

Climate Change Adaptation:

The existing building may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, internal renovations would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The proposed adaptive reuse of an existing building provides an opportunity to increase resiliency for the development and surrounding area through supporting a new use that is near existing and future transit and active transportation options.

Financial Matters:

N/A

Consultations:

Comments received from municipal departments and external agencies are attached as Appendix C. Statutory notice was advertised in the Windsor Star. A courtesy notice was mailed to property owners within 200m of the subject lands. Submitted documents were posted on the City of Windsor website.

Conclusion:

The *Planning Act* requires that a decision of Council in respect of the exercise of any authority that affects a planning matter, *"shall be consistent with"* Provincial Planning Statement 2024. Based on the supporting documents submitted by the Applicant and the analysis in this report, it is my opinion that the requested amendment to Zoning By-law 8600 is consistent with the PPS 2024 and is in conformity with the City of Windsor Official Plan.

The proposed amendment would allow for adaptive reuse of an existing vacant building which is compatible with existing uses in the surrounding neighbourhood.

The recommendation to amend Zoning By-law 8600 constitutes good planning. Staff recommend approval.

Planning Act Matters:

Averil Parent

Planner II – Development Review

I concur with the above comments and opinion of the Professional Planner.

Greg Atkinson, MCIP, RPP *Neil Robertson, MCIP, RPP*

Deputy City Planner - Development City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP RM

Approvals:

Name	**Title**
Averil Parent	Planner II – Development Review (A)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	**Address**	**Email**

Appendices:

Appendix A – Conceptual Site and Floor Plans
Appendix B – Planning Rational Report
Appendix C – Consultations

Item	Site Data Matrix Lot (A)						OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA			New / Addition / X Alteration / Change of Use			Part 3 X Part 9 Part 11
2	Zoning Proposed :	Residential District RD 3.1					
3	Existing Land Use:	Existing residential					
4	Major Occupancy(s):	Existing residential					
5	Building Classification:	3.2.2.44. Group C, upto 4 Storeys, Noncombustible Construction					
6	**Site Area**		**Building Area**		**Gross Area**		
	Existing:	893.6sq.m	Existing:	287.7 sq.m	Existing:	863.1 sq.m	
	Proposed:	0.0 sq.m	Proposed:	0.0 sq.m	Proposed:	0.0 sq.m	
	Total:	893.6sq.m	Total:	287.7sq.m	Total:	863.1 sq.m	
7	**Lot Coverage**		**Minimum Lot Width**		**Building Height**		
	Maximum:	35%	Required:	18m	Maximum:	14m	
	Provided:	32%	Provided:	Existing	Provided:	Existing	
8	**Minimum Front Yard Depth**		**Minimum Rear yard Depth**		**Minimum Side Yard Depth**		
	Required:	6M	Required:	7.5m	Required:	3m-6m	
	Provided:	Existing	Provided:	Existing	Provided:	Existing	
9	**Parking**		**Bicycle Spaces**		**Loading Spaces**		
	Use Classification: 1.25 /per unit		Existing:	0	Existing:	0	
	Existing:	8	Proposed:	2	Proposed:	0	
	Proposed:	0	Required:	2	Required:	0	
	Required:	11	Total:	2	Total:	0	
	Total:	8					
10	**Landscaped Area**		**Curbing Length**		**Screening Fence Length**		
	Existing:	163.5s.m	Existing:	EXISTING	Existing:	EXISTING	
	Proposed:	0.0	Proposed:	EXISTING	Proposed:	EXISTING	
	Total:	163.5s.m	Total:	EXISTING	Total:	EXISTING	

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism,
Culture and Sport.
A building shall not be located beneath existing above ground electrical conductors. Where a building is to
be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario

Item	Site Data Matrix Lot (A&B)						OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA			New / Addition / X Alteration / Change of Use			Part 3 X Part 9 Part 11
2	Zoning Proposed :	Residential District RD 3.1					
3	Existing Land Use:	Existing residential					
4	Major Occupancy(s):	Existing residential					
5	Building Classification:						
6	**Site Area**		**Building Area**		**Gross Area**		
	Existing:	893.6sq.m	Existing:	287.7 sq.m	Existing:	863.1 sq.m	
	Proposed:	0.0 sq.m	Proposed:	0.0 sq.m	Proposed:	0.0 sq.m	
	Total:	893.6sq.m	Total:	287.7sq.m	Total:	863.1 sq.m	
7	**Lot Coverage**		**Minimum Lot Width**		**Building Height**		
	Maximum:	35%	Required:	18m	Maximum:	14m	
	Provided:	32%	Provided:	Existing	Provided:	Existing	
8	**Minimum Front Yard Depth**		**Minimum Rear yard Depth**		**Minimum Side Yard Depth**		
	Required:	6M	Required:	7.5m	Required:	3m-6m	
	Provided:	Existing	Provided:	Existing	Provided:	Existing	
9	**Parking**		**Bicycle Spaces**		**Loading Spaces**		
	Use Classification: 1.25 /per unit		Existing:	0	Existing:	0	
	Existing:	11	Proposed:	2	Proposed:	0	
	Proposed:	0	Required:	2	Required:	0	
	Required:	11	Total:	2	Total:	0	
	Total:	11					
10	**Landscaped Area**		**Curbing Length**		**Screening Fence Length**		
	Existing:	163.5s.m	Existing:	EXISTING	Existing:	EXISTING	
	Proposed:	0.0	Proposed:	EXISTING	Proposed:	EXISTING	
	Total:	163.5s.m	Total:	EXISTING	Total:	EXISTING	

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism,
Culture and Sport.
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Item	Site Data Matrix Lot (B)						OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA			New / Addition / X Alteration / Change of Use			Part 3 X Part 9 Part 11
2	Zoning Proposed :	Residential District RD 3.1					
3	Existing Land Use:	Parking Lot					
4	Major Occupancy(s):	Parking Lot					
5	Building Classification:	N/A					
6	**Site Area**		**Building Area**		**Gross Area**		
	Existing:	158.4 sq.m	Existing:	N/A	Existing:	N/A	
	Proposed:	0.0 sq.m	Proposed:	N/A	Proposed:	N/A	
	Total:	158.4sq.m	Total:	N/A	Total:	N/A	
7	**Lot Coverage**		**Minimum Lot Width**		**Building Height**		
	Maximum:	N/A	Required:	N/A	Maximum:	N/A	
	Provided:	N/A	Provided:	N/A	Provided:	N/A	
8	**Minimum Front Yard Depth**		**Minimum Rear yard Depth**		**Minimum Side Yard Depth**		
	Required:	N/A	Required:	N/A	Required:	N/A	
	Provided:	N/A	Provided:	N/A	Provided:	N/A	
9	**Parking**		**Bicycle Spaces**		**Loading Spaces**		
	Use Classification: 1.25 /per unit		Existing:	0	Existing:	0	
	Existing:	6	Proposed:	0	Proposed:	0	
	Proposed:	0	Required:	0	Required:	0	
	Required:	99	Total:	0	Total:	0	
	Total:	6					
10	**Landscaped Area**		**Curbing Length**		**Screening Fence Length**		
	Existing:	N/A	Existing:	EXISTING	Existing:	EXISTING	
	Proposed:	N/A	Proposed:	EXISTING	Proposed:	EXISTING	
	Total:	N/A	Total:	EXISTING	Total:	EXISTING	

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism,
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A building shall not be located beneath existing above ground electrical conductors. Where a building is to
be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario

1 SITE DATA MATRIX
SP-1 NTS



AVANT DESIGN INCORPORATION
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Phone: 519 919-2010
Email: mohhanash81@gmail.com
Website: https://https://avantgroupincorp.com

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The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCIN.

PROJECT TITLE

ALTERATION RESIDENTIAL BUILDING
563 BRANT ST.
WINDSOR

DRAWING TITLE

EXISTING / PROPOSED
SITE PLAN

NOTE

KEY PLAN

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS

2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL STANDARDS.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2025-07-14

PROJECT NOTE

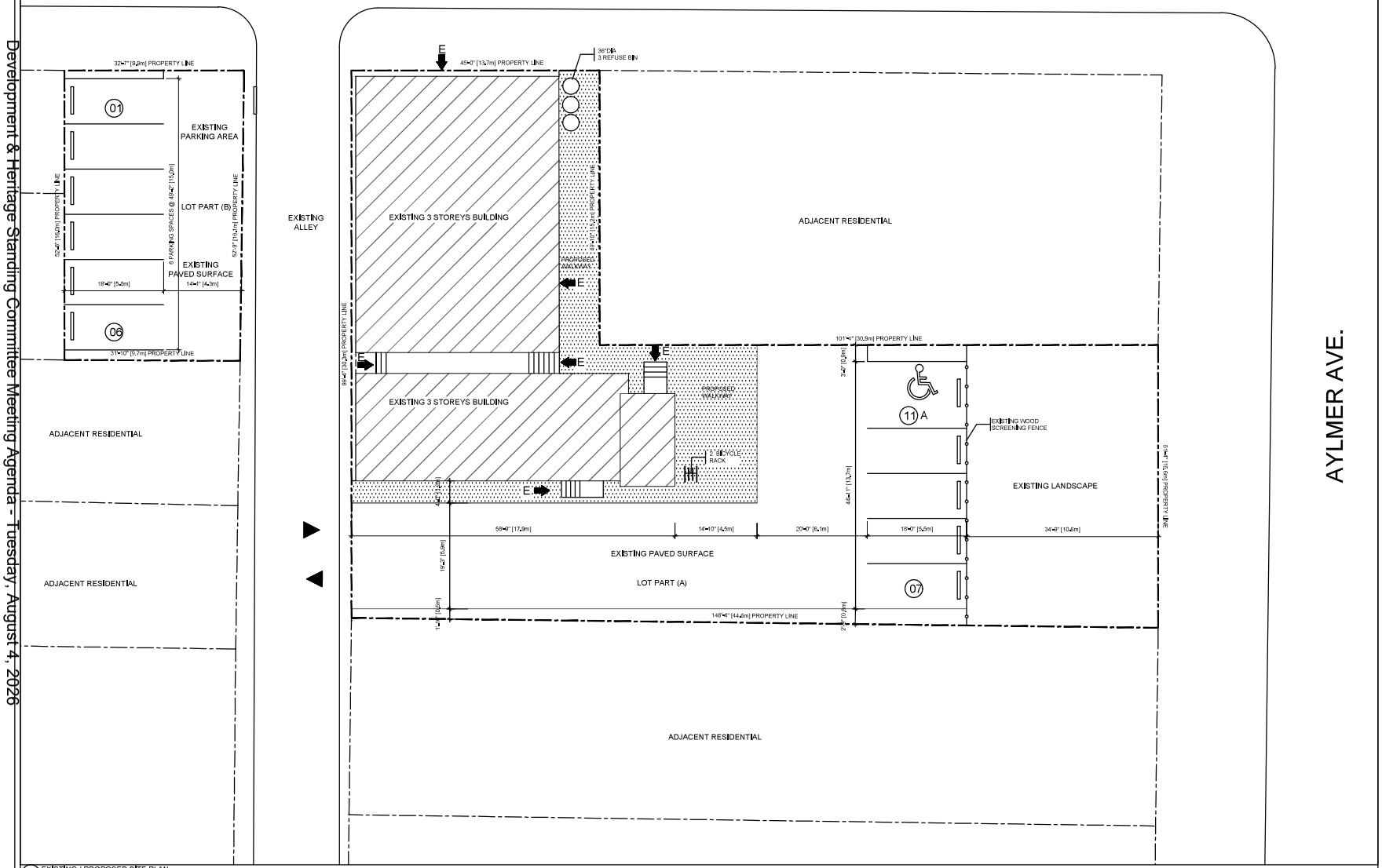
PROJECT NUMBER	25-017
DATE	2025-04
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
SP-1

SCALE AS NOTED

ISSUED FOR IFP



1 EXISTING / PROPOSED SITE PLAN
SP-2 1/8"=1'-0"

AVANT DESIGN INCORPORATION
5980 TECUMSEH RD. E, WINDSOR, ON, N8T 1E3
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Website: https://https://avantgroupincorp.com

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The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCIN.

PROJECT TITLE

ALTERATION RESIDENTIAL BUILDING
563 BRANT ST.
WINDSOR

DRAWING TITLE

EXISTING / PROPOSED
SITE PLAN

NOTE

KEY PLAN

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS

2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2025-07-14

PROJECT NOTE

PROJECT NUMBER	25-017
DATE	2025-04
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
SP-2

SCALE AS NOTED

ISSUED FOR IFP

PLANNING RATIONALE REPORT

563 Brant Street, 529 Aylmer Avenue, and 0 Brant Street, Windsor, Ontario

Abstract

This Planning Rationale Report is in support of a zoning amendment application for re-development of properties described as Part of Lots 5 & 6, in Block 22, and Part of Lot 6 in Block 21, on Registered Plan 126, in the City of Windsor. (City of Windsor File: PC-095/25)

Date: April 17, 2026

HRK Realty Services Ltd.

416-220-6903 hkersey4@gmail.com

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Figure 1 - Location Plan on Page 3

Figure 2 – Conceptual Site Plan on Page 4

1.0 Description of the Proposal

N & Y Group Holdings Ltd., a Windsor based landowner proposes to redevelop two residential parcels located on the west side of Aylmer Avenue and on the south side of Brant Street to accommodate seven (7) dwelling units within an existing 3-storey building at 563 Brant Street, and a parking area at 0 Brant Street.

The lands are described as:

- Parcel "A" (563 Brant) - Part of Lots 5 & 6, in Block 22, Registered Plan 126, also designated as Part 2, on reference plan of survey registered as Plan 12R-26074, in the City of Windsor; and,
- Parcel "B" (0 Brant) - Part of Lot 6, in Block 21, on Registered Plan 126, in the City of Windsor

The combined properties described above are herein referred to as the "Subject Property".

Parcel "A" is shown on Plan 12R-26074 to have 15.31 metres of lot frontage on Aylmer Avenue, and 13.84 metres of lot frontage on Brant Street, and a land area of 864.56 square metres. Parcel "A" to accommodate 7 residential dwellings in an existing 3-storey building to be renovated, and 5 on-site parking spaces.

Parcel "B" is described as having 9.14 metres of lot frontage on Brant Street, and a depth of 15.24 metres, and a land area of 139.29 square metres. Parcel "B" is proposed to accommodate 6 vehicular parking spaces.

Eleven parking spaces, including one accessible parking space, are proposed between the two parcels with access from Brant Street through the public alley. Two bicycle spaces are also proposed.

Pre-consultation with City of Windsor planners informs that a zoning by-law amendment to a site-specific zoning category is required to permit the proposed redeveloment of the Subject Property for multiple dwelling housing units.

Figure 1 - Location Plan

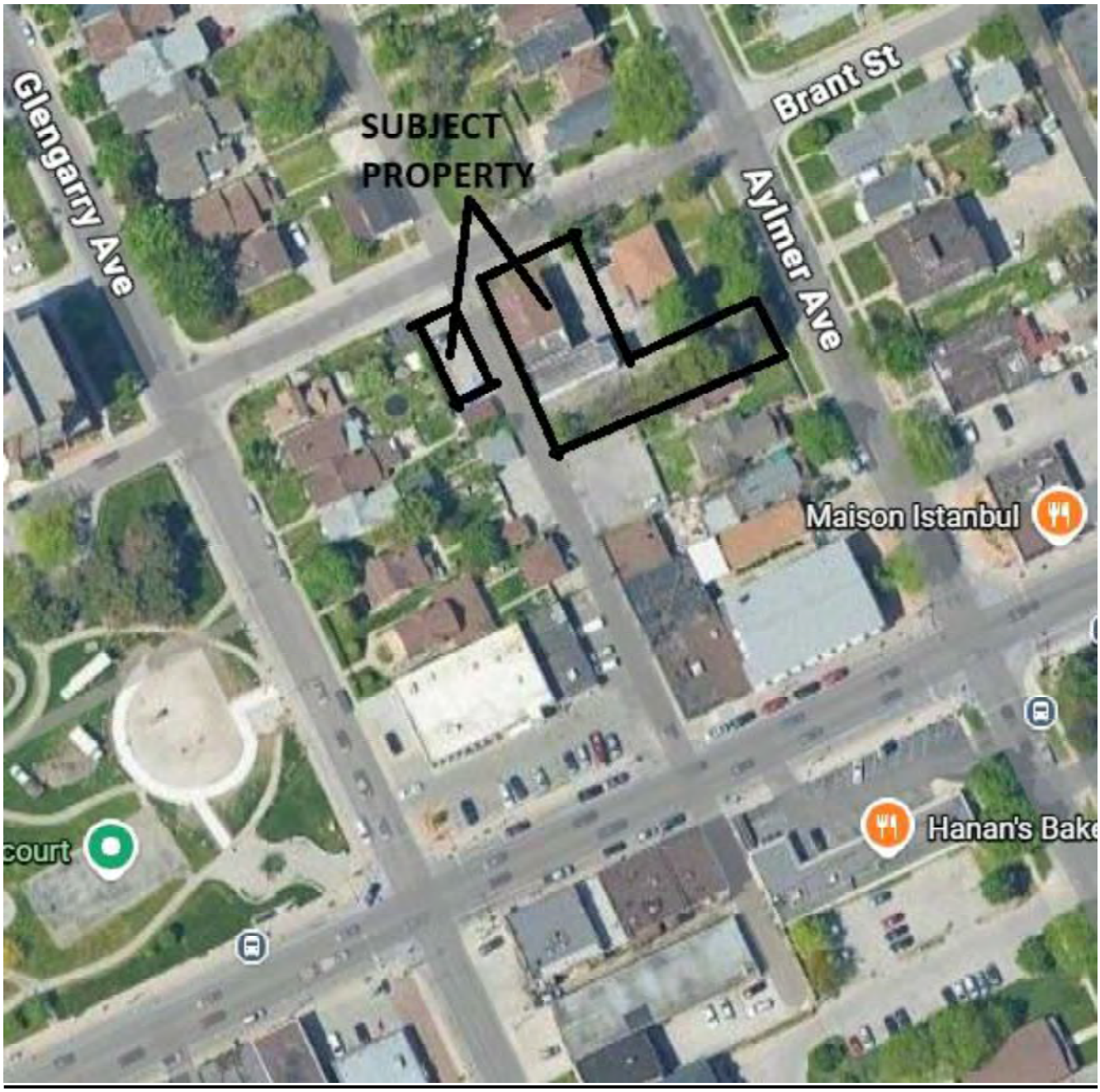
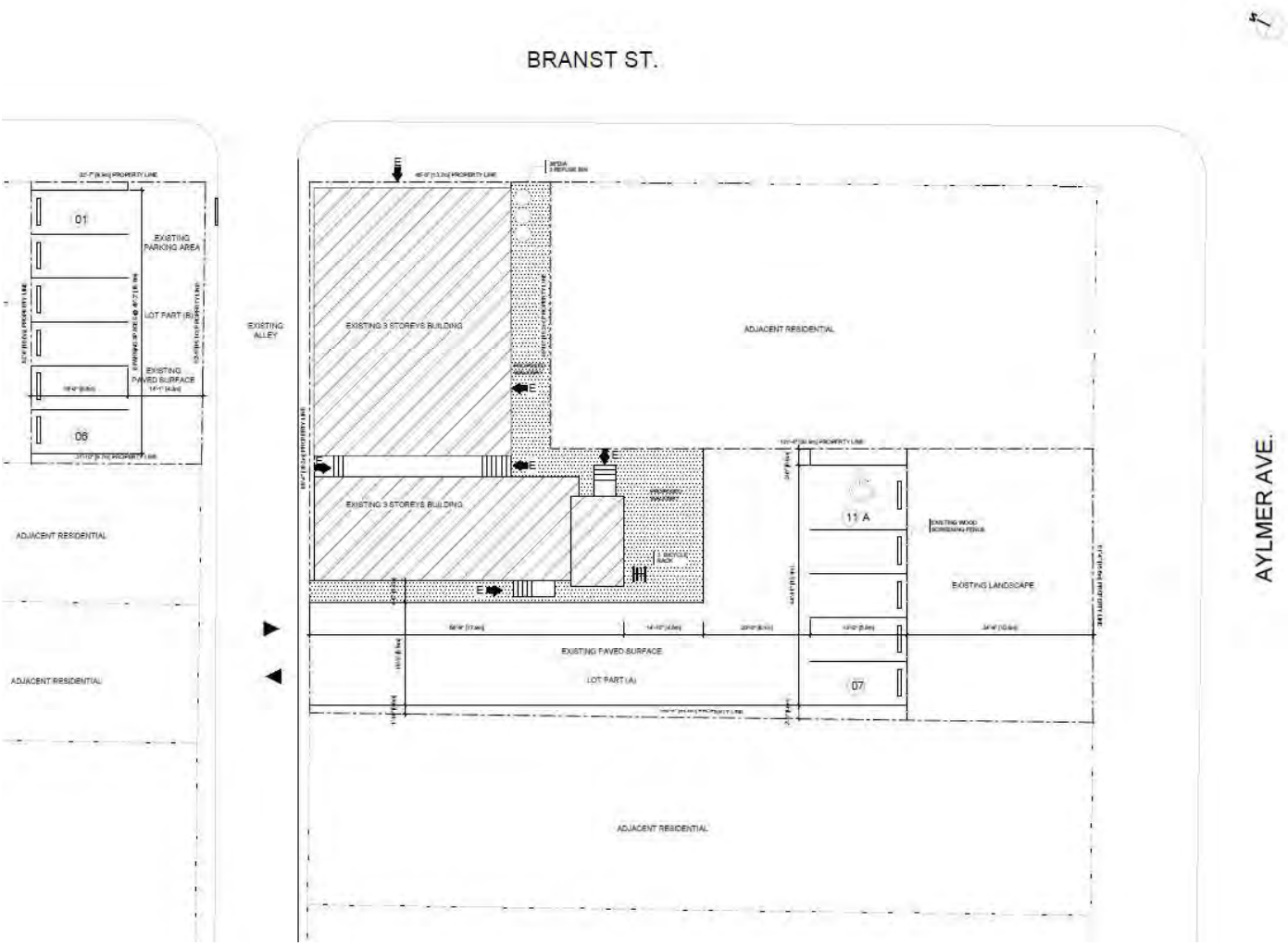


Figure 2 – Conceptual Site Plan (For clarity refer to full size plan)



2.0 History of the Property

Parcel A on Aylmer Avenue was acquired on July 23, 2024, and Parcel B on Brant Street was acquired on May 3, 2024.

Local historians have written that the property at 563 Brant Street was previously used as a bath house with a storied past.

3.0 Physical Features of the Subject Lands

Structures

The property at 563 Brant Street has 2 three storey buildings that appear to be connected on the first floor.

The property at 0 Brant Street is vacant.

Vegetation

There are 6 mature deciduous trees on the property at 563 Brant, 3 are located near the Aylmer Street frontage, and 3 located approximately 30 metres west of the Aylmer Avenue property line.

The vacant lot at 0 Brant Street is void of vegetation.

Topography

The Subject Property is generally level.

Other Physical Features

The properties at 563 Brant Street and 0 Brant Street are separated by a 4.3-metre-wide asphaltic paved public alley.

Surrounding Land Uses

North of the Subject Lands is Brant Street with residential uses on the opposite side of the street.

South of the property at 563 Brant is a single detached home municipal number 533 Aylmer Avenue.

South of the property at 0 Brant Street is a single detached home municipal number 522 Glengarry Avenue.

East of the Subject Property is Aylmer Avenue with residential properties on the opposite side of the street.

West of the Subject Property are residential properties fronting on Glengarry Avenue.

4.0 Planning Policy Documents

On November 28, 2022, the Ontario provincial government passed Bill 23 More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023 to address Ontario's housing crisis. The government has committed to getting 1.5 million homes built over the next 10 years.

More Homes, Built Faster is part of a strong foundation on which 1.5 million homes can be built over the next 10 years – in partnership with municipalities, the private sector, not-for-profits and the federal government.

On June 6, 2024, Bill 185 Cutting Red Tape to Build More Homes Act received Royal Assent.

The Ontario government provides that housing will remain a key focus and they will continue to take action: so young people can afford a starter home and students can focus on their studies rather than next month's rent; so newcomers can find a home in a welcoming community; so seniors can downsize in neighbourhoods they love; and so all Ontarians can find the home that best meets their needs and budget.

The proposed redevelopment of 7 rental residential dwelling units on the Subject Property will contribute to addressing Ontario's stated needed housing supply.

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides policy direction on matters of a provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of a provincial interest, public health and safety, and the quality of the natural and built environments. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the PPS are complemented by locally generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

The PPS requires that land use planning decisions made by municipalities, planning boards, the province, or a commission or agency must be consistent with the Provincial Planning Statement. The vision of the PPS is long term prosperity and social well-being of Ontario that depends on planning for strong, sustainable, and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

The PPS provides that Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build

homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.

Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities.

2.1 Planning for People and Homes

2.1.6. Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

This proposed 7-unit redevelopment contributes to providing a range and mix of land uses.

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

This proposed 7-unit redevelopment will provide accessibility for both young and more mature people who may not be able to manage typical single detached homes.

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

This proposal will assist in improving the quality of life for future inhabitants as the product will provide updated modern housing available to people of all ages and Abilities.

2.2 Housing

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

> *1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing*

and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

This proposal is in keeping with the policy to promote increased density, thus making efficient use of infrastructure and public services.

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

This proposal is supported by public transit with major bus routes along nearby Wyandotte Street East.

The Subject Property is within a Settlement Area in keeping with PPS subsection 2.3.1.1.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;
b) optimize existing and planned infrastructure and public service facilities;
d) are transit-supportive, as appropriate

2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

This proposal to redevelop the existing buildings to accommodate a 7-unit rental multiple dwelling complies with the above PPS land use planning policies (2.3.1.2 and 2.3.1.3) within settlement areas.

The proposal for 7 dwelling units on the Subject Property is in keeping with the policies of the PPS. The proposal proposes housing that responds to market needs and local demand. The proposal represents an efficient use of land as it represents intensification

making efficient use of existing local infrastructure. This development proposal represents cost-effective development through optimization of transit and minimizes land consumption and servicing costs.

Given that the proposal for 7 rental dwelling units on the Subject Property is in keeping with many aspects of the PPS, and does not offend any aspect of the PPS, municipal approval of the proposal is consistent with the PPS.

4.2 City of Windsor Official Plan

The subject property is in the "City Centre" planning district according to Schedule "A" Planning Districts & Policy Areas map attached to the Official Plan for the City of Windsor.

The City's development strategy provided in Section 3 of the Official plan in part includes: *"the policies of this Plan are directed toward accommodating the projected growth through practical and efficient land use management strategies that promote a compact pattern of development and balanced transportation system. Compatible residential, commercial and employment growth will be directed to appropriate locations within existing and planned neighbourhoods to reduce development and infrastructure costs and provide opportunities to live, work and shop in proximity. This concept will enable Windsor to continue its growth and foster a vibrant economy, while ensuring a safe, caring, and diverse community and a sustainable, healthy environment".*

The Neighbourhood Housing Variety policy 3.2.1.2 provides*: "Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands."*

The Subject Property is designated "Medium Profile Mixed Use" according to Schedule "E" City Centre Planning District land use map attached to the Official Plan for the City of Windsor.

Official Plan subsection 6.1.14 regarding residential intensification reads: *To direct residential intensification to those areas of the city where transportation, municipal services, community facilities and goods and services are readily available.*

The proposal to redevelop the lands for 7 rental residential dwellings in an area that has access to public transportation and has readily available municipal services.

Objectives for Residential development in the OP include:

6.3.1.1 To support a complementary range of housing forms and tenures in all neighbourhoods.

6.3.1.2 To promote compact neighbourhoods which encourage a balanced transportation system.

6.3.2.3 For the purposes of this Plan, Low Profile housing development is further classified as follows: (a) small scale forms: single detached, semi-detached, duplex and row and multiplexes with up to 8 units.

Locational Criteria 6.3.2.4 New residential development and intensification shall be located where:

(a) there is access to a collector or arterial road. Nearby Wyandotte Street East which is a designated Class II Arterial Road according to Schedule "F" Roads and Bikeways plan attached to the OP.

(b) full municipal physical services can be provided. Full municipal services are available to the Subject Lands.

(c) adequate community services and open spaces are available or are planned; and there are ample community services and open spaces near the Subject Lands. Public parkland along the Detroit River is near the Subject Property.

(d) public transportation service can be provided. The Subject Lands are near a Primary Route according to the Transit Windsor system map.

The location of the subject property meets all 4 above locational criteria as noted.

According to Residential OP policy 6.3.2.5 evaluation criteria for a neighbourhood development pattern the proponent shall demonstrate that a proposed residential development within an area having a neighbourhood development pattern is, among other things:

(c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. The proposed 3-storey 7-unit residential building is in keeping with similar building types within 200 metres of the property.

(d) provided with adequate off-street parking. The proposed development includes 11 on-site vehicular parking spaces including one accessible parking space between the two parcels with access from Brant Street through the public alley.

(e) capable of being provided with full municipal services. Full municipal services are available to the Subject Lands.

(f) facilitating a gradual transition from Low Profile residential development to Medium/or High-profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council. The proposed 3 storey 7-unit residential building is defined as Low Profile in the City of Windsor Official Plan.

According to Schedule "B" Greenways System map attached to the Official Plan for the City of Windsor, there is a designated Proposed Recreationway on Wyandotte Street East, one block south of the Subject Property.

The subject property is designated "High Potential" according to Schedule "C-1" Development Constraint Areas Archaeological Potential map attached to the Official Plan for the City of Windsor. Accordingly, the proponent has retained a consultant to undertake a Stage 1 & 2 Archaeological Assessment.

The City Centre Planning District objectives include subsection 6.11.1.2 that provides: to foster livable residential neighbourhoods close to employment, shopping and entertainment opportunities. This proposal contributes positively to the foregoing objective.

Urban Design Review

Section 8.7.2 Policies of the Official Plan for Urban Design provides policy direction with the following objectives:

"8.7.1.1 Built Form
To achieve a varied development pattern which supports and enhances the urban experience.

8.7.1.2 COMPLEMENTARY DESIGN
To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.

8.7.1.3 VISUAL INTEREST
To maximize the variety and visual appeal of building architecture.

8.7.1.5 UNIQUE CHARACTER
To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings."

8.7.2.3 INFILL DEVELOPMENT
Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for: massing, building height; architectural proportion; volumes of defined space; lot size; position relative to the road; building area to site area ratios; the pattern, scale and character of existing development; and, exterior building appearance.

The owner/developer of the Subject Property fully plans to meet the criteria for development in an established neighbourhood as provided above.

The proposed 3 storey 7-unit building at the Subject Property will have its façade designed to comply with the urban design review policies of the City's Official Plan, thus is compatible with buildings in the neighbourhood.

The commitment to the Community's Strategic Plan is centred around four interrelated pillars:

1. Our Economy: Cultivated and Competitive.
2. Our Society: Diverse and Caring.
3. Our Environment: Clean & Efficient; and
4. Our government: Responsive & Responsible.

The proposal to redevelop the 7 dwelling unit rental residential building on the Subject Property is consistent with the Community's Strategic Plan as it contributes positively to the local economy, provides for alternative housing types, provides redevelopment at current building standards, and assists the City in achieving its committed contribution to needed housing.

The proposal to redevelop the property for a 7 dwelling unit rental residential building on the Subject Property complies with the goals, objectives, and policies of the City of Windsor Official Plan. Therefore, no Official Plan Amendment is required for this development proposal

City of Windsor Intensification Guidelines June 2022

A desire of the provincial government is the delivery of a broader mix of housing types, including housing that is more affordable than the traditional housing stock.

Among the City's intensification priority areas is new development in "stable and mature neighbourhoods".

The guidelines note that in many of Windsor's neighbourhoods there is a diversity of building forms, housing types, streetscapes, and landscape features. Diversity is an element to be celebrated as a defining factor within each of these neighbourhoods. The proposed 3-storey 7-unit building adds to the diversity of housing options in the mature neighbourhood.

Subsection 2.3 Modest Infill Development provides that the intent is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. Further, it is stated that it is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.

A general guideline is to "*ensure new development is compatible with adjacent and neighbouring development by siting and massing new buildings to avoid undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas"*.

The proposed 7-unit building faces the street and flanks the public alley thus not facing directly into adjacent residential properties.

The majority of the City's Intensification Guidelines support the proposed 7-unit building on the Subject Property.

5.0 Zoning By-law

The subject property is in the Residential District 3.1 (RD3.1) zoning category in City of Windsor Comprehensive Zoning By-law 8600.

Among the permitted uses in the RD3.1 is Multiple Dwelling which describes the proposed redevelopment plan.

The proposal to redevelop the 7-unit building on the Subject property complies with many of the building regulations of the RD3.1 zone. However, a site specific zoning by-law amendment is required to comply with the following RD3.1 regulations:

- 12.1.5.1 - required minimum lot frontage of 18.0 m whereas a frontage of 13.84m is existing, request reduction to existing accordingly.
- 12.1.5.5 - required minimum front yard depth 6.0 m whereas 0.24 m is existing, request reduction to existing accordingly
- 12.1.5.7 - required minimum side yard width a) 6.0 m where a habitable room window faces a side lot line, whereas the existing condition is 0.27 m on the west adjacent to the public alley, and 2.9 m exist on the east side of the building, request reductions to existing side yards accordingly.
- 12.1.5.8 Minimum Landscaped Open Space Yard: does not comply 35.0% of lot area (Required) 31.5% (Provided), request reduction to existing accordingly.
- 24.22.1 Required Number of Visitor Parking Spaces does not comply 1 (Required) 0 (Provided), request reduction accordingly
- 24.24.15 Access Aisles does not comply, request exemption to requirement.
- 24.24.20 Curb Cut or Ramp for Accessible Parking Space does not comply, request exemption to requirement.

- 24.26.1 Location of Parking Spaces does not comply, request exemption accordingly.

- 25.5.10 Construction and Maintenance of Parking Area

  3 A curb shall bound the perimeter of a parking area and shall separate a landscaped open space yard, landscaped open space island or parking area separation from the parking area does not comply, exemption from requirement requested.

  7 A parking area shall be graded and drained into a municipal sewer system to prevent the runoff of surface water onto a street, alley or abutting properties. Does not comply, exemption from requirement requested.

  13 For any part of a parking area that is located less than 4.50 metres from a dwelling unit on an abutting lot, a screening fence with a minimum height of 1.20 metres shall be provided along the lot line on which the parking area is located does not comply, exemption from requirement requested.

- 25.5.20.1.2 Parking Area Separation from a street does not comply 3.00m (Required) 0.00m (Provided) – for the adjacent parking area at 0 Brant Street. An exemption to this requirement is requested.

- 25.5.20.1.3 Parking Area Separation from an interior lot line: does not comply 0.90m (Required) 0.00m (Provided), request requirement exemption.

- 25.5.20.1.3 Parking Area Separation from an alley: does not comply 0.90m (Required) 0.00m (Required) request requirement exemption.

- 25.5.20.1.5 Parking Area Separation from a building wall in which is located a main pedestrian entrance facing the parking area does not comply 2.00m (Required) 1.22m (Provided), request requirement exemption.

- 25.5.20.5.5 The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard does not comply, request requirement exemption.

- 25.5.30 Access Area: does not comply 7.00m – minimum (Required) 6.36m (Provided), request reduction in requirement to what is provided.

The application requests a site-specific zoning by-law amendment based on the Residential District 3.1 (RD3.1) zone category as the basis of an application. The provisions noted above require amendments and exemptions to permit redevelopment and reuse of the existing building and parking on the Subject Property.

6.0 Site Suitability

The site is ideally suited to be developed for a 7-unit multiple dwelling building with partial parking on the parcel on the west side of the alley for the following reasons:

- The land area is sufficient to accommodate the proposed development.
- The conversion of the Subject Property is in keeping with the need for apartment units to meet the needs of intended future users.
- The property is generally level which is conducive to easy vehicular movements.
- The property is fully serviced which provides for drainage through the municipal system.
- There are no natural or man-made impediments to construction.
- There are no identified environmental concerns from the proposed use of the property.
- The property is within walking distance to local shopping, banks, and active and passive public recreation areas.

7.0 Compatibility

The City of Windsor Intensification Guidelines June 2022 define compatibility as"

"Compatible development means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Essentially, the City's Intensification Guidelines endorse development that will coexist without undue, adverse impact on surrounding properties. The proposed 3-storey 7-unit building has been in existence for many years and its conversion to residential use is a welcome addition to the neighbourhood.

The existing 3 storey 7- unit multiple dwelling development is compatible with the surrounding area in terms of scale, massing, and height. The Official Plan defines the proposed development as Low Profile which is in keeping with other structures in the surrounding neighbourhood.

8.0 Good Planning

The proposal represents good planning for the following reasons:

- The proposal will contribute positively to Windsor's needed rental housing stock.
- The development represents efficient use of land in a compact form that minimizes land consumption and makes efficient use of existing public services.
- The development is transit supportive providing the opportunity for future residents to make optimum use of nearby public transit.
- The development contributes to the provision of an appropriate mix of housing options for Windsor residents.
- The location in an established residential neighbourhood gives future residents ample opportunity to access nearby community amenities.
- The proposed development meets the City's locational requirements: being on local roads; on full municipal services; adequate community services; and proximity to public transit.

The fact that the proposal is supported by both provincial and municipal planning policy, and the site is suitable for the intended use on several criteria attests to the fact that the proposal represents good planning.

9.0 Supporting Study Findings

Open House

The proponent organized and held an open house on Saturday January 31st, 2026, from 1:pm to 3:pm at the Quality Inn & Suites Downtown (675 Goyeau St., Windsor). The purpose of the open house was to introduce the project to the public and obtain feedback. Display boards depicting the site and building design were on display.

The open house was attended by the owners representative and City staff were on hand to observe the open house.

A single member of the public attended the open house, signed into the event, however no comment sheet/s were filled out and left at the open house, and to date none have been received by any other form of communication.

10 Conclusion

The proposal to redevelop the Subject Property for a 2 storey 7-unit residential building with on-site parking and parking on the vacant lot on the west side of the public alley within an established residential neighbourhood should be supported and approved by the City of Windsor for the following reasons:

- Is consistent with the Provincial Planning Statement 2024.
- meets the intent and purpose of applicable City Official Plan policies.
- is in keeping with the Community Strategic Plan that supports the local economy.
- the site is physically suitable to the proposed use.
- the proposed low-profile building is compatible with the surrounding neighbourhood and will contribute to the acute need for housing in Windsor.
- does not impact the private use and enjoyment of neighbouring properties.
- will not have any negative natural environment impacts.
- will not have any negative impacts on municipal services; and,
- will have a favourable positive impact on the City's economic environment.
- Will transform the property from a derelict unsightly property to an attractive functional residential rental building.

For the above reasons, it is appropriate for the City of Windsor to approve a site specific zoning by-law amendment application to permit redevelopment for seven (7) dwelling units within the existing building on the subject property.

HRK REALTY SERVICES LTD.

Harold Kersey

Date: April 17, 2026

Harold R. Kersey, RPP

APPENDIX C – CONSULTATION

CANADA POST – BRUNO DESANDO

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Compartments Size

- Horizontal lock-box models used in mailrooms must have the following minimums:
  - o Residential compartments must be at least 12.5 x 13.5 cm
  - o Commercial compartments at least 13.5 x 30.5 cm
  - o Parcel compartments at least 30.5 x 30.5 cm
- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

Rear-loading Lock-boxes

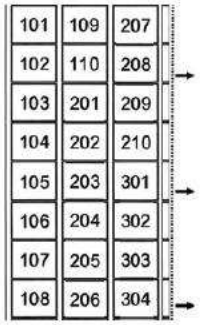
- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.
- There must be a width of at least 100cm of working space from the back of the boxes to the wall.
- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.
- Mailroom door is required to provide a minimum 81cm opening
- Lighting should be at least 100 lux (measured 75 cm from floor)

Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.
- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes



Grade-level Components

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit routes to this property are with the Crosstown 2 and Route 315. The Crosstown 2 route has an existing weekday peak frequency of 10 minutes and Route 315 has an existing weekday peak frequency of 45 minutes. As part of Transit Windsor's City Council approved 2023 Service Plan, the Crosstown 2 route will be replaced by a new primary route known as Route 100. Route 100 will have a peak weekday frequency of 10 minutes. Route 100 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, expected to be completed in 2026. The closest existing bus stop to this property is located on Wyandotte at Aylmer southeast corner. This bus stop is approximately 125 metres from this property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

TRANSPORTATION PLANNING – AASHVI SARVAIYA

- Land Conveyance
  Not applicable.

- Corner Cut-Off
  Not applicable.

- Sidewalk
  Not applicable.

- Parking
  All parking must comply with ZBL 8600.

- Transportation Impact Study
  Not applicable.

- Access
  All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- Exterior Path
  All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Aashvi Sarvaiya, of this department at tda@citywindsor.ca.

ZONING COORDINATOR – SAMUEL PERRY

See the zoning deficiencies below, as well as the attached review files.

MAIN PROPERTY

- Minimum Lot Frontage 180m (Required) 13.7m (Provided) [12.1.5.1]
- Minimum Side Yard Width 6.0m (Required) 1.2m (Provided) [12.1.5.7]
- Minimum Landscaped Open Space Yard 35.0% (Required) 29.5% (Provided) [12.1.5.8]
- Minimum Size of Parking Space [24.20.10]
- Minimum Visitor Parking 1 (Required) 0 (Provided) [24.22.1]
- Access Aisles [24.24.15]
- Curb Cut or Ramp for Accessible Parking Space [24.24.20]
- Location of Parking Spaces
- Minimum Size of Bicycle Parking space [24.30.10]
- Parking within a Parking Area Separation is Prohibited [25.5.1.1]
- A Curb Shall Bound Parking Area [25.5.10.3]
- 1.20m Tall Screening fence between Parking Area and Dwelling unit within 4.5m [25.5.10.13]
- Minimum Parking Area Separation from an Interior Lot Line 0.60m (Required) 0.0m (Provided) [25.5.20.1.3]
- Minimum Parking Area Separation from Main Pedestrian Entrance 2.0m (Required) 1.22m (Provided) [25.5.20.1.5]
- Parking Area Separation from wall with Habitable Room Window 4.50m (Required) 1.22m (Provided) [25.5.20.1.6]
- The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard: [25.5.20.5]
- 25.5.30.4 Access Area: does not comply 7.00m – minimum (Required) 6.36m (Provided), request reduction in requirement to what is provided.

PARKING LOT

- Minimum Landscaped Open Space Yard 35.0% (Required) 0.00% (Provided) [12.1.5.8].
- Parking must be Located on Same lot as Dwelling Units [24.26.1]

- Parking within 6.0m of intersection of two streets is prohibited. [24.26.1]
- Parking within a Parking Area Separation is Prohibited [25.5.1.1]
- All parking spaces, visitor parking spaces and accessible parking spaces shall be accessible directly and exclusively from a parking aisle: [25.5.10.1]
- A Curb Shall Bound Parking Area [25.5.10.3]
- Parking Area Separation from a Street 3.00m (Required) 0.00m (Provided) [25.5.20.1.2]
- Parking Area Separation from a Alley & Interior Lot Line 0.90m (required) 0.00m (Provided) [25.5.20.1.3]
- The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard: [25.5.20.5]
- Minimum Parking Aisles Size 6.00m (Required) 4.4m (Provided) [25.5.50.3.4]

HERITAGE PLANNING – KRISTINA TANG

Heritage:
There is no apparent built heritage concern with this property.

Archaeology:
Archaeological Assessment Report Entitled “Stage 1 Archaeological Background Study and Stage 2 Archaeological Property Assessment at 563 Brant Street, 529 Aylmer Avenue, and 0 Brant Street, (Lot 86, Concession 1 Petite Cote, Former Township of Sandwich West, County of Essex) City of Windsor, Ontario” has been entered into the Ontario Public Register of Archaeological Reports. Although the report recommends that no further archaeological assessment of the property is recommended, the applicant is still to note the following archaeological precautions.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City’s Planning & Development Services Department, the City’s Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.

2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:
Windsor Planning & Development Services Department:
519-255-6543 x6179, ktang@citywindsor.ca, planningdept@citywindsor.ca
Windsor Manager of Culture and Events (A):
Michelle Staadegaard, (O) 519-253-2300x2726, (C) 519-816-0711,
mstaadegaard@citywindsor.ca
Ontario Ministry of Citizenship and Multiculturalism
Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca
Windsor Police: 911
Ontario Ministry of Public and Business Service Delivery and Procurement
Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:
Ian Hember, 1-437-244-9840, Ian.hember@ontario.ca

SITE PLAN CONTROL

Site Plan is not applicable for this proposed development pursuant to the Planning Act and City of Windsor By-law 1-2004.

ENWIN

Hydro Engineering: Keegan Morency Kendall

No Objection, provided adequate clearances are achieved and maintained.

Please note the following.

1- ENWIN has a pole line on the west and north side of the property.
2- ENWIN has overhead single phase 120/240V secondary conductors at the west and north side of the property.
3- ENWIN has overhead three phase 347/600V secondary conductors at the west and north of the property.
4- ENWIN has overhead single phase 16kV primary conductor on the west side of the property.
5- ENWIN has a pole at the southwest corner of the property that contains a 100kVA, 16kV-120/240V single phase transformer.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.



Water Engineering: Bruce Ogg

ENWIN Water has no objections. Owner to confirm size of water service inside the building to determine if the size is adequate.

RIGHT-OF-WAY – MARK SCHAFFHAUSER

Required Drawing Revisions:

1. **Boulevard Restoration** – Hard surface fronting 0 Brant St to be removed and boulevard restored to Best Practice B.P.3.2.2.

2. **Sewer Connections** – All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to include all sewer connections and water services.
    - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

3. **Encroachment Agreement** – There are existing items encroaching into the right-of-way, which require either removal or an encroachment agreement to legalize said items.
    - Modify drawings to remove encroaching items or identify that an encroachment agreement with the City of Windsor will be required for the fence along Brant Street and Aylmer Avenue.

4. **Alley Contribution** – Proposal includes access off existing alley.
    - Owner is made aware that alley contribution will apply

Right-of-Way Permit Requirements

Alley Contribution – The owner(s) further agrees, prior to the issuance of a construction permit, to pay to the Corporation and deposited in the General Fund, the Owner's contribution intended for the upkeep of alleys within the City of Windsor. The amount of the contribution will be based on the User Fee Schedule at time of payment.

CCTV Sewer Inspection – The owner(s) further agrees to provide at its entire expense, and to the satisfaction of the City Engineer, a video inspection, of any existing connections proposed for reuse to ensure the suitability of the connection for use in accordance with City of Windsor Standard Specifications S-32 CCTV Sewer Inspection

Boulevard Restoration – Permit required to remove hard surface fronting 0 Brant Street and boulevard restored to Best Practice B.P.3.2.2.

Encroachment Agreement – The owner(s) agrees to submit application for and execute an agreement with the Corporation for the proposed encroachments into the right-of-way (i.e. fence along Brant Street and Aylmer Avenue) to the satisfaction of the City Engineer.

Sewer Connections – The site is serviced by a 375mm combined sewer located within the Aylmer Street right-of-way. There are no sewers fronting Brant Street. All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to include all sewer connections and water services.
    - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

If you have any further questions or concerns, please contact Karen Kong, of this department at kkong@citywindsor.ca

DEVELOPMENT ENGINEERING – JUAN PARAMO
We have reviewed the subject Rezoning application and have the following comments:

Sewers The site is serviced by a 375mm combined sewer located within the Aylmer Street right-of-way. There are no sewers fronting Brant Street. All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.

The applicant will be required to submit, prior to the issuance of permits, a stormwater management plan in accordance with Windsor Essex Region Stormwater Management Standards Manual, restricting stormwater runoff to pre development levels. This will include, at a minimum:

- Submission of stormwater management review fee,
- Stormwater management report stamped by a professional engineer
- Site servicing drawings stamped by a professional engineer
- Stormwater management check list (see link below)

For more information of SWM requirements, visit: link

https://essexregionconservation.ca/wp-content/uploads/2018/12/WE-Region-SWM-Standards-Manual.pdf.

https://www.citywindsor.ca/business/buildersanddevelopers/Documents/Checklist-Rational-Method.pdf

Right_of-Way

The subject property fronts both Brant Street and Aylmer Avenue. The exisitng rights-of-way have sufficient width, and no land conveyance is required.

In summary we have no objection to the proposed development, subject to the following requirements:

If you have any further questions or concerns, please contact Felipe Canadas, of this department at fcanadas@citywindsor.ca

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 100/2026

Subject: Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4

Reference:

Date to Council: August 4, 2026
Author: Justina Nwaesei, MCIP, RPP
Planner III - Development
519-255-6543, ext. 6165
jnwaesei@citywindsor.ca

Planning & Building Services
Report Date: July 2, 2026
Clerk's File #: Z/15191

To: Mayor and Members of City Council

Recommendation:

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following clause to Section 91.10:

34 **EAST SIDE OF ARGYLE ROAD, BETWEEN OTTAWA STREET AND ONTARIO STREET**

For the land comprising Lot 68 and Part of Lots 67 and 69, on Plan 684, PIN 01131-0560 LT, PIN 01131-0561 LT, and PIN 01131-0562 LT, one *Multiple Dwelling* with a *maximum* of 7 *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

a) *Lot Area*: *minimum* 720.0 m^2

b) *Landscaped Open Space Yard*: *minimum* 35.0% of *lot area*

c) Notwithstanding Section 24.20.5.1, the *minimum* parking rate shall be 1.0 for each dwelling unit

d) Section 24.22 shall not apply

e) Section 24.24 shall not apply

f) Notwithstanding Clause .3 in Table 25.5.20.1, the *minimum parking area separation* from an alley shall be 0 m

g) Section 25.5.30 shall not apply

h) Exterior Cladding:

1. North, South, and East Sides of the building -

a. Red brick veneer - *minimum* 50% of the exterior wall face
b. Stucco limited to the second storey

2. West Side of the building –
   a. Red brick veneer – *minimum* 80% of the exterior wall face
   b. Red brick veneer predominantly raised up to the soffit
   c. Stucco is permitted as an accent material on the second storey only.

i) Roofing Material shall be of "Certainteed Carriage House Asphalt Shingles" or similar scalloped shingle.

j) A flat roof or a roof having a slope of less than 20.0 degrees is prohibited.

k) A *Multiple Dwelling* containing 8 or more *dwelling units* is prohibited

[ZDM 7; ZNG/7371]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PT LOT 67 and 68, PLAN 684 (PIN -01131-0560 LT), PT LOT 68 PLAN 684 (PIN 01131-0561 LT), and PT LOT 68 and 69, PLAN 684 (PIN 01131-0562 LT), situated on the east side of Argyle Road, between Ottawa street and Ontario Street (municipally known as 1258, 1262, & 1264 Argyle Road); Roll Numbers 020-230-02300, 020-230-02400, and 020-230-02500) from RD2.2 to RD2.2x(34).

III. THAT the City Engineer **BE DIRECTED** to require the following prior to issuing a street opening permit for the subject property

a) the owner abandons the existing undersized water service on the property and installs adequately sized water service for the new development, entirely at their cost, to accommodate the proposed development on the subject land to the satisfaction of ENWIN Water Engineering, and

b) the owner submits a letter from ENWIN Water Engineering to confirm that the upgrade is satisfactory.

Executive Summary:

N/A

Background:

1. KEY MAP:



2. APPLICATION INFORMATION

LOCATION: 1258 -1264 Argyle Road (East side of Argyle Rd, between Ottawa St. and Ontario St.)

APPLICANT: 1000919722 ONTARIO INC., C/O CURTIS DOCHERTY

AGENT: Pillon Abbs Inc., c/o Trace Pillon Abbs

REGISTERED OWNER: SAME AS APPLICANT

PROPOSAL: The applicant proposes to amend zoning by-law 8600 by adding a site-specific zoning provision to permit a multiple dwelling with 7 dwelling units on the subject land. The concept plan shows 7 proposed on-site parking spaces for the 7 dwelling units.

The applicant also requests the following site-specific relief from the zoning by-law:

- Decrease the minimum parking requirements from 8 to 7 parking spaces,
- Decrease the minimum accessible parking space from 1 to 0,
- Decrease the minimum parking separation from 0.90 m to 0 m for an alley, and
- Increase the maximum access area from 9.00 m to 18.86

The Site is also subject to Section 267, which does not permit any new front yard parking space, but permits any existing front yard parking space.

Planning Consultations: Stage 1 PC-072/24; and Stage 2 PC-043/25

All drawings are conceptual and subject to change.

The development as proposed does not require an Official Plan Amendment and is not subject to Site Plan Control.

Use this LINK to access the supporting materials submitted by the applicant and located on the City's website.

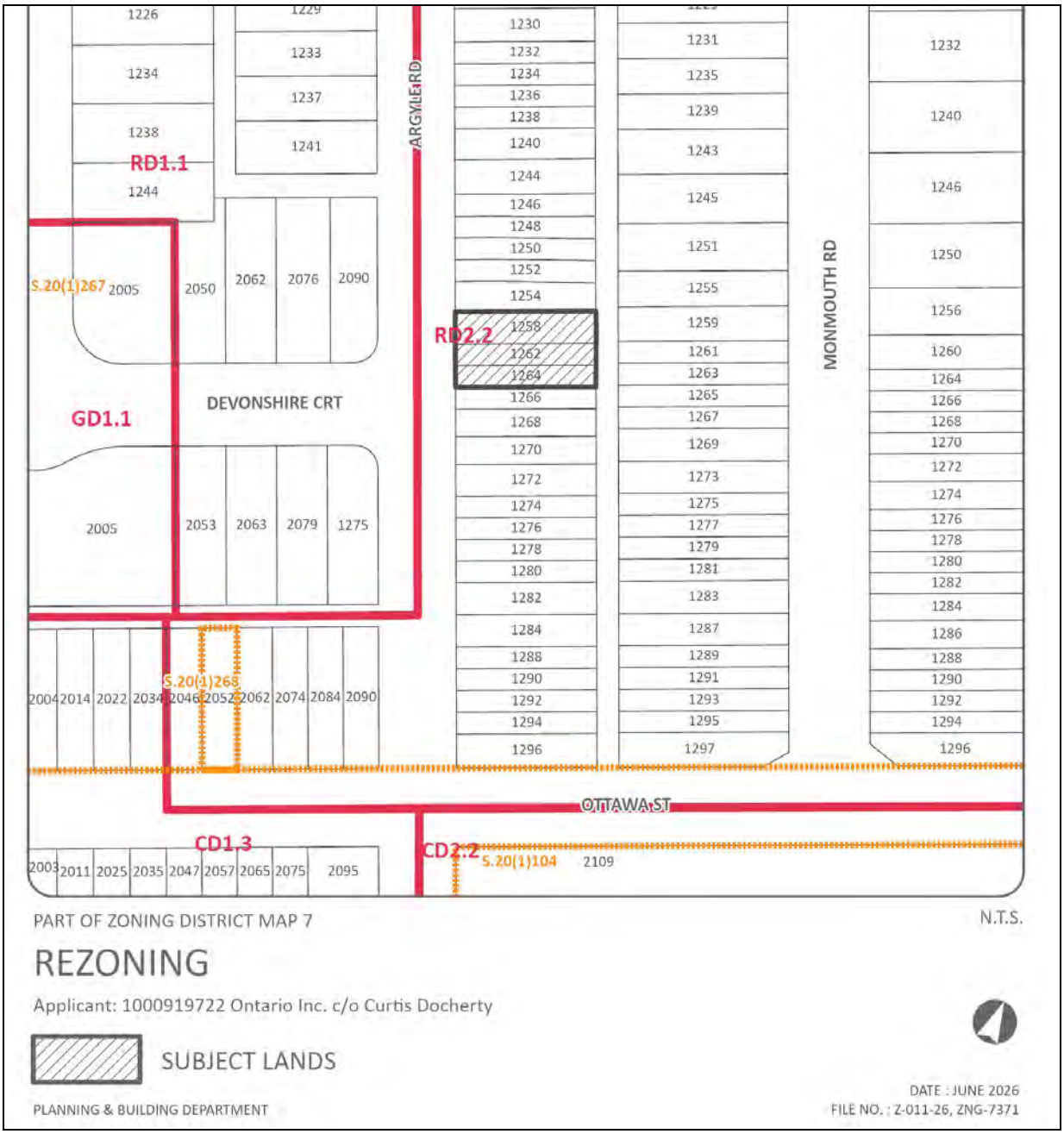
3. SITE INFORMATION

OFFICIAL PLAN	ZONING & ZDM	CURRENT USE(S)	PREVIOUS USE(S)
RESIDENTIAL [Sch. D: OP Vol. 1]; **MATURE NEIGHBOURHOOD** [Sch. A-1: OP Vol. 1]; **HERITAGE AREA** [Sch. G: OP Vol. 1];	Residential District 2.2 **(RD2.2)** and s.20(1)267, B/L 8600; **ZDM7**	Vacant	1258, 1262, and 1264 Argyle: each was 1 unit of a 6-unit townhouse dwelling
FRONTAGE	**DEPTHS**	**AREA**	**SHAPE**
19.84 m along the east side of Argyle Road	36.35 m (119.25 ft)	721.18 m^2	rectangular

Note:

- All measurements are in accordance with section 2.2.1 of the April 25, 2026, PRR
- There was an existing 6-unit townhouse dwelling municipally known as 1258, 1262, 1264, 1266, 1268, & 1270 Argyle Rd. The 6-unit townhouse dwelling was demolished in 2019/2020; and
- Section 20(1)267 indicates that new front yard Parking Space is not permitted.

4. REZONING MAP



5. NEIGHBOURHOOD CHARACTERISTICS

The subject neighbourhood is an established residential neighbourhood in the Walkerville Heritage Area of Windsor and classified as Mature Neighbourhood on Schedule A-1 of the Official Plan. The neighbourhood is characterized by small-scale low-profile residential developments predominantly single unit dwellings, Semi-detached dwellings, and townhome dwellings.

NEIGHBOURHOOD MAP



NEIGHBOURHOOD MAP - Z-011/26 [ZNG-7371]

SUBJECT LANDS

SURROUNDING LAND USE

WEST SIDE of subject site, from Argyle Road to Devonshire Road: Residential (semi-detached dwellings and single unit dwellings) between Ottawa and Ontario Streets.

EAST SIDE of subject site, from Argyle Road to Monmouth Road: Residential (townhome dwellings, multiple dwellings, single unit dwellings).

NORTH SIDE of subject site, towards Ontario Street: Residential (townhome dwellings).

SOUTH SIDE of subject site, towards Ottawa Street: Residential (townhome dwellings, multiple dwellings, and single unit dwellings.

Refer to section 2.0 of the Planning Rationale Report for more information on the subject site and surrounding land uses.

Attached to this report as **Appendix A** are site photos or imagery from google photos**.**

MUNICIPAL INFRASTRUCTURE

- There are municipal combined sewers available along Argyle Road, and in the rear alley abutting east of the subject site. The site may be serviced by the 300mm combined sewer located within the alley to the east of the property.
- There are hydro poles within the alley to the east of the subject property.
- There are hydro poles, municipal watermains, and fire hydrants in the subject area and along Argyle Road.
- There are concrete sidewalks, curbs and gutters along Argyle Road.
- The closest existing transit route to this property is the Ottawa 4 bus route. The closest existing bus stop to this property is located on Ottawa at Walker northwest corner. This bus stop is approximately 270 metres from the subject property.
- Argyle Road is classified as a Local Road.
- Devonshire Road, Monmouth Road, and Ontario Street are nearby local roads.
- Ottawa Street is a nearby road classified as a Class 1 Collector Road.

Discussion:

PLANNING ANALYSIS:

The amendment under consideration deals with residential intensification on a parcel within an existing neighbourhood. This planning analysis focuses on the following planning documents: Provincial Planning Statement (PPS) 2024, City of Windsor Official Plan (OP), and City of Windsor Zoning By-law 8600.

1. PROVINCIAL PLANNING STATEMENT (PPS) 2024

The PPS is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Zoning and development permit by-laws should be forward-

looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.

The recommended amendment will facilitate an infill development in the form of a multiple dwelling containing 7 dwelling units, which will increase the supply and mix of housing options in the subject neighbourhood. Therefore, the recommended amendment is consistent with the vision of the PPS 2024 regarding housing.

The applicant's consultant submitted a Planning Rationale Report (PRR) dated April 25, 2026, which provides an analysis of the key policy considerations of the PPS 2024 relating to the proposed development on the subject land. The PRR concludes that the proposed development on the site is appropriate and consistent with the PPS. The Planning Department is satisfied with the applicant's analysis and conclusion.

The PRR and other required support studies, reports, and information received for the subject application can be accessed on the city's website through this LINK.

2. OFFICIAL PLAN (OP):

The OP implements the Provincial Planning statement. The recommended amendment is required by legislation to maintain conformity with the OP.

The subject site is designated "Residential" in the Land Use Schedule D of City of Windsor Official Plan. Use this LINK to access Chapter 6 - Land Use, OP Vol. 1.

The objectives and policies of the Residential land use designation establish the framework for development decisions in Residential areas within the City of Windsor.

The recommended amendment supports a complementary range of housing forms and tenures in the subject area, promotes compact neighbourhoods which encourage a balanced transportation system, and promotes residential redevelopment, infill and intensification initiatives in the subject neighbourhood. Therefore, the amendment conforms the OP Residential objectives in s.6.3.1.1, s.6.3.1.2, and s.6.3.1.3.

The Residential policies facilitate the orderly development and integration of housing in Windsor. Uses permitted in the Residential land use designation include Low Profile, and Medium Profile dwelling units (s.6.3.2.1). A low-profile development is proposed, and recommended, on the subject land; policy 6.3.2.1 is satisfied.

SECTION 6.3.2.4 OF OP VOL. 1 – LOCATIONAL CRITERIA is satisfied as shown below:

- There is access to Ottawa Street (a nearby Class 1 Collector Rd)
- Full municipal physical services can be provided as noted already in this report.
- The subject area is an existing residential neighbourhood with existing community services and public Open Space.
- As noted earlier in this report, public transportation service is available in the subject neighbourhood by way of Ottawa 4 transit buses.

Section 6.3.2.5 of op vol. 1 – EVALUATION CRITERIA

The applicant's PRR contains information that indicates conformity with the policy requirements in s.6.3.2.5 of OP Vol. 1. The subject land is within a Mature Neighbourhood per schedule A-1 of OP Vol. 1. The PRR demonstrates that the proposed

infill development can be designed to achieve consistency with the surrounding buildings in the Mature Neighbourhood.

Policy 1.52 of OP Vol. 2 – Mature Neighbourhood as Heritage Resources:

The subject properties are in the Walkerville Heritage Area and in a Mature Neighbourhood. According to s.1.52.2 of OP Vol. 2, *"Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architectural and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas."* Furthermore, City of Windsor Official Plan policy 9.3.5.1 (a)(ii) states development is to be of compatible height, massing, scale, setback and architectural style to the area. See discussion regarding building height, character and heritage in Section 3.

It should be noted that the relevant sections of the Windsor Intensification Guidelines are highlighted in the City's Heritage Planner's comment found in Appendix C attached to this report, and in section 5.1.3 of the applicant's PRR.

The recommended amendment contains provisions that will facilitate the design of a low-profile residential development that is consistent with the subject Mature Neighbourhood. The recommended amendment maintains conformity with the OP.

3. ZONING

The subject land is zoned Residential District 2.2 (RD2.2) by City of Windsor Zoning By-law 8600, and section 20(1)267 also applies to the subject site. Use this LINK to access Zoning By-law 8600 on the city's website.

The RD2.2 zone permits
One Double Duplex Dwelling
One Duplex Dwelling
One Multiple Dwelling containing a maximum of four dwelling units
One Semi-Detached Dwelling
One Single Unit Dwelling
Townhome Dwelling
Any *use accessory* to any of the preceding uses

As shown above, a multiple dwelling with a maximum of 4 dwelling units is permitted in the RD2.2 zoning district. The proposed development is a small scale low-profile multiple dwelling with 7 dwelling units.

Requested relief from the Zoning By-law:

- Decrease the minimum parking requirements from 8 to 7 parking spaces,
- Decrease the minimum accessible parking space from 1 to 0,
- Decrease the minimum parking separation from 0.90 m to 0 m for an alley, and
- Increase the maximum access area from 9.00 m to 18.86.

The applicant requests the above site-specific relief from zoning bylaw 8600 in support of the revised concept plan submitted on July 9, 2026. This planning report recommends approval of the above requested relief. Consequently, the recommendation is that Section 24.24 and Section 25.5.30 shall not apply

Though not requested, relief from visitor parking space was considered and recommended because this report recommends required minimum parking rate of one parking space per dwelling unit as opposed to the minimum requirement of 1.25 parking space per dwelling unit. The recommended parking reduction directly impacts the provision of on-site visitor parking. Therefore, it is recommended to decrease the minimum number of required visitor parking spaces from 1 to 0. Consequently, the recommendation is that Section 24.22 shall not apply.

Required Minimum Parking: Parking requirement for a *Multiple Dwelling* containing a minimum of 5 *dwelling units* is 1.25 parking spaces for each *dwelling unit.* Therefore, a 7-unit multiple dwelling requires 1.25 x 7= 8.75, that is 8 parking spaces minimum. The concept plan shows 7 parking spaces proposed; thereby requiring relief from the by-law.

Required Minimum Lot Area: The RD2.2 zone has minimum lot area requirement of 540m^2 for a multiple dwelling containing a maximum of 4 dwelling units. This report recommends a minimum lot area of 720 m^2 for the proposed 7-unit Multiple dwelling on the subject land. The recommended lot area provision will promote a maximum density of 97 dwelling units per hectare on the subject land.

Landscaped Open Space Yard: To encourage preservation of vegetative surface on the subject property and reduce any adverse impact to the environment, this report contains recommendation for a minimum *Landscaped Open Space Yard* of 35.0% of the lot area.

RESPONSE TO THE FOLLOWING AREA RESIDENTS' CONCERNS:

a) *SIZE AND SCALE (Excessive, six units would be better)*: Existing uses in the subject block of Argyle Road predominantly fall within the small-scale low-profile housing form per section 6.3.2.3 of the OP Vol. 1. Consistency with the neighbourhood is required by the OP and the Windsor Intensification Guidelines.

   As noted above, the RD2.2 permits multiple dwelling with a maximum of 4 dwelling units. Note that a 4-unit multiple dwelling and a 7-unit multiple dwelling, each with a building height that is no greater than 3 storeys will fall within the small scale form of low-profile housing form, per section 6.3.2.3 of OP Vol. 1. The applicant's PRR also indicates that the proposed development complies with all the RD2.2 provisions, except the permitted use provision. It is important to note that the RD2.2 provisions, plus the recommended amendment, address size and scale concerns.

b) *BUILDING HEIGHT (Overpowering):* The PRR indicates that the proposed building height complies with the 9.0 m maximum building height requirement of the RD2.2 Zone; no height relief is requested by the proponent. However, the revised concept elevation submitted on July 9, 2026, shows a building height that appears to be in excess of 9.0 m, which is not consistent with the existing buildings in the subject Mature Neighbourhood. The said inconsistency in building height results in non-conformity with the Official Plan Vol. 2, policy 1.52 – Mature Neighbourhood as Heritage Resources. This report does not recommend an increase in the maximum building height within the RD 2.2 zoning district.

c) *DOES NOT FIT WITHIN THE NEIGHBOURHOOD:* The City's Heritage Planner has been actively involved in the review of this development and has provided comment that

led to the recommended restrictions on Exterior Cladding, Roofing materials, and the prohibition of Flat Roof.

d) *CHARACTER AND HERITAGE (Will change character of neighbourhood):* See comments provided for the three preceding concerns. The comments above and the recommendation in this report address both issues.

e) *PARKING (Inadequate – referring to 6 parking spaces for an 8-unit multiple dwelling):* In response, a revised proposal was submitted for a 7-unit multiple dwelling. The revised concept plan shows 7 parking spaces proposed, instead of the minimum required 8 parking spaces. A parking study was required for the initial development proposal, which was an 8-unit dwelling with 6 parking spaces instead of the required minimum of 10 parking spaces. No parking study is required for the current development of a 7-unit is dwelling with 7 parking spaces and a parking space deficiency of 1 (one) space. A parking ratio of 1:1 is deemed acceptable in this location because the area is serviced by public transit with bus stop less than 300m from the subject land. This report recommends approval of the 1:1 parking ratio.

f) *SAFETY*: Residents state that the alley is unsafe, there is crime in their neighbourhood, and the proposed development will impact safety in the subject area. These are ***existing*** neighbourhood concerns related to the rear alleys. The developer should be safety-conscious in the design and construction of the building on the subject land.

g) *DENSITY (16 people could live on the site):* Response to density concerns hovers around the need to address the PPS and OP requirements for *Residential infill and intensification*. The recommended ZBA provides an opportunity for residential intensification on the underutilized subject land by permitting a *multiple dwelling* containing up to 7 *dwelling units* as a replacement for the previous 3 townhome dwelling units (part of a 6-unit townhome dwelling that was built on lands municipally known as 1258 to 1270 Argyle Rd). Table 1 below is a breakdown of the densities of the previous use, proposed use, and potential use of the subject land using a lot area of 721.18m^2.

Table 1 – Density Analysis- Previous Use, Proposed Use, and Potential use

Type of Development	Development Status	Maximum Number of dwelling units	Requires Rezoning or Permitted in RD2.2	Density (units/ha)
Part of a 6-unit Townhome dwelling	Previous use of site	3 townhome units	Permitted in RD2.2	41.60
Multiple dwelling	Proposed development	7	Rezoning required	97.06
3-unit townhome dwelling with 6 ADUs	Potential development proposal	9	Permitted in the RD2.2 [requires minor variance for deficient lot width; minimum required is 20m, proposed is 19.84m]	124.80

Table 2 below is a breakdown of densities permitted by the RD2.2 zoning category in the subject area:

Permitted Use	Number of Dwelling Units	**Density** (**units/ha**) with no ADU	Required Minimum Lot Area (m^2)	Maximum permitted ADUs	Total Maximum No. of units permitted	**Density** (**units/ha**) using total maximum No. of permitted
One Single Unit Dwelling	1	37.0	270.0	2	3	111.1
One Duplex Dwelling	2	55.6	360.0	1	3	83.3
One Semi-Detached Dwelling	2	44.4	450.0	4	6	133.3
One Double Duplex Dwelling	4	74.1	540.0	n/a	4	74.1
One Multiple Dwelling containing a maximum of four dwelling units	4	74.1	540.0	n/a	4	74.1
Townhome Dwelling	3 minimum	50.0	600.0 (for the 3-unit dwelling)	6	9	150.0

The above data shows that there are other permitted uses on the block with the potential of generating higher density than the proposed 7-unit dwelling on the subject land. Tables 1 and 2 show that a row house dwelling with 3-units can end up as a 9-unit dwelling and result in a density much higher than that of the proposed development. Also, Table 2 shows that a semi-detached dwelling could be developed with 4 Additional Dwelling Units and result in a density of 133 units/hectare compared to the 97 units per hectare resulting from the proposed 7-unt multiple dwelling. Therefore, the recommended 7-unit multiple dwelling, with a building height of 9.0 m is an appropriate range and scale of housing form for the subject neighbourhood.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

The proposed development implements Environmental Master Plan Objective C1: Encourage in-fill and higher density in existing built areas. Residential intensification

minimizes the impact on the community greenhouse gas emissions. Development within existing communities and neighbourhoods use available infrastructure such as sewers, sidewalks, and public transit and, as such, help to mitigate development impact. Implementation of an approved lot-grading plan for this proposed development would help mitigate adverse impacts on climate change.

Climate Change Adaptation:
The new building may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices. Trees and other landscaping features help create better living conditions and support climate change adaptation.

Financial Matters:

N/A

Consultations:

1. PUBLIC OPEN HOUSE [Developer-led Public Information Centre (PIC)]

As noted in Section 3.2 of the applicant's Planning Rationale Report, an informal hybrid (electronic and in-person) public open house was held with area residents and property owners on Tuesday, December 3, 2024, from 6:00 pm to 7:00 pm at the Willistead Manor and via Zoom. Notification for the open house was sent to property owners and tenants within 200-metre radius of the subject site. It was noted that in addition to the applicant's representatives, Ward Councillor and City Staff, 16 residents attended the open house in person and 1 electronically. Comments from the area residents are included on pages 14 to 18 of the PRR.

The following are among the concerns raised by area residents:

- Size and Scale of the development (Excessive, 6 units would be better)
- Building height (overpowering)
- Does not fit within the neighbourhood
- Character (proposed development will change the character of the area)
- Heritage
- Parking is not adequate (6 parking spaces for an 8-unit multiple dwelling)
- Safety
- Density (a total of 16 people could live on the site)

The above issues have been addressed in the Zoning Section of this report, and in section 3.2 of the applicant's PRR. The rest of the residents' comments were also addressed in section 3.2 of the PRR.

The Official Plan and the Windsor Intensification Guidelines require the proposed development to be designed to be consistent with the subject Mature Neighbourhood. This report recommends a zoning by-law amendment that will facilitate the design of a development that maintains conformity with the Official Plan.

2. DEPARTMENT AND AGENCIES

Attached as **Appendix C,** to this report, is a document containing comments from the municipal departments and external agencies. There are no objections. Built heritage concerns from the Heritage Planner are addressed in this report and reflected in the recommendations.

Conclusion and Planner's Opinion:

The applicant's request for a zoning by-law amendment to permit a 7-unit multiple dwelling on the subject land has been evaluated considering the Provincial Planning Statement 2024, City of Windsor Official Plan policies, Windsor Intensification Guidelines, and comments received from municipal staff and outside agencies. The proposed 7-unit multiple dwelling is recommended for approval on the subject land.

In my professional opinion, the recommended Zoning By-law Amendment is consistent with the policies of the Provincial Planning Statement 2024 and maintains conformity with the City of Windsor Official Plan.

Administration is recommending that the Zoning By-law Amendment be approved as specified in Recommendations I, 2 & 3 of this report. The recommended zoning by-law amendment constitutes good planning.

Planning Act Matters:

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP
Deputy City Planner - Development

Neil Robertson, MCIP, RPP
City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader
JP RM

Approvals:

Name	Title
Justina Nwaesei	Planner III - Development
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name

Appendices:

1 Appendix A - Site Photos
2 Appendix B - Concept Plan
3 Appendix C - Consultations, Comments from Municipal Departments & External Agencies

APPENDIX A - SITE PHOTOS

Google photos 2021



2021 Google view of subject vacant land and the abutting buildings, north, south, and east



2021 Google view of property on the west side of Argyle Road, directly fronting the subject site

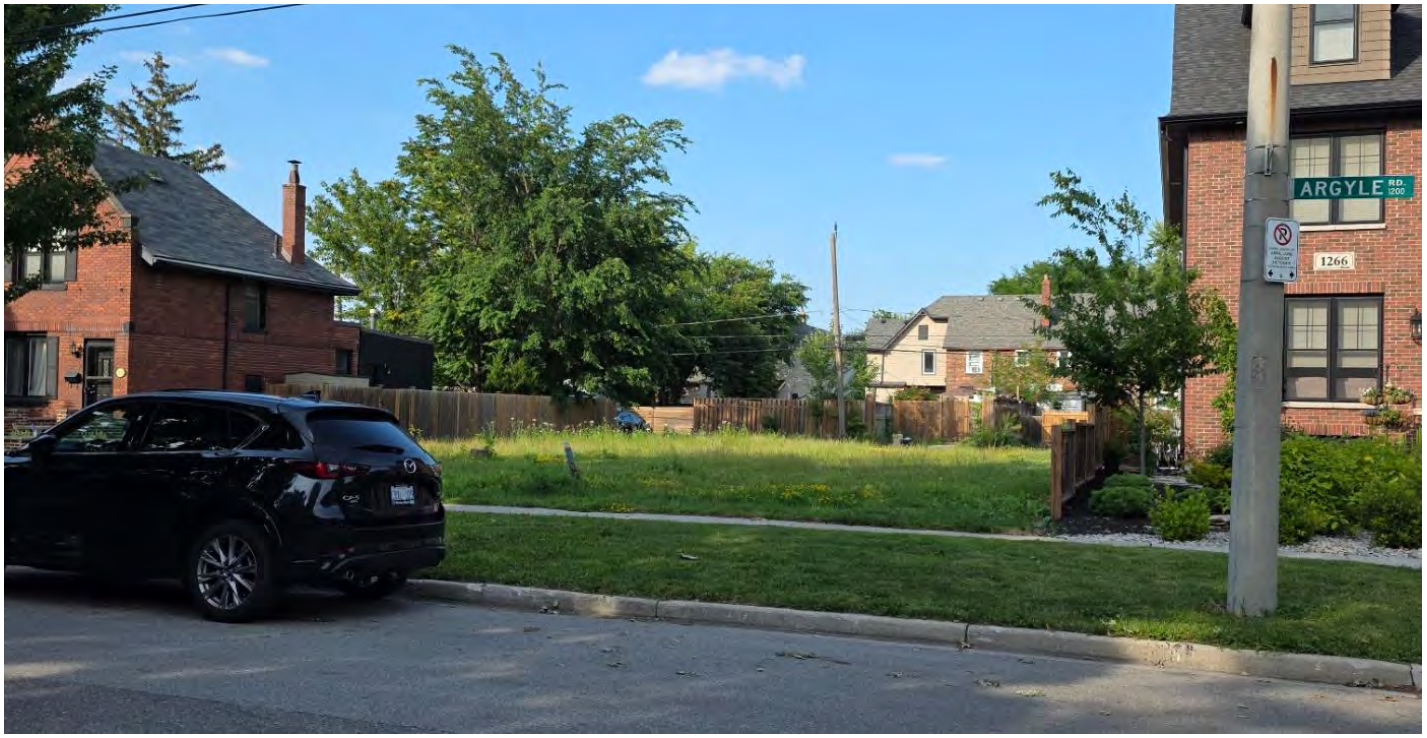


2021 Google view of Argyle Road looking south from the subject land

SITE PHOTOS – taken July 8, 2026



View of the subject vacant land and abutting building to the east



View of the subject vacant land and abutting buildings to the north, south and east



View of townhome next north of the subject land



View of townhome next south of the subject land



View of Argyle Road looking south from the subject property



View of Argyle Road looking north from Devonshire Court

A concept plan (as revised) has been prepared (see Figure 2a – Concept Plan).

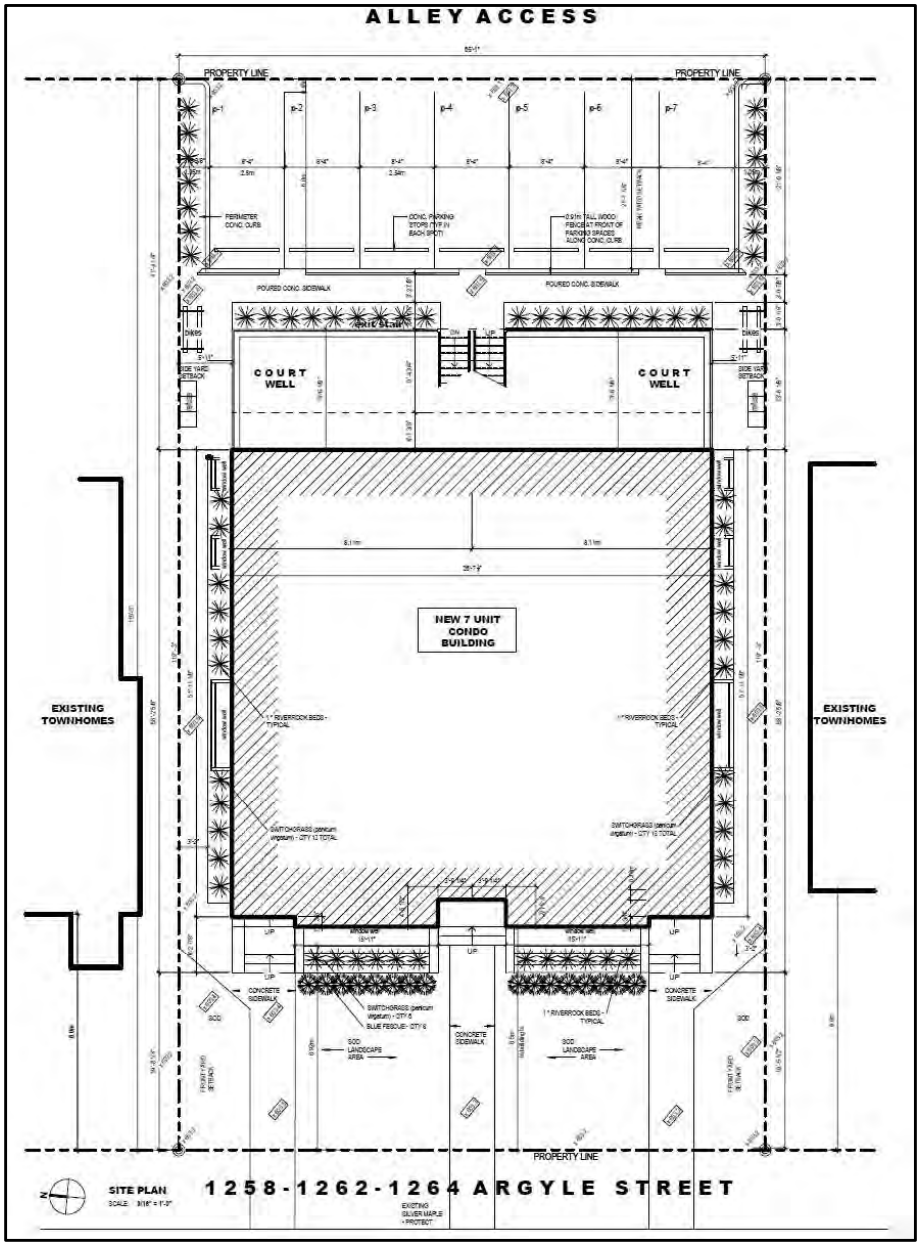


Figure 2a – Concept Plan

APPENDIX C – CONSULTATION

(Comments from Municipal Departments & External Agencies – Z-011/26)

TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit route to this property is with the Ottawa 4. The Ottawa 4 has an existing weekday peak frequency of 20 minutes. As part of Transit Windsor's City Council approved 2023 Service Plan, the Ottawa 4 will be replaced by a new secondary route known as Route 200. Route 200 will have a peak weekday frequency of 30 minutes. Route 200 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, which is expected to be completed in 2026. The closest existing bus stop to this property is located on Ottawa at Walker northwest corner. This bus stop is approximately 270 metres from this property falling within Transit Windsor's 400 metre walking distance guidelines to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

SITE PLAN CONTROL

Site Plan is not applicable for this proposed development pursuant to the Planning Act and City of Windsor By-law 1-2004.

TRANSPORTATION PLANNING – AASHVI SARVAIYA

- Land Conveyance
  Not applicable.
- Corner Cut-Off
  Not applicable.
- Sidewalk
  Not applicable.
- Parking
  All parking must comply with ZBL 8600.- Satisfied
- Transportation Impact Study
  Not applicable.
- Access
  All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.
- Exterior Path
  All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Aashvi Sarvaiya, of this department at tda@citywindsor.ca.

DEVELOPMENT ENGINEERING – ROB PERISSINOTTI

We have reviewed the subject Rezoning application and have the following comments:

Sewers - The site may be serviced by a 300mm combined sewer located within the alley to the East of the property. If possible existing connections should be utilized. Any redundant connections shall be abandoned in accordance with the City of Windsor Engineering Best Practice B.P 1.3.3.

The current plans show a new sanitary connection to the combined sewer within the Argyle Road right-of-way. Please note that this is not permitted. Any new connections must be connected to the local combined sewer within the alley. Please refer to the City of Windsor AS-566 and BP1.1.1 for further details.

A sanitary sampling manhole may be required on any new sanitary connection at the property line to the satisfaction of the City Engineer, if one does not already exist.

The applicant will be required to submit, prior to the issuance of permits, a stormwater management plan in accordance with Windsor Essex Region Stormwater Management Standards Manual, restricting stormwater runoff to pre development levels. This will include, at a minimum:

- Submission of stormwater management review fee,
- Stormwater management report stamped by a professional engineer
- Site servicing drawings stamped by a professional engineer
- Stormwater management check list (see link below)

For more information of SWM requirements, visit: link

https://essexregionconservation.ca/wp-content/uploads/2018/12/WE-Region-SWM-Standards-Manual.pdf.

https://www.citywindsor.ca/business/buildersanddevelopers/Documents/Checklist-Rational-Method.pdf

A preliminary review of the submitted Stormwater Management Report yields a 1:5 year pre-development flow rate of the property. Please note that properties releasing into combined sewers need to have a pre-development flow rate of 1:2 year.

Right-of-Way

Argyle Road is classified as a Local Residential Road according to the Official Plan requiring a right-of-way width of 20.1m; the current right-of-way is 20.1m therefore, no conveyance is required currently.

In summary we have no objection to the proposed development.

If you have any further questions or concerns, please contact Gerry Rattew, of this department at grattew@citywindsor.ca

CANADA POST – BRUNO DESANDO

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

Retiree Reps_Nom_Letter_e.jpg

ADDRESSING AND DELIVERY PLANNING
CANADA POST CORPORATION
CANADAPOST.CA

ADRESSAGE ET PLANIFICATION DE LA LIVRAISON
SOCIÉTÉ CANADIENNE DES POSTES
POSTESCANADA.CA

Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Compartments Size

- Horizontal lock-box models used in mailrooms must have the following minimums:
  - Residential compartments must be at least 12.5 x 13.5 cm
  - Commercial compartments at least 13.5 x 30.5 cm
  - Parcel compartments at least 30.5 x 30.5 cm
- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

Rear-loading Lock-boxes

- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.
- There must be a width of at least 100cm of working space from the back of the boxes to the wall.
- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.
- Mailroom door is required to provide a minimum 81cm opening
- Lighting should be at least 100 lux (measured 75 cm from floor)

Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.
- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes

101	109	207
102	110	208
103	201	209
104	202	210
105	203	301
106	204	302
107	205	303
108	206	304

Grade-level Components

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

URBAN DESIGN – SOPHIA DI BLASI
No UD comments for the above noted liaison.

PARKS DEVELOPMENT – HODA KAMELI
There is no comment from parks development lens.

ZONING COORDINATOR – STEFAN PAVLICA

- **Current Zoning Designation**: Residential District 2.2 (RD2.2)
- **Proposed Zoning Designation**: Residential District 2.2 (RD2.2) w/ site-specific S.20(1)XXX

- **Existing Use [as per historical Building Permit(s) / Planning Act Applications(s)]**:
  - Vacant lot(s)

- **Proposed Use**:
  - *Multiple Dwelling* w/ seven (7) *dwelling units*
    - Not Permitted

- **Section 5 – General Provisions**:
  - Prohibitions:
    - [5.2.20] The following is prohibited in any *zoning district*:
      - [5.2.20.20] In any *required yard*, a refuse bin unless incidental to the erection, renovation or demolition of structures or the removal of waste on the same *lot*.
        - Site Plan shows refuse bins in the *required rear yard*.

- **Section [11.2.5] – Residential District 2.2 (RD2.2)**:

  - Minimum Lot Width [11.2.5.4.1]:
    - 18.0m (Required)
    - 19.8m (Provided)
  - Minimum Lot Area [11.2.5.4.2]:
    - 540.0m2 (Required)
    - 720.9m2 (Provided)
  - Maximum Lot Coverage [11.2.5.4.3]:
    - 45.0% (Required)
    - 45.2% (Provided)
  - Maximum Main Building Height [11.2.5.4.4]:
    - 9.0m (Required)
    - 10.7m (Provided)
  - Minimum Front Yard Depth [11.2.5.4.5]:
    - 6.0m (Required)
    - 7.6m (Provided)
  - Minimum Rear Yard Depth [11.2.5.4.6]:
    - 7.50m (Required)

        - 11.29m (Provided)
    - Minimum Side Yard Depth [11.2.5.4.7]:
        - 1.20m (Required)
        - 1.80m (Provided)

- **Section 20 – Site Specific Zoning Exemptions**:
    - COMPLIES (i.e. *S.20(1)267*)

- **Section 24 – Parking, Loading, and Stacking Provisions**:
    - Required Number of Parking Spaces [24.20.5.1]:
        - 8 (Required)
        - 7 (Provided)
    - Required Number of Visitor Parking Spaces [24.22.1.1]:
        - 1 (Required)
        - 0 (Provided)
    - Required Number of Type A Accessible Parking Spaces [24.24.1]:
        - 1 (Required)
        - 0 (Provided)

- **Section 25 – Parking Area Regulations**:
    - Parking Area Separation from an interior lot line [25.5.20.1.3]:
        - 0.90m (Required)
        - 0.64m (Provided)
    - Parking Area Separation from an alley [25.5.20.1.3]:
        - 0.90m (Required)
        - 0.00m (Provided)
    - Access Area [25.5.30.4]:
        - 9.00m – maximum (Required)
        - 18.86m (Provided)

ENWIN

Hydro Engineering: Anwar Najor

No Objection, provided adequate clearances are achieved and maintained. Enwin has an existing overhead pole line along the west side of the property, in the City Right of Way, with 16 kV primary high voltage power lines.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.

Water Engineering: Bruce Ogg

ENWIN Water has no objections. There are multiple undersized water service on the property that will need to be abandoned and an adequately sized water service installed for the new development.

BUILDING ENGINEERING – MIRELLA ALLISON

Spatial separation requirements

Minimum Construction Requirements for Exposing Building Faces shall meet Table 9.10.14.5. of OBC.

HERITAGE PLANNER – TRACY TANG

Built Heritage

Please be advised that the subject properties are located in the Walkerville Heritage Area as well as a Mature Neighbourhood area as per Official Plan Schedule A-1. Accordingly, the following policies and guidelines apply:

City of Windsor Official Plan policy 9.3.5.1 (a)(ii) states development is to be of compatible height, massing, scale, setback and architectural style to the area.

Windsor Intensification Guidelines for Stable and Mature Neighbourhoods 2.2.2:

1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources.
2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites.
3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.

Upon review of the latest architectural drawing set prepared by Architecttura Inc. dated April 21, 2026, Heritage Planning staff note several design changes compared to the set submitted through the Stage 2 Pre-Consultation Application PC-043-35 (May 2025). Heritage Planning staff recommend two alterations to the proposal to make it consistent with the Council-approved policies and guidelines for the Walkerville Heritage Area and Mature Neighbourhood:

1. Cladding: Traditional stucco cladding should be limited as an accent material. Heritage Planning recommends that, on the east and west side elevations, the red brick veneer be raised up to the floor line between the first and second storeys as was previously proposed in the Stage 2 Pre-Consultation Application PC-043-35 (May 2025). The acrylic stucco should be limited to the second storey only on the two sides. This approach will harmonize with the existing Walkerville character which is defined by the use of traditional red brick as the primary material on elevations visible from the public realm.

2. Roofing: The Urban Design Brief dated April 21, 2026 describes the roofing material as asphalt, however the coloured renderings and elevation drawings show vertical metal sheeting similar to what was previously proposed in the June 30, 2024 drawings “standing seam 24 gauge metal roofing”. Metal roofing is not representative of the Walkerville Heritage Area and is not a supported roofing material. Heritage Planning recommends that the roofing material be “Certainteed Carriage House Asphalt Shingles” as was previously proposed in the Stage 2 Pre-Consultation Application PC-043-35 (May 2025).

3. Roof form/type is to be angled to be consistent with existing roofs on townhouse/semi-detached residential building forms within Walkerville Heritage Area and Mature Neighbourhood. Hipped, gabled, and mansard roofs are supported. A flat roof would be inconsistent and incompatible for this proposal, and would be not supported by Heritage Planning

These two recommendations are also based on the draft Walkerville Heritage Conservation District (HCD) Plan and Guidelines, which is anticipated to be presented to City Council for a decision in Q4 2026. If adopted, the properties would be subject to the policies and guidelines set out in the Plan as

they are located within the Walkerville HCD boundary and involve new infill development. The relevant sections of the draft WHCD Plan and Guidelines would apply:

> **B. 5 – General District Policies**
> 10. Alterations and new construction shall use the following prescribed materials for exterior cladding: wood, brick, stone, or fibre-cement siding that replicates traditional textures. Stucco and concrete are permitted as secondary or detail materials.
>
> **B. 11 – New Development and Infill**
> 1. New development and infill shall be consistent with the character and heritage attributes of the District and Sub-District in which it is located. This means examining both the identified heritage attributes as outlined in section A.2 as well as the character of the surrounding area, which may include lot patterns, heights, massing, setback, building scale, roof pitches, and exterior materials.

Archaeology

The subject properties are partially located within the Archaeological Potential Zone (Windsor Archaeological Management Plan, 2024; OPA 181; OP Volume I Schedule C-1). However, the City of Windsor has records of the site being cleaned, cleared, and leveled with footings and foundations of the demolished townhouse building removed in 2019. Thus, an archaeological assessment is not requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Development Services Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:

Windsor Planning & Development Services Department:
519-255-6543 x6179, ktang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):
Michelle Staadegaard, (O) 519-253-2300x2726, (C) 519-816-0711, mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism
Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement
Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:
Ian Hember, 1-437-244-9840, Ian.hember@ontario.ca

RIGHT-OF-WAY – MARK SCHAFFHAUSER

Required Drawing Revisions:

1. **Sewer Connections** – All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to show sewer connections to combined sewer in alley, connection to combined trunk sewer on Argyle Rd **not permitted**.
    - Sewer connections as per Engineering Best Practice BP1.1.1.
    - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

2. **Alley Contribution** – Proposal includes access off existing alley.
    - Owner is made aware that alley contribution will apply

Right-of-Way Permit Requirements

Alley Contribution – The Owner further agrees, prior to the issuance of a construction permit, to pay to the Corporation and deposited in the General Fund, the Owner's contribution intended for the upkeep of alleys within the City of Windsor. The amount of the contribution will be based on the User Fee Schedule at time of payment.

Sewer Connections – The site is serviced by a 300mm combined sewer located within the paved alley to the east of 1258-1264 Argyle Rd. All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.

- Modify drawings to show sewer connections to combined sewer in alley, connection to combined trunk on Argyle Rd **not permitted**.
- Sewer connections as per Engineering Best Practice BP1.1.1.
- Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

If you have any further questions or concerns, please contact Andrew Boroski, of this department at aboroski@citywindsor.ca

Council Report: S 84/2026

Subject: Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6

Reference:

Date to Council: August 4, 2026
Author: Zaid Zwayyed, MCIP, RPP
Planner II- Development Review
zzwayyed@citywindsor.ca
519-255-6543 ex 6198

Planning & Building Services
Report Date: 7/2/2026
Clerk's File #: Z/15176

To: Mayor and Members of City Council

Recommendation:

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

35. NORTHEAST CORNER OF WYANDOTTE STREET EAST AND WATSON AVENUE

For the lands comprising Block "A" and Block "B", Registered Plan 1628, and Part of Block "B", Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), the following additional provision shall apply:

a) *Landscaped Area*: *minimum* 26.5% of the *lot area.*

b) *Parking Area* separation: From the north *interior lot line*: *minimum* 2.0 m.

c) A continuous *screening fence* with a minimum height of 1.8 m shall be provided along the north *interior lot line.*

[ZDM 14; ZNG/7369]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Block "A" and Block "B", Registered Plan 1628, and Part of Block "B", Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), situated on the east side of Watson Avenue between Menard Street and 0 Wyandotte Street East, known municipally as 0 Wyandotte Street East and Watson Avenue (Roll No: 060-330-00100 & 060-330-00200) from RD1.1 and RD3.2 to RD3.2x(35).

Executive Summary:

N/A

Background:

Application Information

Location: **0 WYANDOTTE STREET EAST & 0 WATSON AVENUE (Northeast Corner Wyandotte & Watson; Roll No. 060-330-00100 & 060-330-00200)**

Ward: 6 **Planning District:** Riverside **Zoning District Map**: 14

Applicant: Baker Investments Limited (Jason Baker)

Owner: Baker Investments Limited

Agent: Pillon Abbs Inc. (Tracey Pillon-Abbs, RPP)

Proposal:

Construction of a six-storey multiple dwelling with a building height of 23.8 m, containing 105 dwelling units with 134 parking spaces, including five accessible parking spaces and eight bicycle parking spaces. The proposal includes a new access from Watson Avenue and the use of the existing access from Wyandotte Street East through the adjacent commercial development to the east.

Requested Amendment:

Amendment to Zoning By-law 8600 for the property municipally known as 0 Watson Avenue from Residential District 1.1 (RD1.1) to Residential District 3.2 (RD3.2) to align with the zoning of the abutting property to the south, municipally known as 0 Wyandotte Street East, which was rezoned from Commercial district CD2.1 to RD3.2 in 2024 (File Z-035/24). The amendment will permit the subject property to be incorporated into the proposed development as part of the parking area. Site-specific relief is also requested from the minimum landscaped open space yard requirement for the combined development lands.

All plans, elevations, and renderings are conceptual and subject to change. The proposed development is subject to Site Plan Control.

Submission:

All documents are available online on the City's website.

Attached to Report S 84/2026 as an Appendix:
- Conceptual Plans (Site Plan, Elevations, Floor Plans) (Appendix A)
- Planning Rationale Report (2026 May 19) (Appendix B)
- Department and Agency Comments (Appendix C)

Not attached to Report S84/2026:
- Application Zoning By-law Amendment
- Functional Servicing Report (2026 May 7)
- Transportation Impact Brief (TIB) (2026 May 6)

Site Information:

Official Plan	Zoning	Current Use	Previous Use
Mixed Use Corridor	RD1.1 & RD3.2	Vacant	Unknown
Lot Frontage Wyandotte St	**Lot Frontage Watson Ave**	**Lot Area**	**Lot Shape**
103.9 m	58.18 m	8,840.75 m^2	Irregular
All measurements are based on the survey prepared by Verhaegen dated August 29, 2025			

Neighbourhood:

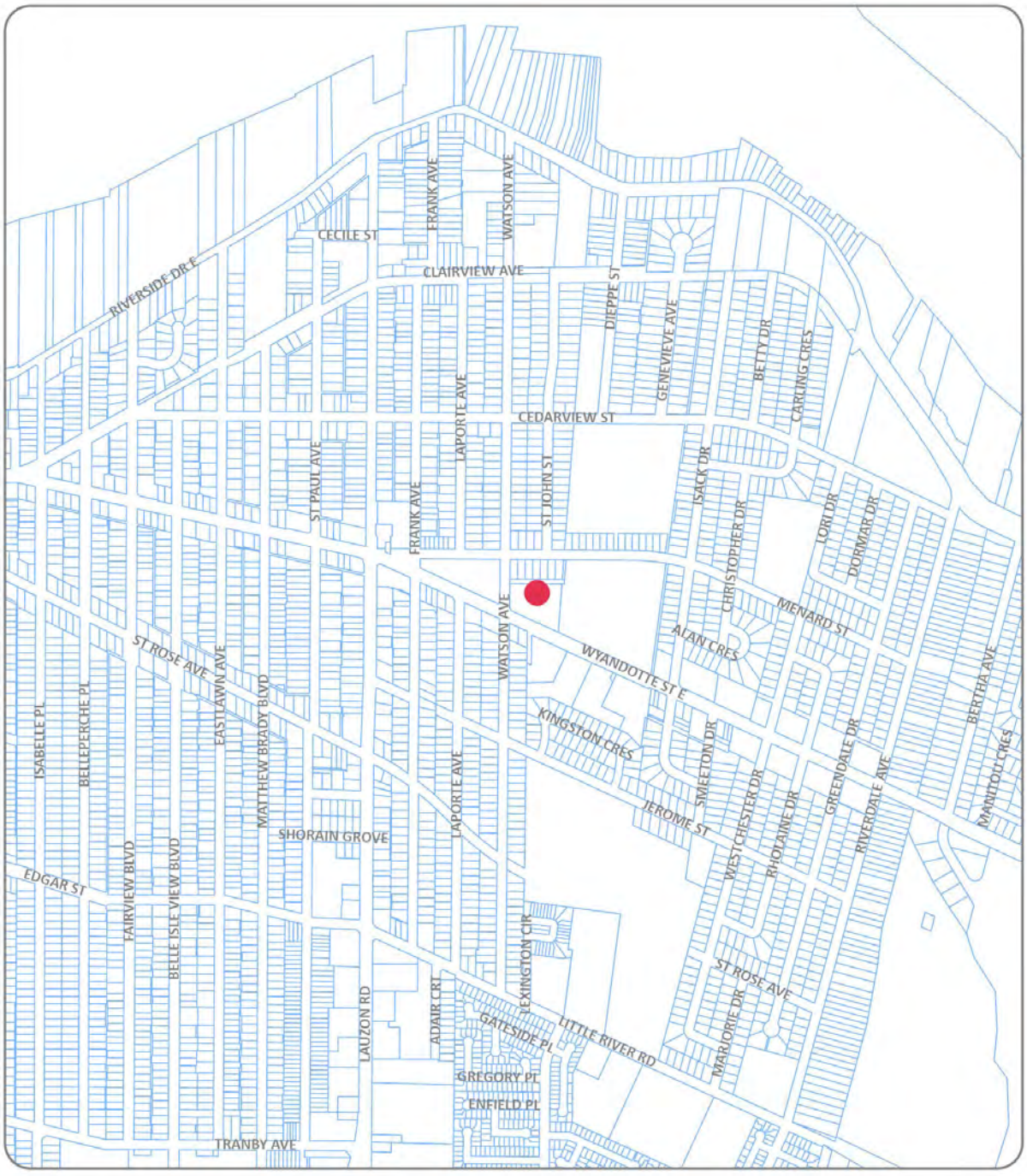
Sections 2.2 and 2.3 of the PRR describe the subject site and surrounding context (See Appendix B). The property is located at the corner of Watson Avenue and Wyandotte Street East, a major east-west corridor characterized by a mix of commercial and residential uses. Commercial developments are located to the east and west of the site, with other commercial uses concentrated toward the Lauzon Road intersection, while the area north of the site is predominantly comprised of single unit dwellings. To the east, in the vicinity of Riverdale Avenue, the surrounding built form includes apartment buildings generally ranging from three to five storeys in height on both sides of Wyandotte Street East. Residential uses to the south consist of medium-profile apartment buildings and low density housing. Several schools and places of worship are also located within the surrounding neighbourhood.

Wyandotte Street East is designated as a Class II Arterial Road and consists of a two-lane cross-section with sidewalks on both sides and no on-street parking adjacent to the subject site. The City's Active Transportation Master Plan identifies this segment of Wyandotte Street East as both a Regional Spine within the bicycle network and a Multi-modal Corridor. Bus routes Crosstown 2 and Lauzon 10 serve the area with stops along Wyandotte Street East, including at Lauzon Road and Riverdale Avenue. Crosstown 2 provides east–west service along Wyandotte Street East, while Lauzon 10 provides connections to surrounding neighbourhoods to the east and south. Both routes provide connections to the East End Terminal. The Transit Master Plan identifies this portion of Wyandotte Street East as a local bus corridor planned to connect with primary and secondary transit routes, providing linkage to the Major Transit Terminal.

Anticipated Change Based on Recommendations:

EXISTING CONDITIONS / PERMISSIONS	PROPOSED / RECOMMENDED	CHANGE	STUDY / REPORT SUBMITTED
Land Use			
• Vacant land zoned RD3.2 (0 Wyandotte) and RD1.1 (0 Watson Ave) • Approved Z-035/24 permits 6 storey multiple dwelling with 86 units	• Rezone 0 Watson to RD 3.2 to facilitate expansion of the parking area • 6 storey multiple dwelling proposed with 105 units.	Increase of 19 dwelling units and associated parking	**YES** (Planning Rationale Report)
Transportation			
Vacant Residential	Multiple Dwelling	Peak increase of 36 vehicle trips (AM) and 41 vehicle trips (PM)	**YES** (Transportation Impact Brief)
Parking			
Vacant Residential	• 1.25 spaces per dwelling required (131). • 134 spaces provided	Parking requirement is satisfied/exceeded	**NO**
Sanitary Sewer			
Sanitary sewer is currently operating at 46.5% capacity	Sanitary sewer is projected to operate at 53.5% capacity post-development	7% increase is anticipated, which is considered minor	**YES** (Functional Servicing Report)
Stormwater Management			
A Stormwater management plan restricting runoff to pre-development levels will be required at Site Plan Control.			

Figure 1: Key Map



KEY MAP - Z-009/26, ZNG/7369

SUBJECT LANDS

Figure 2: Subject Parcel - Rezoning

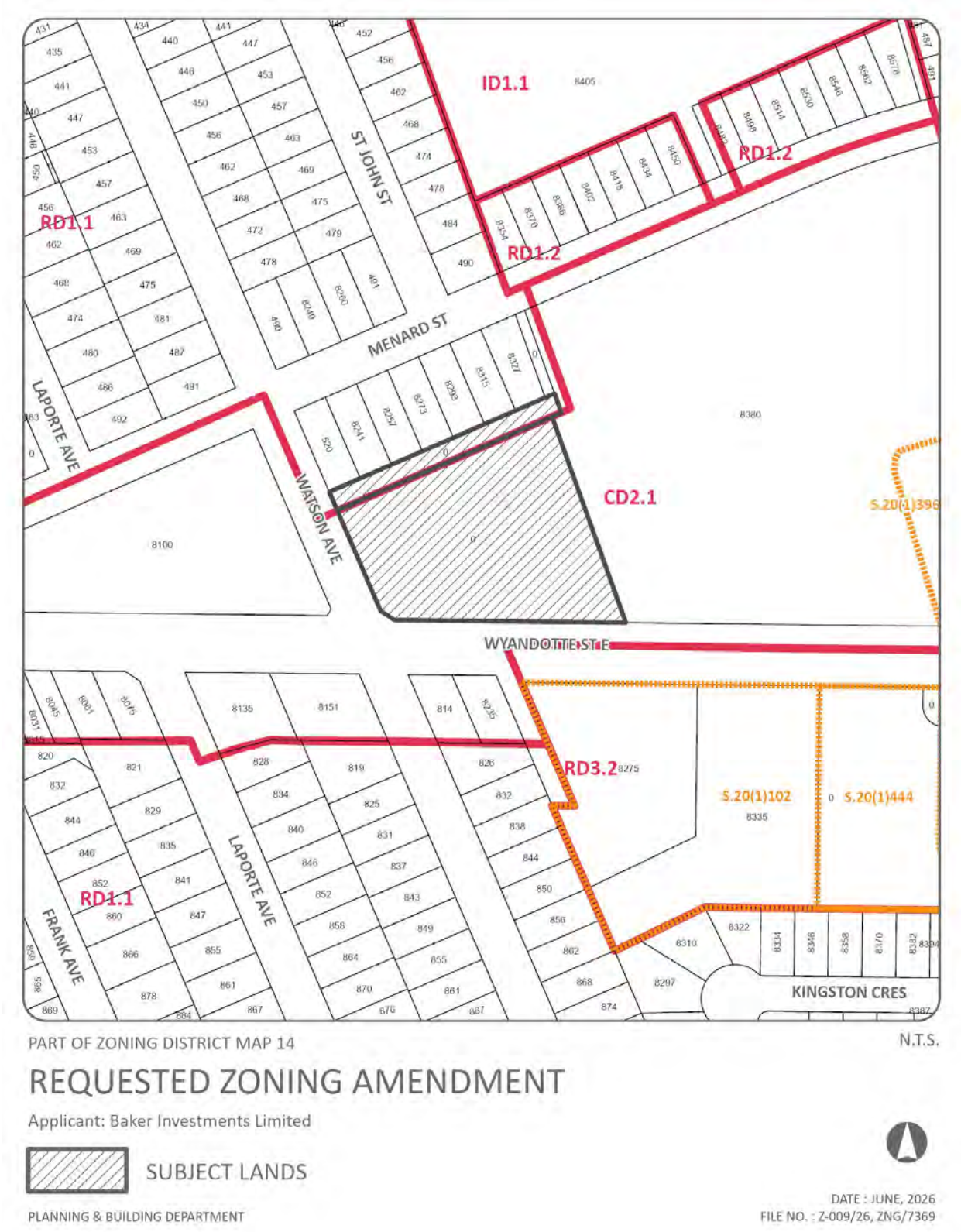


Figure 3: Neighborhood Map



Discussion:

Planning Rationale Report (PRR) (Pillon-Abbs Inc. – May 26th, 2026)

The PRR submitted by the applicant states that the subject site is suitable for residential development and that the proposed development is compatible with existing uses in terms of scale, massing, height, and siting, provides new housing choices in the area, and will have no negative impact on municipal services (See Appendix B).

It concludes that the proposed development "is *consistent with the PPS, conforms with the intent and purpose of the OP and ZBL and represents good planning*." Planning and Development Services concurs with the analysis, summary, and conclusions in the PRR.

Functional Servicing Report (Aleo Associates Inc. – May 7, 2026)

The report concludes that sufficient residual capacity exists within the municipal sanitary sewer system to accommodate the proposed development. Under existing conditions, the sanitary sewer is operating at approximately 46.5% of its available capacity and is projected to operate at approximately 53.5% capacity under proposed conditions. The study notes that this represents "*a relatively minor increase in peak sanitary flow*". City of Windsor – Engineering Development notes that the study is acceptable. Stormwater management and any required amendments to the study will be addressed through the Site Plan Control process.

Provincial Planning Statement 2024 (PPS 2024):

The defined role of the Provincial Planning Statement, 2024 (the "PPS") is to provide *"policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians."* All municipal decisions affecting planning matters must be consistent with the PPS 2024.

Section 5.1.1 in the PRR provides an analysis of the relevant PPS 2024 policies. The PRR concludes that the "*proposed development is consistent with the PPS and the Province's vision for long-term prosperity and social well-being*". Planning and Development Services concurs with this analysis and is of the opinion that the proposed amendment to Zoning By-law 8600 is consistent with the PPS 2024.

Official Plan (OP):

The subject parcel has a designation of "Mixed Use Corridor" on Schedule D: Land Use in the Official Plan. Section 5.1.2 of the PRR submitted by the applicant contains an assessment of the applicable Official Plan policies and concludes that the "*proposed development will conform with the purpose and intent of the City of Windsor OP*". Planning and Development Services has reviewed the analysis and concurs with the findings in the PRR. As such, the proposed amendment to Zoning By-law 8600 is consistent with the direction of the Official Plan.

Zoning By-Law:

The parcel at 0 Watson Avenue is zoned Residential District 1.1 (RD1.1), which permits low profile residential uses, including single unit dwellings, existing duplex dwellings, and existing semi-detached dwellings. The applicant is requesting rezoning to Residential District 3.2 (RD3.2) to align with the abutting development to the south at 0 Wyandotte Street East, and to facilitate the incorporation of the subject lands into the overall development site, primarily for parking and site circulation.

Site-specific relief is also requested from the minimum landscaped open space requirement for the combined development lands. Based on the submitted site plan, the proposed development achieves 25.6% landscaped open space. The reduction in landscaped area is primarily attributed to the provision of the required parking and internal circulation for the proposed development. Notwithstanding the reduction, functional landscaped areas continue to be provided throughout the site, and the required parking setbacks and separation distances are maintained in a landscaped condition. In addition, the development incorporates both indoor and outdoor amenity spaces, including balconies, a multi-purpose room, and an outdoor pool, which supplement the overall amenity function of the site.

Given the proposed design, the provision of functional landscaped areas, and the absence of anticipated adverse impacts on surrounding lands, Planning and Development Services is of the opinion that the requested relief is appropriate and supports the proposed zoning by-law amendment.

In addition to the applicant's requests Planning recommends a minimum 2.0 m parking area separation from the RD1.1 lands abutting the north interior lot line along Menard Street. Planning also recommends a screening fence be provided as the existing fences do not provide continuous screening across the entirety of the north interior lot line.

Site Plan Control:

The proposed development is subject to Site Plan Control. The Site Plan Approval Officer will review the comments from departments and agencies in Appendix C to this report.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

The proposed multiple dwelling supports Environmental Master Plan Objective C1 by encouraging infill and higher density in existing built areas. Residential intensification contributes to reduced greenhouse gas emissions. Development within existing communities and neighbourhoods, while using existing infrastructure such as sewers, sidewalks, and public transit, helps to minimize the need for new infrastructure and associated development and environmental impacts.

Climate Change Adaptation:

The proposed development may be subject to climate change impacts, including extreme precipitation and increased temperatures above 30°C. All development will be required to comply with the Ontario Building Code, and appropriate stormwater management measures will be implemented. Opportunities to enhance climate resilience will be reviewed through the Site Plan Control process.

Financial Matters:

N/A

Consultations:

An open house was held on August 21, 2024, as part of the Zoning By-law Amendment application for the lands abutting the subject property to the south (0 Wyandotte Street East). The applicant has advised that buffering will be incorporated into the development in response to comments received during the open house. Comments received from municipal departments and external agencies are attached as Appendix C. Statutory notice was published in the Windsor Star, and courtesy notices were mailed to property owners within 200 m of the subject lands. The submitted materials were also posted on the City of Windsor website.

Conclusion:

The *Planning Act* requires that a decision of Council that affects a planning matter, *"shall be consistent with"* the PPS 2024. Based on the documents submitted by the applicant and the analysis in this report, it is my opinion that the recommended amendment to Zoning By-law 8600 is consistent with the PPS 2024 and is in conformity with the Official Plan.

The proposed amendment will permit a medium profile multiple dwelling with 105 dwelling units, which is designed to be compatible with existing uses in the surrounding area; represents an appropriate increase in density; provides an opportunity for the construction of modern and safe housing stock; and supports a complementary form of housing located near various transportation options. Site plan control is the appropriate land use tool to consider the requirements and comments of departments and agencies contained within Appendix C. The recommendation to amend Zoning By-law 8600 constitutes good planning.

Planning Act Matters:

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP
Deputy City Planner - Development

Neil Robertson, MCIP, RPP
City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP RM

Approvals:

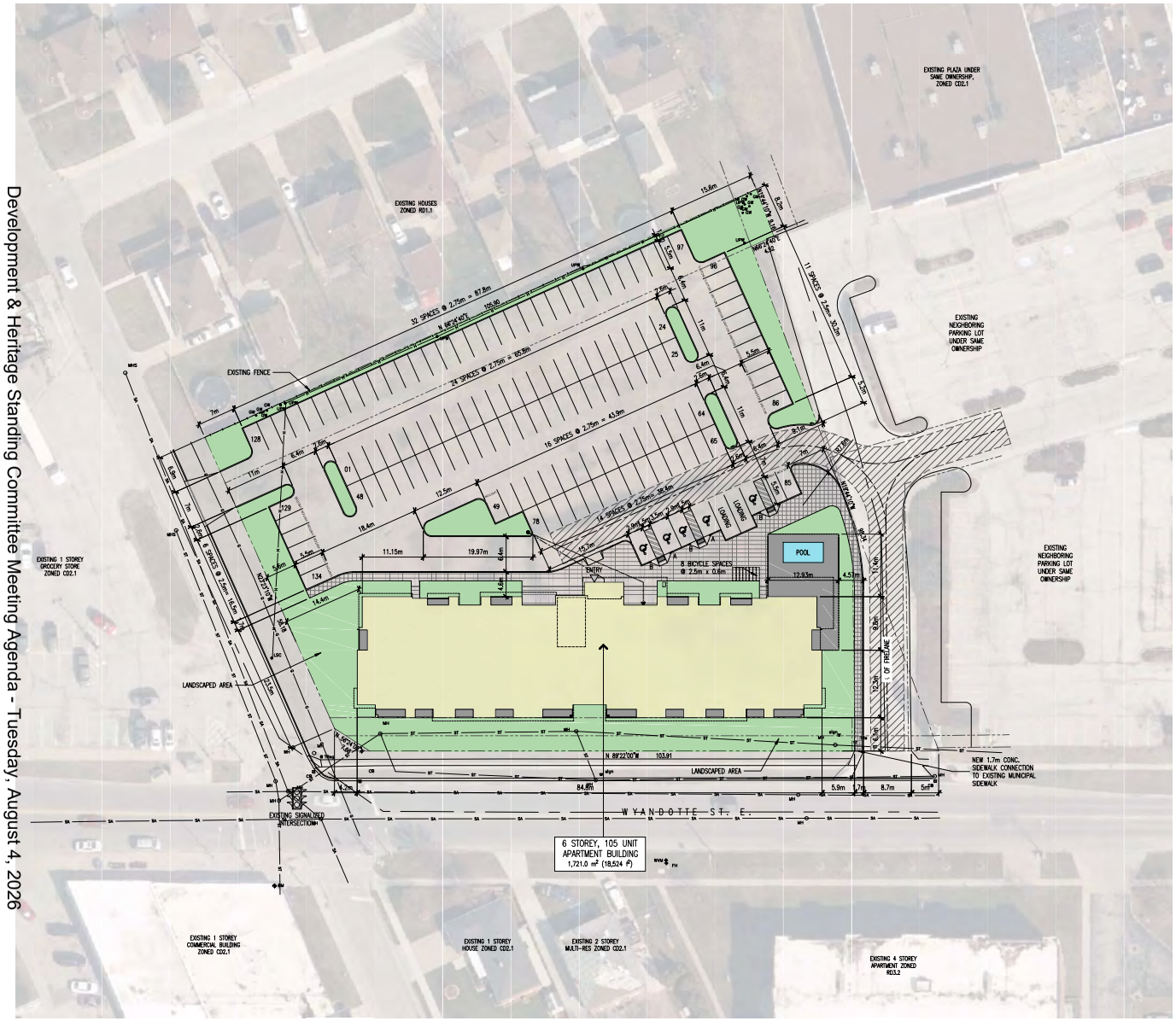
Name	Title
Zaid Zwayyed	Planner II- Development Review
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1- Appendix A: Conceptual Plans (Site Plan, Elevations, Floor Plans)
2- Appendix B: Planning Rationale Report (2026 May 19)
3- Appendix C: Department and Agency Comments (Appendix C)



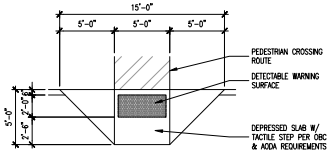
SITE PLAN
SCALE : 1" = 30'-0"
0 15 30 45 90 FEET

SITE DATA : ZONED CD2.1 - NEW AREA SITE SPECIFIC BASED OFF RD3.2 (BYLAW 8600)

		REQUIRED	PROPOSED
a.	LOT AREA (CORNER LOT)	MIN. 4,541.0 m²	8,813.4 m²
b.	BUILDING AREA		1,721.0 m²
c.	BUILDING LOT COVERAGE (%)	MAX. 35.0%	19.5 %
d.	BUILDING GROSS FLOOR AREA (G.F.A.)		10,326.0 m²
e.	BUILDING HEIGHT (CORNER LOT)	MAX. 24.0 m	23.9 m
f.	NO. OF PARKING SPACES (INCLUDES HANDICAPPED SPACES) 1.25 SPACES PER UNIT = 1.25 x 105	131 SPACES	134 SPACES
g.	NO. OF HANDICAPPED PARKING SPACES (101-200) TYPE A TYPE B	2 SPACES 3 SPACES	2 SPACES 3 SPACES
h.	NO. OF VISITOR PARKING SPACES (15% OF TOTAL SPACES)	20 SPACES	20 SPACES
h.	NO. OF BICYCLE PARKING SPACES (20 OR MORE)	8 SPACES	8 SPACES
i.	PAVED AREA COVERAGE		4,348.3 m² 49.3 %
j.	LANDSCAPED AREA HARD SOFT TOTAL COVERAGE (VARIANCE REQUIRED)	MIN. 35.0 %	803.3 m² 1,844.3 m² 2,647.6 m² 30.0 %
k.	LINEAR CONCRETE CURB		480.2 m
l.	DWELLING UNIT DENSITY (CORNER LOT) 0.88134 ha x 188 UNITS/ha	165/ha (MAX.)	105 UNITS

LEGEND

WALKWAY | LANDSCAPED AREA | PATIO



TYPICAL CURB RAMP PLAN
SCALE : 3/16" = 1'-0"

UNIT COUNTS

1ST FLOOR (15 UNITS)	- 5 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 4 1 BEDROOM (±775 S.F.)	5TH FLOOR (18 UNITS)	- 6 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 6 1 BEDROOM (±775 S.F.)
2ND FLOOR (18 UNITS)	- 6 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 6 1 BEDROOM (±775 S.F.)	6TH FLOOR (18 UNITS)	- 6 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 6 1 BEDROOM (±775 S.F.)
3RD FLOOR (18 UNITS)	- 6 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 6 1 BEDROOM (±775 S.F.)	TOTAL	- 35 2 BEDROOM (5 B.F.) - 36 1 BED+DEN (6 B.F.) - 34 1 BEDROOM (5 B.F.) = 105 UNITS (16 B.F.)
4TH FLOOR (18 UNITS)	- 6 2 BEDROOM (±1,050 S.F.) - 6 1 BED+DEN (±860 S.F.) - 6 1 BEDROOM (±775 S.F.)		

NOTE: A BUILDING SHALL NOT BE LOCATED BENEATH EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS. WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCE BETWEEN BUILDING AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19 OF THE O.B.C

NOTE: FIRE-ROUTE SIGNS SHALL BE APPROVED BY THE CITY OF WINDSOR & FIRE DEPARTMENT - NEW SIGNS TO BE PLACED NO LESS THAN 50 FEET AND NOT MORE THAN 150 FEET APART.
AS ACCESSIBLE PARKING SIGN
FR FIRE ROUTE SIGN PER CITY OF WINDSOR STANDARDS

NOTE: ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF THE REGULATION 191/11 TO THE ACCESSIBILITY ON ONTARIANS WITH DISABILITIES ACT SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE O.B.C.

NOTE: ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE O.B.C

2026/01/19	SPC, STAGE 2
2025/09/03	PRE-CONSULT
2025/07/24	REVIEW
2024/09/24	ZBA, STAGE 2
2024/05/17	ZBA, STAGE 1
date (yyyy/mm/dd):	issued for:

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stamp:

architectural design associates inc. architect
1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

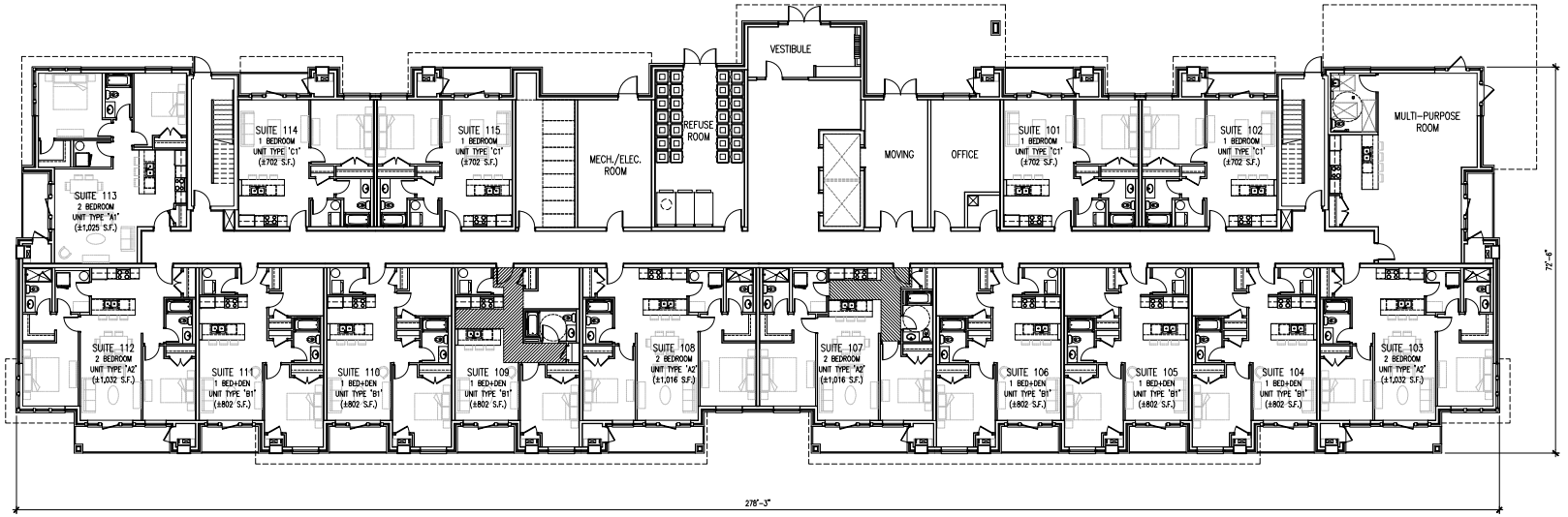
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WYANDOTTE ST. E AND WATSON AVE., WINDSOR ON

client:
BAKER INVESTMENTS

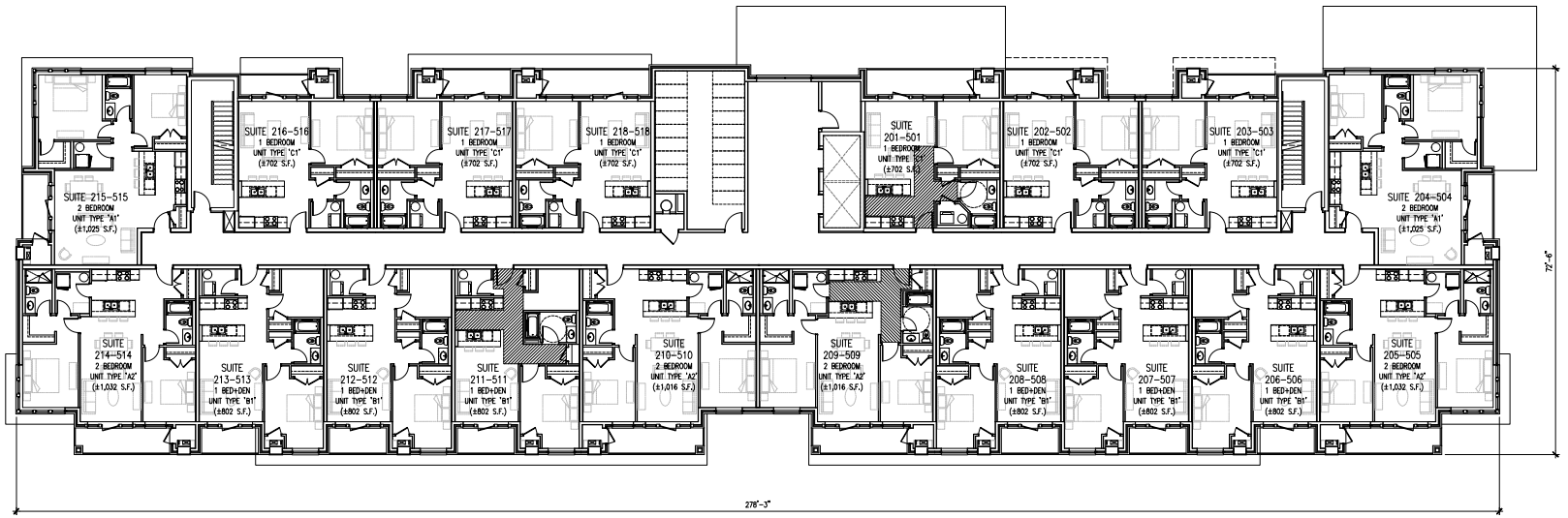
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SITE PLAN

scale: AS SHOWN
drawn by: JT
checked by: SMB
date: MAY, 2024
comm. no.: 2024-083
sheet no.:

A1.0



FIRST FLOOR PLAN — 18,525 S.F.
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET



FLOOR PLAN, 2ND - 5TH — 18,300 S.F.
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET

2026/01/19	SPC, STAGE 2
2025/10/21	REVIEW
date (yy/mm/dd):	issued for:

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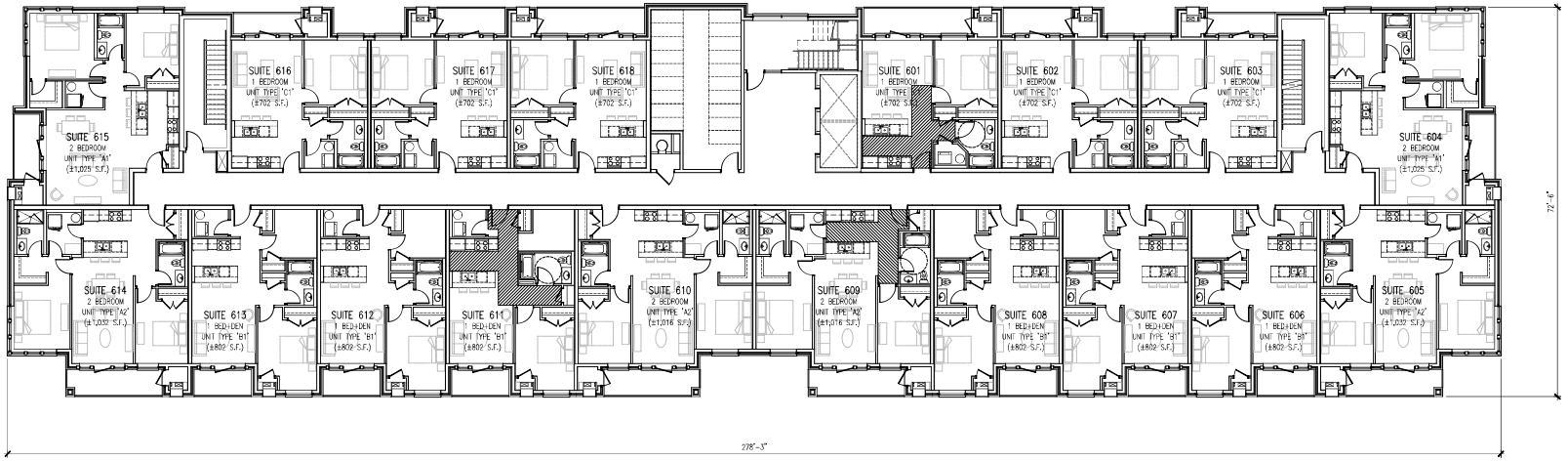
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project:
PROPOSED 6 STOREY APARTMENT BUILDING
WYANDOTTE ST. E AND WATSON AVE., WINDSOR ON

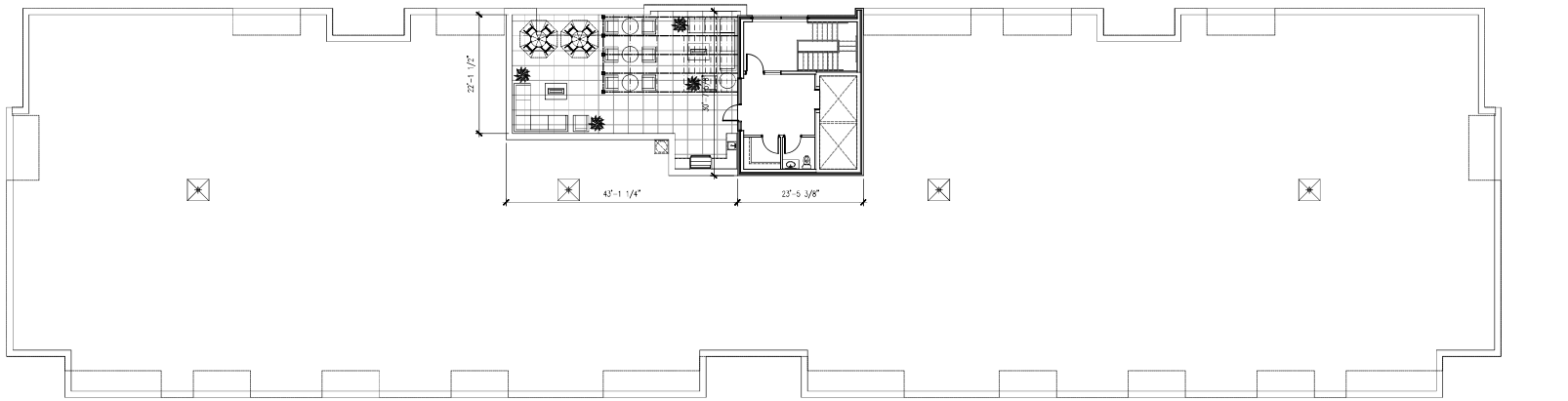
client:
BAKER INVESTMENTS

title:
FLOOR PLANS

scale:	AS SHOWN
drawn by:	JT
checked by:	SMB
date:	MAY, 2024
comm. no.:	2024-083
sheet no.:	A1.1



FLOOR PLAN, 6TH — 18,300 S.F.
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET



ROOFTOP ACCESS PLAN
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET

2026/01/19	SPC, STAGE 2
2025/10/21	REVIEW
date (yyy/mm/dd):	issued for:

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project:
PROPOSED 6 STOREY APARTMENT BUILDING
WYANDOTTE ST. E AND WATSON AVE., WINDSOR ON

client:
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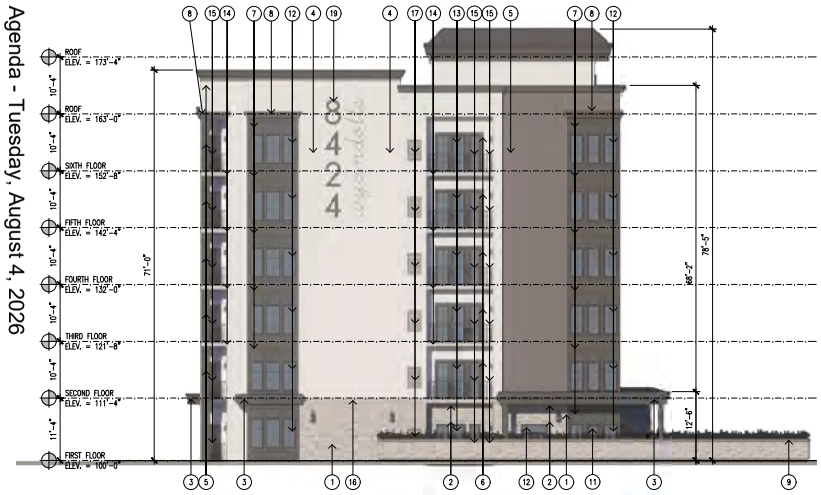
title:
6TH FLOOR PLAN & ROOFTOP ACCESS PLAN

scale:	AS SHOWN
drawn by:	JT
checked by:	SMB
date:	MAY, 2024
comm. no.:	2024-083

sheet no.:
A1.2



NORTH ELEVATION
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET



EAST ELEVATION
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET

EXTERIOR FINISH SCHEDULE

DES. NO.	FINISH DESCRIPTION	PRODUCT	SIZE	COLOUR	NOTE
1	STONE	BRICK VENEER	-	-	-
2	STONE SOLDIER COURSE/ SILL	BRICK VENEER	-	-	-
3	DECORATIVE CANOPY	-	-	-	-
4	E.I.F.S. 01	DRYVIT OR EQUAL	-	-	-
5	E.I.F.S. 02	DRYVIT OR EQUAL	-	-	-
6	E.I.F.S. DETAIL	DRYVIT OR EQUAL	-	-	-
7	DECORATIVE PANELLING	-	-	-	-
8	CORNICE DETAIL	-	-	-	-
9	PLANTER PRIVACY FENCE	-	-	-	-
10	H.M. DOORS & FRAMES	-	-	-	-
11	ALUMINUM DOOR/WINDOW GLAZING SYSTEM	-	-	-	-
12	VINYL WINDOWS	-	-	-	-
13	BALCONY SLIDING DOOR	-	-	-	-
14	CONCRETE BALCONY	PRECAST SUPPLIER	-	-	-
15	ALUMINUM BALCONY GUARDRAIL SYSTEM	-	-	-	-
16	STONE SILL				
17	MAGIC-PAK UNIT	-	-	-	-
18	ROOFTOP PERGOLA	-	-	-	-
19	SIGNAGE	-	-	-	-

2026/01/19	SPC, STAGE 2
2025/10/21	REVIEW
date (yyyy/mm/dd):	issued for:

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project:
PROPOSED 6 STOREY APARTMENT BUILDING
WYANDOTTE ST. E AND WATSON AVE., WINDSOR ON

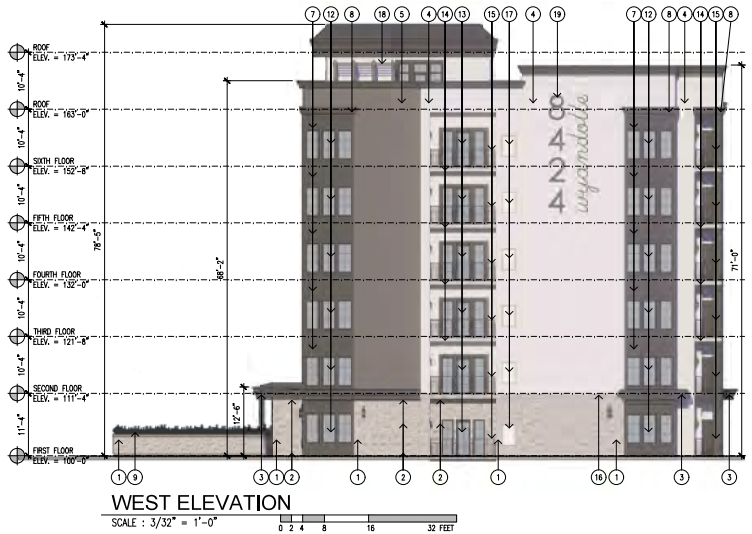
client:
BAKER INVESTMENTS

title:
EXTERIOR ELEVATIONS

scale:	AS SHOWN
drawn by:	JT
checked by:	SMB
date:	MAY, 2024
comm. no.:	2024-083
sheet no.:	A3.1



SOUTH ELEVATION
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET



WEST ELEVATION
SCALE : 3/32" = 1'-0"
0 2 4 8 16 32 FEET

EXTERIOR FINISH SCHEDULE

IDEN. NO.	FINISH DESCRIPTION	PRODUCT	SIZE	COLOUR	NOTE
1	STONE	BRICK VENEER	-	-	-
2	STONE SOLDIER COURSE/ DETAIL	BRICK VENEER	-	-	-
3	DECORATIVE CANOPY	-	-	-	-
4	E.I.F.S. 01	DRYVIT OR EQUAL	-	-	-
5	E.I.F.S. 02	DRYVIT OR EQUAL	-	-	-
6	E.I.F.S. DETAIL	DRYVIT OR EQUAL	-	-	-
7	DECORATIVE PANELLING	-	-	-	-
8	CORNICE DETAIL	-	-	-	-
9	PLANTER PRIVACY FENCE	-	-	-	-
10	H.M. DOORS & FRAMES	-	-	-	-
11	ALUMINUM DOOR/WINDOW GLAZING SYSTEM	-	-	-	-
12	VINYL WINDOWS	-	-	-	-
13	BALCONY SLIDING DOOR	-	-	-	-
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15	ALUMINUM BALCONY GAURDRAIL SYSTEM	-	-	-	-
16	STONE SILL				
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drawn by: JT
checked by: SMB
date: MAY, 2024
comm. no.: 2024-083
sheet no.:

A3.2

PLANNING RATIONALE REPORT

SCOPED

ZONING BY-LAW AMENDMENT

PROPOSED RESIDENTIAL DEVELOPMENT

0 Watson Ave and 0 Wyandotte Street East

City of Windsor, Ontario

May 19, 2026

Prepared by:

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1.0 INTRODUCTION

I have been retained by Baker Investments Limited (herein the "Applicant") to provide a land use Scoped Planning Rationale Report (PRR) in support of a proposed development to be located at 0 Watson Avenue and 0 Wyandotte Street East (herein the "Site") in the City of Windsor, Province of Ontario.

The Site, in Ward 6 (Riverside Planning District), is made up of one (1) interior parcel of land, which is currently vacant and one (1) corner parcel of land, which is currently vacant.

One parcel of land is located on the west side of Watson Avenue between Menard Street and Wyandotte Street East. The other parcel of land is located on the east side of Watson Avenue and on the north side of Wyandotte Street East.

It is proposed to merge the parcel of land to the north (0 Watson Avenue) with the lands to the south (0 Wyandotte Street East) in order to develop for residential use.

The Site is proposed to be used for residential purposes.

It is proposed to construct a new 6 storey multiple dwelling (apartment) with 105 residential dwelling units on the Site.

A total of 134 parking spaces are proposed, with access from Watson Ave. and Wyandotte St. E.

The lands to the south (0 Wyandotte Street East) were re-zoned in 2024 (Z 035-24 [ZNG-7243]). The lands to the north (0 Watson Avenue) were not included at the time of the 2024 re-zoning.

A Zoning By-law Amendment (ZBA) is required in support of the proposed development.

The purpose of the ZBA is to change the zoning of the lands to the north (0 Watson Avenue) to the same zoning as the lands to the south (0 Wyandotte Street East) and to permit relief for landscaped open space for the entire proposed development.

Once the ZBA application has been approved, the Applicant will proceed with a Site Plan Control Application (SPC) prior to any site alterations or building permit.

No pre-consultation (stage 1) or pre-submission (stage 2) has been completed as the ZBA is minor and technical in nature.

Further, no informal public open house is proposed as part of this submission, as an open house was held as part of the ZBA for the lands to the south (0 Wyandotte Street East).

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement 2024 (PPS), the City of Windsor Official Plan (OP), and the City of Windsor Zoning By-law (ZBL), as they pertain to the ZBA for the entire Site.

This Scoped PRR will show that the proposed development is suitable, consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description and Ownership

The Site, in Ward 6 (Riverside Planning District), is made up of one (1) interior parcel of land, which is currently vacant and one (1) corner parcel of land, which is currently vacant.

One parcel of land is located on the west side of Watson Avenue between Menard Street and Wyandotte Street East (see the area in **red** on Figure 1 – Site Location). The other parcel of land is located on the east side of Watson Avenue and on the north side of Wyandotte Street East (see the area in **blue** on Figure 1 – Site Location).

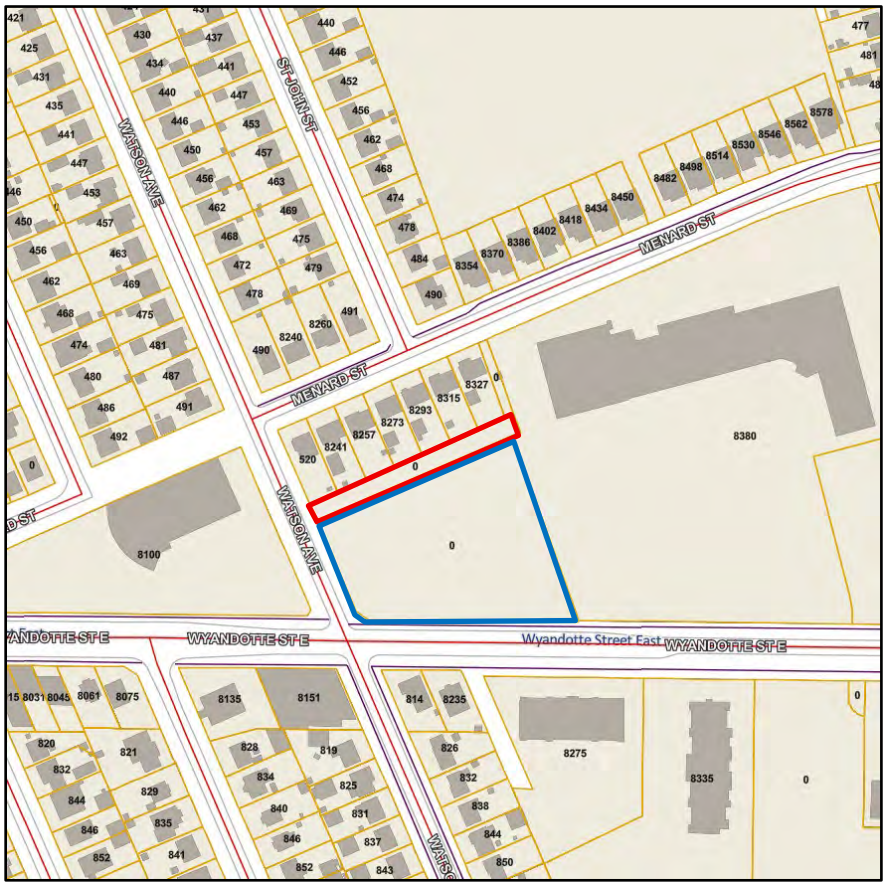


Figure 1 – Site Location (Source: Windsor GIS)

The parcel to the north is a remnant parcel of land purchased by the City of Windsor in 1998.

It is proposed to merge the parcel of land to the north (0 Watson Avenue) with the lands to the south (0 Wyandotte Street East) in order to develop for residential use.

The Site subject to the proposed development is owned, locally known as and legally described as follows:

Address	Legal Description	PIN	ARN	Owner	Purchased Date
0 Watson Avenue, City of Windsor, Province of Ontario	Part of Block "B" Registered Plan 1627 adjoining Part of Block "B" Registered Plan 1628	01066-01822	060-330-00200-0000	Baker Investments Limited	1998
0 Wyandotte Street East	PLAN 1628 BLK A	Unknown	3739-060-330-00100-0000	Murray-Colqueen Investments Limited amalgamated in Baker Investments Limited	1973

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The entire Site, subject to the proposed ZBA application, consists of a total area of approximately 8,813.4 m2, with 58.18 m along Watson Ave., and 108.48 m along Wyandotte St E.

2.2.2 Existing Structures and Previous Use

The Site is currently vacant.

The previous use is unknown.

2.2.3 Vegetation and Soil

The property currently has a mown lawn.

The soil is made up of Clyde Clay (Cc).

2.2.4 Topography and Drainage

The Site is flat and is within the Essex Region Conservation Authority (ERCA) regulated area.

The Site is part of the Windsor Area Drainage.

The Site is part of a Source Water Protection Event Based Area (EBA).

2.2.5 Other Physical Features

Fencing is located along the north portion of the Site and is owned by others.

2.2.6 Municipal Services

The property has access to municipal water, storm, and sanitary services.

Wyandotte Street East is a Class II arterial road, and Watson Ave is a local road.

The Site has access to transit with the closest bus stop on the northwest corner of Watson Avenue and Wyandotte Street East (Stop ID 2010, Bus #10).

The Site has access to major roadways such as Wyandotte Street East and Lauzon Road.

2.2.7 Nearby Amenities

There are many schools, including St John Vianney Catholic Elementary School, MS Hetherington Public School and Riverside Secondary School.

Nearby parks include Alan Crescent Pocket Park, Marina Park and Boardwalk Public Park.

The closest library is the Riverside Public Library.

There is nearby shopping in the form of plazas and malls, as well as employment, medical facilities, places of worship, and local amenities.

2.3 Surrounding Land Uses

Overall, the Site is in an existing built-up area.

The area is characterized by a mix of residential and commercial uses.

The following is a summary of the surrounding land uses:

North – The lands north of the Site are used for residential.

South – The lands south of the Site are used for residential and commercial.

East – The lands east of the Site are used for commercial.

West – The lands west of the Site are used for commercial.

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

It is proposed to merge the parcel of land to the north (0 Watson Avenue) with the lands to the south (0 Wyandotte Street East) in order to develop for residential use.

The Site is proposed to be used for residential purposes.

It is proposed to construct a new 6 storey multiple dwelling (apartment) with 105 residential dwelling units.

A concept plan was prepared (see Figure 2a –Concept Plan).

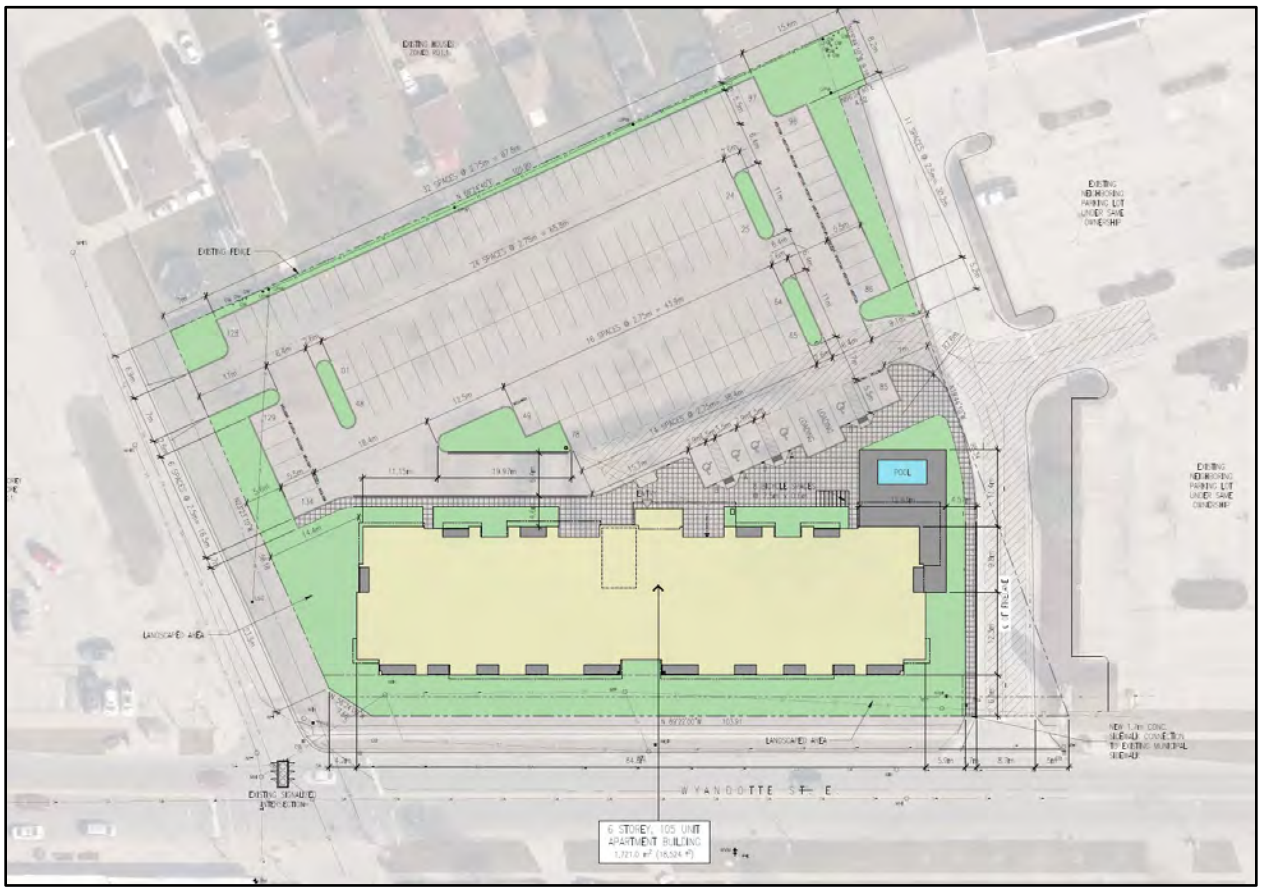


Figure 2a –Concept Plan

The proposed dwelling will face Wyandotte Street East.

A total of 134 parking spaces are proposed, with access from Watson Ave. and Wyandotte St. E.

Buffering will be provided in the form of setback (1.2 m), fencing and landscaping.

The Site will be serviced with full municipality services (sewer, water and storm).

3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

Further, an open house was held on August 21, 2024, as part of the ZBA for the lands to the south.

Concerns at the time of the open house were focused on traffic, infrastructure, building design, intersections, and sidewalks.

It was also noted that buffering would be provided.

4.0 APPLICATIONS AND STUDIES

No pre-consultation (stage 1) or pre-submission (stage 2) has been completed as the ZBA is minor and technical in nature.

The following explains the purpose of the applications as well as a summary of the required support studies.

4.1 Zoning By-law Amendment

A Zoning By-law Amendment (ZBA) is required in support of the proposed development.

The purpose of the ZBA is to change the zoning of the lands to the north (0 Watson Avenue) to the same zoning as the lands to the south (0 Wyandotte Street East) and to permit relief for landscaped open space for the entire proposed development.

The lands to the south (0 Wyandotte Street East) were re-zoned in 2024 (Z 035-24 [ZNG-7243]). The lands to the north (0 Watson Avenue) were not included at the time of the 2024 re-zoning.

The current zoning of the lands to the north is the Residential District 1.1 (RD1.1) category, as shown on Map 14 of the City of Windsor Zoning By-law #8600.

The current zoning of the lands to the south is the Residential District 3.2 (RD3.2) category, as shown on Map 14 of the City of Windsor Zoning By-law #8600.

It is proposed to change the zoning of the entire Site to a site specific Residential District 3.2-XX (RD3.2-XX) category to permit the proposed multiple dwelling and permit the relief for landscaped open space.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this Scoped PRR.

4.2 Other Applications

Once the ZBA application has been approved, the Applicant will proceed with a Site Plan Control Application (SPC) prior to any site alterations or building permit.

4.3 Supporting Studies

The following studies have been completed in support of the proposed application.

4.3.1 Traffic

A Traffic Impact Brief (TIB) has been prepared by Paradigm, dated 2026-05-06.

The purpose of the report was to assess the proposed access arrangement, including the implications of having a single access only or two accesses, for traffic operations and access convenience. The assessment is based on reviewing existing conditions and the addition of development traffic.

It was concluded that it is appropriate for the proposed development to provide two access points as proposed.

4.3.2 Services

A Functional Servicing Report (FSR) was prepared by Aleo Associates Inc., Consulting Engineers, dated May 7, 2026.

The purpose of the report was to assess the impact of this development on the existing infrastructure.

It was concluded that the proposed development will be serviced with respect to water distribution, wastewater, and storm drainage without negatively impacting the existing municipal infrastructure.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The following provides a summary of the key policy considerations of the PPS as they relate to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing. The parcel to the north was a remnant parcel which cannot be used for any other purpose due to its size.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a	The proposed development will help provide for a housing option and density to help meet the needs of the City. Full municipal services are available. The required studies have been prepared and

PPS Policy #	Policy	Response
	minimum of 15 years through lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	summarized in Section 4.3 of this PRR.
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;	The proposed development is consistent with the policy to achieve complete communities. There are nearby amenities available. The proposed development will provide for more housing. The Site has access to transportation, public service facilities, other institutional uses, and parks. Accessibility of the residential units will be addressed at the time of a building permit.
2.2.1 - Housing	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: a) establishing and implementing minimum	The proposed development is new housing for the area. The proposed development supports the City's targets to provide for more housing. The needs of the residents can be accommodated as the

PPS Policy #	Policy	Response
	targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs; b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing	Site is located near local amenities. The Site offers an opportunity for intensification and infilling of a vacant parcel of land. Buffering can be provided. The proposed density is appropriate for the Site. Residents will have access to nearby transit. The Site was always intended for residential development.

PPS Policy #	Policy	Response
	intensification, including potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate.	The Site will be efficiently used. Infrastructure and service facilities are available. The Site is located close to major roadways. There are transit services close to the Site. The required studies have been prepared and summarized in Section 4.3 of this PRR.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services. The required studies have been prepared and summarized in Section 4.3 of this PRR. There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect	The proposed development will not have a negative impact on nearby

PPS Policy #	Policy	Response
	the use of the corridor for the purpose(s) for which it was identified.	transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas. The required studies have been prepared and summarized in Section 4.3 of this PRR. Support studies will be provided as part of SPC approval.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	No water issues are anticipated. Support studies will be provided as part of SPC approval.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public. ERCA permits will be obtained.

Therefore, the proposed development is consistent with the PPS and the Province's vision for long-term prosperity and social well-being.

5.1.2 Official Plan

The City of Windsor Official Plan (OP) was adopted by Council on October 25, 1999, approved in part by the Ministry of Municipal Affairs and Housing (MMAH) on March 28, 2000, and the

remainder approved by the Ontario Municipal Board (OMB) on November 1, 2002. The office consolidation version is dated September 7, 2012.

The OP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The Site is part of the Riverside Planning District on Schedule A: Planning Districts & Policy Areas of the OP.

The current land use designation of the Site, subject to development, is 'Mixed Use Corridor', as shown on Schedule D: Land Use Plan of the OP (see Figure 3 –OP).

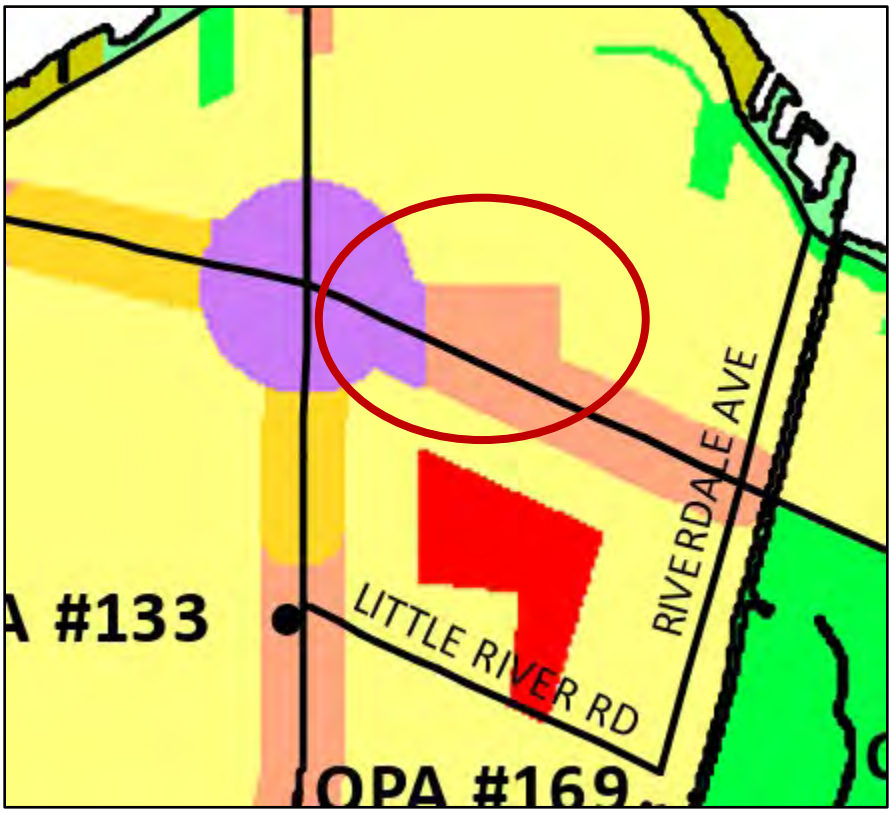


Figure 3 – OP

It is proposed to maintain the same land use designation.

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
3.2.1.2 – Development Strategy	Encouraging a range of housing types will ensure that	The proposed residential development supports one of

OP Policy #	Policy	Response
	people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives.	the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play. The proposed development is close to nearby transit, employment, shopping, local amenities, and parks.
6.5.3.1 – Mixed Use Corridor	Uses permitted in the Mixed Use Corridor land use designation are primarily retail, wholesale store and service oriented uses and, to a lesser extent, office uses. Medium and High Profile residential uses either as standalone buildings or part of a commercial-residential mixed use buildings shall be throughout the Corridors.	Medium Profile is proposed based on the size of the Site, which is supported by this policy. The proposed development will be designed with a pedestrian orientation and foster a distinctive and attractive area identity. The design will address compatibility. It will take into consideration the transition between land uses using an appropriate amount of setbacks and buffering.
6.5.3.4 – Infill & Consolidations	Council shall promote the infilling and consolidation of existing Mixed Use Corridors.	The proposed residential development is a form of infill development. The City's Intensification Guidelines have been reviewed and considered as part of the design of the proposed development. The parcel to the north will merge with the parcel to the south.

OP Policy #	Policy	Response
		The parcel to the north was a remnant parcel which cannot be used for any other purpose due to its size.
6.5.3.6 – Location Criteria	Mixed Use Corridor development shall be located where: (a) there is access to Class I or **Class II** Arterial Roads or Class I Collector Roads; (b) full municipal physical services can be provided; and (c) commercial related traffic can be directed away from residential areas.	Access will only be from Watson Ave and Wyandotte St E. Full municipal services are available, which is the preferred type of servicing. The Site is flat, making it conducive for vehicle maneuvering. The required studies have been prepared and summarized in Section 4.3 of this PRR.
6.5.3.7 – Evaluation Criteria	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed commercial development is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) within a site of potential or known contamination; (iii) where traffic generation and distribution is a provincial or municipal concern; and (iv) adjacent to sensitive land uses and/or heritage resources. (b) in keeping with the goals, objectives and policies of any	This Scoped PRR has addressed the provisions of the OP and provincial legislation (Section 5.1.1). There are no development constraint areas. ERCA permits will be obtained. The required studies have been prepared and summarized in Section 4.3 of this PRR. Support studies will be prepared as part of SPC approval. There are no parking or traffic concerns. The required studies have been prepared and summarized in Section 4.3 of this PRR.

OP Policy #	Policy	Response
	secondary plan or guideline plan affecting the surrounding area; (c) capable of being provided with full municipal physical services and emergency services; (d) provided with adequate off-street parking; (e) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas; and (f) acceptable in terms of the proposal's market impacts on other commercial areas (see Procedures chapter).	There are no secondary plans that impact the Site. The proposed development will include buffering, including setbacks, fencing and landscaping. The proposed reduction in landscaping is minor. Amenity space is provided. The proposed scale and massing do not cause any negative impact on the enjoyment of abutting properties (ie shadow).
6.5.3.8 – Design Guidelines	The following guidelines shall be considered when evaluating the proposed design of a Mixed Use Corridor development: (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan; (b) the provision of appropriate landscaping or other buffers to enhance: (i) all parking lots, and outdoor loading and service areas; and (ii) the separation between the use and adjacent sensitive uses, where appropriate; (c) as a general rule, the height of buildings are consistent with the height of buildings which characterize the Mixed Use Corridor. Where Council deems it desirable that higher profile development be permitted in an existing Mixed Corridor, the development should be built at a human scale by utilizing one	The design and style of the proposed building will blend well with the scale and massing of the surrounding area. The majority of lands include a mix of commercial and residential uses. The lands to the north will include buffering. The Site will have pedestrian connections from the building to the parking area and to the roadway. The building will face Wyandotte St E. There are 2 proposed access points to the Site. Parking will be located at the rear of the Site with the required setback from the lot line.

OP Policy #	Policy	Response
	or both of the following measures: (i) treatment of the lower floors of building(s) to provide continuity; and/or (ii) setting back the upper floors of building(s) from the street to avoid overpowering effects at-grade; (d) where possible, parking is located in the rear of the property to encourage continuous building facades adjacent to the street; (e) measures are taken in site design which provide for ease of access for pedestrians between the public sidewalk and building main entrances in a manner which is distinguishable from access provided for vehicles; and (f) Council will adopt Design Guidelines that will assist in the design and review of development applications in a manner that will ensure implementation of these policies.	Pedestrian connections from the building to the parking area will be marked. The Site offers an opportunity for a new focal point. The proposed development will blend with the existing character of the surrounding area. The building will be located close to the roadway, creating an increase in setback from the abutting lands to the north. The proposed reduction in landscaping is minor.
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services. The required studies have been prepared and summarized in Section 4.3 of this PRR.
City of Windsor Intensification Guidelines, June 2022	Mixed Use Corridors are located along Arterial or Collector Roads and are expected to accommodate Low and Medium Profile built forms that include mixed use, retail, office,	The City's Intensification Guidelines have been reviewed. The Site is located in a mixed use corridor.

OP Policy #	Policy	Response
	and residential development.	The final design of the building is subject to the City of Windsor design guidelines.
3.1 - Transition	Transition can be achieved through the regulations of the Zoning By-law through setbacks and height control. Through transition, the guidelines will consider: • Buffering that typically includes fencing and/ or landscape plantings that abut property lines where the transition is most sensitive. • Mitigating issues of overlook/privacy, shadow impacts, and concerns about the visual impact of new buildings that are not the same character as the adjacent neighbourhood. • Applying stepbacks, angular plane, or linking the height of buildings with the width of the road right-of-way.	Transition between uses can be provided with setbacks and buffering. Buffering, including fencing and tree plantings, will be reviewed at the time of SPC approval. The building will be brought close to the road in order to provide additional setback from the abutting residential use to the north.
3.1 - Height	Minimum and maximum building heights vary across the Mixed Use Centres, Nodes and Corridors and are outlined under Section 3.4 of the guidelines and defined in the Zoning By-law. In addressing height, these guidelines seek to: • Protect and maintain established sable and mature residential areas. • Ensure buildings form an appropriately scaled and designed street wall that reinforces the desired character at the street level. • Ensure appropriate height taking into consideration existing and permitted heights; proportional relationships to	The ZBL will regulate the height. Section 3.4 of the guideline can be followed. The abutting residential uses will be protected with buffering, fencing and setbacks. The final design will be part of SPC approval.

OP Policy #	Policy	Response
	streets; and, visual and physical impacts on pedestrians and adjacent areas.	
3.1 - Scale and Massing	As in height, the scale and massing of buildings (the size of buildings) must be designed to: • Provide a respectful adjacency to other buildings and open spaces. • Consider how the building fits within its context. • Create a comfortable "human scale" experience along the streetscape and allow for physical and visual permeability.	The final design will be part of SPC approval.
3.2.2 – Mixed Use Corridors	Mixed Use Corridors can accommodate a full range of residential, office, recreational, entertainment cultural, and community uses and facilities over time. Mixed Use Corridors are the connective spines of the City and intensification is envisioned to develop as mixed use and transit supportive.	The Site is located in a mixed use corridor.
	1. Locate Low and **Medium** Profile forms of development and mixed uses along the Mixed Use Corridors and at gateways to create areas of community focus.	The Site is a corner lot and will create a new focus for the area.
	2. Ensure buildings relate to adjacent streets, particularly at transit stops. Block patterns should be permeable, providing access and frontage among buildings along the Mixed Use Corridors.	The proposed building will be brought close to the roadway.

OP Policy #	Policy	Response
	3. Design parking lots with planting strips and landscaped traffic islands, medians, or bumpouts to break up the expanse of hard surface areas.	The parking area will be located behind the proposed building.
	4. Design buildings to be compatible with, and sensitively integrated with the surrounding land uses and built forms. Ensure appropriate transition to adjacent uses and built forms.	The final design will be part of SPC approval. Transition has been taken into consideration with setbacks, landscaping and buffering. The proposed reduction in landscaping is minor.
3.4 – Building Form Guidelines	Medium Profile Buildings A Medium Profile building is any building generally no greater than six (6) storeys in height. A Medium Profile building can be a landmark, a prominent destination, or a focal point of a community that provides a transition between stable neighbourhoods and High Profile buildings.	The proposed development is considered medium profile. The Site is a corner lot, which will create a landmark.
11.6.3.1 – Zoning By-law Amendment Policies	All amendments to the Zoning By-law(s) shall conform with this Plan. The Municipality will, on each occasion of approval of a change to the zoning by-law(s), specify that conformity with the Official Plan is maintained or that the change will be in conformity upon the coming into effect of an amendment to the Official Plan.	A Zoning By-law Amendment (ZBA) is required in support of the proposed development. The purpose of the ZBA is to change the zoning to the same zoning as the lands to the south. The proposed development will conform to the purpose and intent of the City of Windsor OP.
11.6.3.3 – Evaluation Criteria	When considering applications for Zoning By-law amendments, Council shall consider the policies of this	This PRR has reviewed the relevant land use chapter in Section 5.1.2 of this Scoped PRR.

OP Policy #	Policy	Response
	Plan and will, without limiting the generality of the foregoing, consider such matters as the following: (a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines; (b) Relevant support studies; (c) The comments and recommendations from municipal staff and circularized agencies; (d) Relevant provincial legislation, policies and appropriate guidelines; and (e) The ramifications of the decision on the use of adjacent or similar lands.	

Therefore, the proposed development will conform with the purpose and intent of the City of Windsor OP.

5.1.3 Zoning By-law

The City of Windsor Zoning By-law (ZBL) #8600 was passed by Council on July 8, 2002, and then a further Ontario Municipal Board (OMB) decision was issued on January 14, 2003.

A ZBL implements the PPS and the City OP by regulating the specific use of property and providing for its day-to-day administration.

According to Map 14 attached to the ZBL, the current zoning of the lands to the north is the Residential District 1.1 (RD1.1) category, and the current zoning of the lands to the south is the Residential District 3.2 (RD3.2) category (see Figure 4 – ZBL).

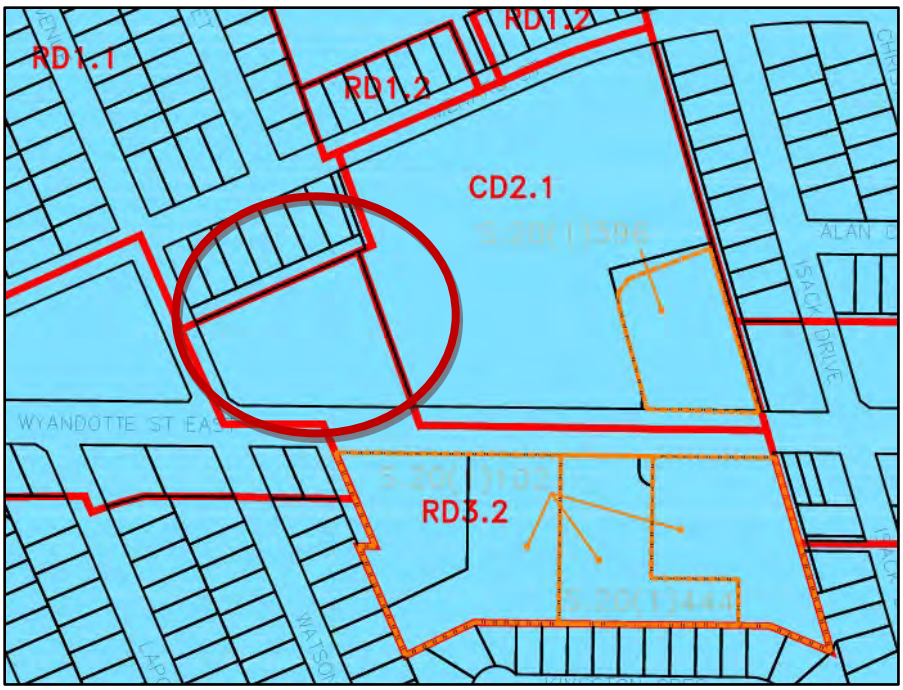


Figure 4 – ZBL

The purpose of the ZBA is to change the zoning of the lands to the north (0 Watson Avenue) to the same zoning as the lands to the south (0 Wyandotte Street East) and to permit relief for landscaped open space for the entire proposed development.

The lands to the south (0 Wyandotte Street East) were re-zoned in 2024 (Z 035-24 [ZNG-7243]). The lands to the north (0 Watson Avenue) were not included at the time of the 2024 re-zoning.

It is proposed to change the zoning of the entire Site to a site specific Residential District 3.2-XX (RD3.2-XX) category to permit the proposed multiple dwelling and permit the relief for landscaped open space.

MULTIPLE DWELLING means one dwelling containing a minimum of three dwelling units. A double duplex dwelling, semi-detached dwelling, stacked dwelling, or townhome dwelling is not a multiple dwelling.

A review of the RD3.2 zone provisions, as set out in Section 12.2.5 of the ZBL, is as follows:

Zone Regulations	Required RD3.2	Proposed RD3.2-XX (entire Site)	Compliance and/or Relief Requested with Justification
Permitted Uses	Lodging House **Multiple Dwelling** Religious Residence	one multiple dwelling	Subject to the ZBA.

Zone Regulations	Required RD3.2	Proposed RD3.2-XX (entire Site)	Compliance and/or Relief Requested with Justification
	Residential Care Facility Any of the following existing dwellings: Double Duplex Dwelling Duplex Dwelling Semi-Detached Dwelling Single Unit Dwelling Any use accessory to any of the preceding uses	and associated parking area	Applies to the lands to the north (0 Watson Ave).
Lot Frontage – minimum	30.0 m	58.18 m along Watson Ave	Complies
Lot Area – minimum	For a corner lot having a minimum frontage of 30.0 m on each of the exterior lot lines: a) For the first 5 dwelling units - 540.0 m2 b) For the next 19 dwelling units - 67.0 m2 per unit c) For each additional dwelling unit - 44.0 m2 per unit **540+67+3564 = 4,171.0 m2**	8,813.4 m2	Complies
Lot Coverage – maximum	35.0%	19.5 %	Complies
Main Building Height - maximum	Corner Lot - 24.0 m	23.9 m	Complies

Zone Regulations	Required RD3.2	Proposed RD3.2-XX (entire Site)	Compliance and/or Relief Requested with Justification
Landscaped Open Space Yard – minimum	35.0% of the lot area	30.0 %	Relief required. Applies to the entire Site. The difference is 5%. The proposed lot coverage of the Site is very low (19.5 %). The proposed reduction in landscaping is minor.
Dwelling Unit Density – dwelling units per hectare – maximum	For a corner lot having a minimum frontage of 30.0 m on each of the exterior lot lines – 188 units per ha **0.88134 ha x 188 units/ha = 165/ha**	105 units per ha	Complies
Parking Requirements - minimum 24.20.5.1	Multiple Dwelling containing a minimum of 5 Dwelling units - 1.25 for each dwelling unit 105x1.25 = **131.25 (131 rounded down)**	134	Complies
Visitor Parking – minimum 24.22.1	15 %	20 spaces	Complies
Barrier Free Parking – minimum 24.24.1.1	26 to 100 – 2% type A and 2% type B = 2 type A and 3 type B (5 in total)	2 type A and 3 type B = 5	Complies

Zone Regulations	Required RD3.2	Proposed RD3.2-XX (entire Site)	Compliance and/or Relief Requested with Justification
Bicycle Parking Spaces – minimum 24.30.1.1	20 or more - 2 for the first 19 spaces plus 1 for each additional 20 parking spaces = 2+4.45 =6.45 (6 rounded down)	8 spaces	Complies
Loading – minimum 24.20.1.5	Over 1,000 m² to 7,500 m² - 1	2	Complies
Parking Area Separation – minimum 25.5.20.1	.2 Any other street – 3.00 m	5.6 m – Watson Ave	Complies
	.3 An **interior lot line** or alley – 0.90 m	1.2 m – north lot line 4.5 m – east lot line	Complies
	.5 A building wall in which is located a main pedestrian entrance facing the parking area – 2.00 m	5.5 m	Complies
	.6 A building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same	5.5 m	Complies

Zone Regulations	Required RD3.2	Proposed RD3.2-XX (entire Site)	Compliance and/or Relief Requested with Justification
	lot as the parking area – 4.50 m		

Therefore, the proposed development will comply with all zone provisions set out in the RD3.2 Zone.

The following relief is required:

- *To decrease the minimum landscaped open space of the lot area from 35% to 30%.*

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level,
- The Site will be able to accommodate municipal water, storm and sewer,
- Appropriate buffering can be provided,
- There are no anticipated traffic or parking concerns, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The proposed development will be compatible with the surrounding area.

The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.

The building will be located away from the abutting residential use, and the lands to the north will provide additional buffering.

Parking, amenity areas, sidewalks and landscaping will be provided.

The proposed reduction in landscaping is minor.

6.1.3 Good Planning

The proposed residential use will provide a new housing choice in an existing built-up area.

Residential use on the Site represents an efficient development pattern that optimizes the use of land.

The parcel to the north was a remnant parcel which cannot be used for any other purpose due to its size.

The Site was always intended for development.

6.1.4 Environment Impacts

The proposal does not have any negative impact on the natural environment.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the proposed use will not add to the capacity in a significant way.

6.1.6 Social, Cultural, and Economic Conditions

The proposed development does not negatively affect the social environment, as the Site is in close proximity to major transportation corridors and nearby amenities.

Infilling an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposed development promotes efficient development and land use patterns that sustain the financial well-being of the City.

The proposal does not cause any public health and safety concerns. ERCA permit will be obtained.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

In summary, it would be appropriate for the City of Windsor to approve the ZBA application to permit the proposed development on the Site.

This Scoped PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the OP and ZBL and represents good planning.

Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

Tracey Pillon-Abbs, RPP
Principal Planner



APPENDIX C – DEPARTMENT AND AGENCY COMMENTS

SITE PLAN CONTROL

The proposed development is subject to Site Plan Control pursuant to the Planning Act and City of Windsor By-law 1-2004. Where Official Plan and Zoning By-law Amendments are required, a Site Plan Control application may proceed following completion of the requisite Development and Heritage Standing Committee meeting.

TRANSPORTATION PLANNING – AASHVI SARVAIYA

- Land Conveyance
  Satisfied.

- Corner Cut-Off
  Satisfied.

- Sidewalk
  Satisfied.

- Parking
  All parking must comply with ZBL 8600. – Satisfied

- Transportation Impact Study
  We have reviewed the Transportation Impact Brief for 0 Wyandotte St E & 0 Watson Ave, dated May 6, 2026, prepared by Rajan Philips, P.Eng., of Paradigm Transportation Solutions Limited. We accept the conclusions of the report and have no further comments.
- Access
  All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- Exterior Path
  All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Aashvi Sarvaiya, of this department at tda@citywindsor.ca.

DEVELOPMENT ENGINEERING – ROB PERISSINOTTI

We have reviewed the subject Rezoning application and have the following comments:

Sewers

The site may be serviced by the sanitary sewer and the storm sewer located within Wyandotte Street East right-of-way and easement. If possible existing connections should be utilized. Any redundant connections shall be abandoned in accordance with the City of Windsor Engineering Best Practice B.P 1.3.3.

A sanitary sampling manhole may be required on any new sanitary connection at the property line to the satisfaction of the City Engineer if one does not already exist.

A Functional Servicing Report dated May 7, 2026, by Aleo Associates Inc. was received and reviewed. Please note that the peaking factors used are low and do not match the City's development manual. This revision will be required before the approval of the Site Plan Control.

The applicant will be required to submit, prior to the issuance of permits, a stormwater management plan in accordance with the Windsor Essex Region Stormwater Management Standards Manual, restricting stormwater runoff to pre-development levels. This will include, at a minimum:

- Submission of stormwater management review fee,
- Stormwater management report stamped by a professional engineer
- Site servicing drawings stamped by a professional engineer
- Stormwater management checklist (see link below)

For more information of SWM requirements, visit: link

https://essexregionconservation.ca/wp-content/uploads/2018/12/WE-Region-SWM-Standards-Manual.pdf.

https://www.citywindsor.ca/business/buildersanddevelopers/Documents/Checklist-Rational-Method.pdf
The existing easement for the storm sewers adjacent to the Wyandotte St E right-of-way shall be required to be shown within the Site Plan Drawings.

As the site is within an ERCA regulated area, consultation and approval from ERCA will be required prior to the issuance of a building permit.

Right-of-Way

Watson Avenue is classified as a Local Residential Road according to the Official Plan, requiring a sidewalk to be constructed along the frontage of the property along Watson Avenue as per the City's Active Transportation Master Plan (ATMP).

Therefore, an approximate 0.68-meter land conveyance is required along the frontage of Wyandotte Street right-of-way to be consistent with the adjacent property to the East. Developer to confirm the exact conveyance during the survey.

A Shared Access agreement shall be required with authorization from both parties in order to utilize the existing access lane shared with 8380–8474 Wyandotte St E to access Wyandotte Street East.

In summary, we have no objection to the proposed development, subject to the following requirements:

Corner Cut-Off - The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 6.1m x 6.1m (20' x 20') corner cut-off at the intersection of Watson Avenue and Wyandotte Street East in accordance with City of Windsor Standard Drawing AS-230.

Land Conveyance - Prior to the issuance of a construction permit, the owner (s) shall agree to gratuitously convey to the Corporation approximately 0.68 metres along the entire Wyandotte frontage of the subject lands.

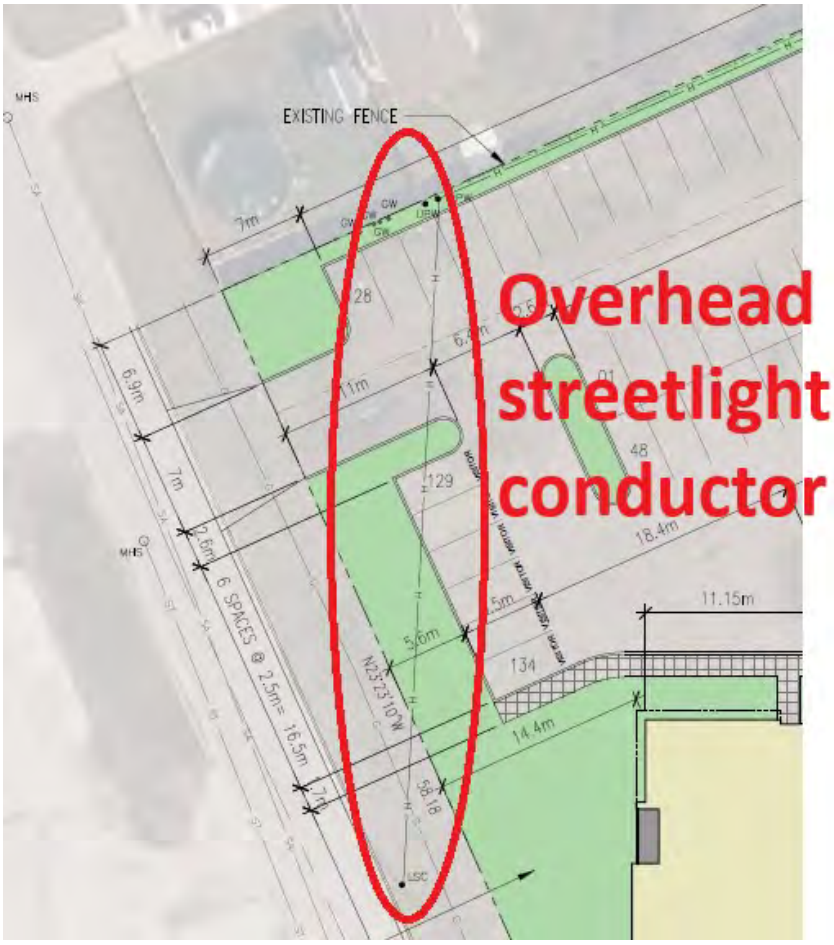
Sanitary Sampling Manhole - The owner agrees for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.

Sidewalks - The owner(s) agrees to construct at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire Watson Avenue frontage of the subject lands. All work to be to the satisfaction of the City Engineer.

Proper Agreement for Access &/or Services - The owner agrees to enter into a reciprocal agreement with the abutting property owners for access and services.

If you have any further questions or concerns, please contact Jordan Goddard, of this department at jgoddard@citywindsor.ca

ENWIN
Hydro Engineering: Steve Zambito
No Objection, provided adequate clearances are achieved and maintained.
ENWIN has existing overhead pole lines along the north limits with 120/240 volt secondary hydro distribution.
ENWIN has existing overhead pole lines along the west limits with 120/240 volt streetlight and traffic hydro distribution.
ENWIN has existing overhead at the west limits with 120/240 volt streetlight distribution from the existing northwest pole to the existing southwest pole.



The developer will be responsible to cover all costs associated with any relocation or removal of ENWIN poles, conductors, and down guys.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.
Also, we suggest referring to the Ontario Building Code for permanent required clearances for New Building Construction.

Water Engineering: Bruce Ogg
ENWIN Water has no objections.

ZONING COORDINATOR – SAMUEL PERRY

Rezoning deficiencies:

- Minimum Landscaped Open Space Yard [12.2.5.8]: does not comply
  - 35.0% of *lot area* (Required)
  - 26.5% (Provided)

Item No. 8.1

Committee Matters: SCM 265/2026

Subject: Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 6, 2026

CITY OF WINDSOR MINUTES 07/06/2026

Development & Heritage Standing Committee Meeting

Date: Monday, July 6, 2026
Time: 4:30 o'clock p.m.
Location: Council Chambers, 1st Floor, Windsor City Hall

Members Present:

Councillors
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie

Members
Member Joseph Fratangeli - Participated via video conference
Member John Miller
Member Robert Polewski
Member Khassan Saka
Member William Tape

Member Regrets
Member Anthony Arbour
Member Charles Pidgeon

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development
Lorie Gregg, Executive Director, Financial Planning & Deputy Treasurer
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Brandon Calleja, Senior Manager /Deputy CBO/Permits
Adam Pillon, Manager of Right-of-Way
James Abbs, Manager-Planning
Patrick Winters, Manager, Development
Matt Paya, Manager, Road Safety
Denise Wright, Manager Real Estate Services
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Coordinator Maintenance
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating in person
Item 7.1 Philip Fernandes, Agent for the Applicant
Item 7.1 Chris MacLeod, Applicant, Pelissier Park Ltd
Item 7.2 Amy Farkas, Dillon Consulting
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Chris Pidgeon, Principal Planner
Item 11.2 MD Momtaz, Property Owner
Item 11.3 Andrew Lennon, Applicant
Item 11.5 Andrew Lennon, Applicant

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o’clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 1, 2026

Moved by: Member Joseph Fratangeli
Seconded by: Member William Tape

THAT the minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 209/2026

10. *HERITAGE ACT* MATTERS

10.1. Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)

Councillor Kieran McKenzie inquires about the timeline for this project. Jason Campigotto, Deputy City Planner – Growth appears before the Development & Heritage Standing Committee regarding the administrative report dated June 11, 2026, entitled, "Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)" and replies that if Council supports the proposal, there will be 120 days to go through the designation process. During that time, the owner will have approval to proceed with engaging the building department for permitting.

Councillor Kieran McKenzie mentions that the historical importance of the building is recognized throughout the city and would like to know if planning feels the owner also recognizes its importance. Mr. Campigotto replies that the owner and developer recognize that the limestone façade and sign have historical significance. He states the proposed adaptive reuse of the building will maintain those features, with development focused within the building, to the rear of the building, and on the upper floors.

Councillor Jim Morrison agrees and is glad that the developer is willing to work with the city to protect these significant features.

Councillor Angelo Marignani requests confirmation that the art deco detailing and the special masonry stones will be maintained. Mr. Campigotto confirms that the limestone façade and sign will not be touched, and only the south and west sides of the building will be altered.

Councillor Angelo Marignani inquires about the proposed change in height of the building. Mr. Campigotto replies that a stairwell, an elevator, and a small amenity space will be included on the fourth floor at the rear of the building, but the amenity space will not encompass the entire roof.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 835**

I. THAT the Notice of Intent to Partially Demolish the heritage listed property at 493 Ouellette Avenue, Lazare's Furs Building and Sign, to remove the south (side) and west (rear) exterior walls to facilitate the construction of a rear four-storey addition and openings **BE RECEIVED**; and,

II. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the property municipally known as 493 Ouellette Avenue in accordance with Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest attached as Appendix 'B'; and,

III. THAT the City Solicitor **PREPARE** the by-law to designate the property; and,

IV. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

Carried.

Report Number: S 64/2026
Clerk's File: MBA/14987

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:37 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:39 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held June 1, 2026

Moved by: Member Robert Polewski
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 210/2026

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 832**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a *Multiple Dwelling*, the following additional provisions shall apply:

a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m^2

b) *Lot Coverage*: *maximum* 64.0%

c) *Front Yard* Depth: *minimum* 3.7 m

d) *Rear Yard* Depth: minimum 2.44 m

e) *Side Yard* Width: *minimum* 2.5 m

f) *Landscaped Area: minimum* 25.0% of *lot area*

g) *Dwelling Units*: Per *Multiple Dwelling*: *maximum* 12

h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.

i) Section 24.22.1.1 shall not apply.

j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space* or *accessible parking space* is prohibited in a *required rear yard*.

k) Section 24.40.1.5 shall not apply.

l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple Dwellings*, for each *Multiple Dwelling* the following additional provisions shall apply:

1. *Lot Width*: *minimum*: equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
2. *Lot Area*: *minimum*: as existing at the time of the lot division
3. *Lot Coverage*: Total: *maximum*: 64% of *lot area*
7. An interior *side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
14. *Dwelling Units*: Per *Multiple Dwelling*: *maximum*: 6
18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.

m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), situated on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West from CD3.6 to RD3.1x(30).

III. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following shall **BE SUBMITTED** with an application for Site Plan Approval:

a. Functional Service Report, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
b. Site Servicing Drawings with Line of Sight Analysis and Swept Path Analysis, Sheet Numbers E-1, LG-2 and LG-3, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
c. Lot Grade & Service Plan, Drawing No. LG-1, prepared by King Engineering + Design, dated June 23, 2026 (Reference File No. 26-004).
d. Planning Rationale Report, prepared by Pillon Abbs Inc., dated May 5, 2026.
e. Topographic Plan of Survey

IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Stormwater Retention Scheme

V. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Record of Site Condition.
b. Required Drawing Revisions identified in the Engineering - R.O.W. and Planning Department - Site Plan Control comments included under Appendix "F".
c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix “F”.

Carried.

Report Number: S 59/2026
Clerk’s File: Z/15178

7.2. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 833**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**
For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*
a) *Parking Area* separation from an *interior lot line: minimum* 0.67 m

[ZDM 7; ZNG/7372]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block C, Registered Plan 1475, known municipally as 1785 Turner Road (Roll No. 020-240-02900), situated at the northwest corner of Turner Road and Mohawk Street from CD1.4 to CD1.4x(29).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner’s contribution toward future construction of sidewalks on Turner Road and Mohawk Street (as described in the comments attached as Appendix C) as part of the Right of Way Enhanced Permit, if the Owner elects not to construct the sidewalks.

Carried.

Report Number: S 57/2026
Clerk’s File: Z/15179

7.3. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 834**

1. THAT Schedule "D" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "Residential" to "Mixed Use Corridor".

2. THAT Schedule "E" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the profile designation of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "High Profile" to "Very High Profile".

3. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, as a Special Policy Area.

4. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that 'X' be replaced with the next available Special Policy Area number:

1.X 825 RIVERSIDE DRIVE WEST

Location	1.X.1	The property described as CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor and Very High Profile Area designations of these lands on Schedule D: Land Use and Schedule E: City Centre Planning District in Volume I: The Primary Plan, Multiple Dwellings, Stacked Townhouses and Townhouse Dwellings, together with limited neighbourhood-serving commercial uses, shall be permitted in accordance with the implementing zoning provisions.
BUILDING HEIGHT	1.X.3	For the portion of the lands identified as Mixed Use Corridor on Schedule D – Land Use Plan, notwithstanding policy 6.5.3.1 and 6.5.3.3, building height is permitted in accordance with the Medium Profile and High Profile definitions in

the Glossary of Volume I: The Primary Plan of the City of Windsor Official Plan.

5. THAT Zoning By-law 8600 **BE AMENDED** by adding the following new zoning district to Section 16:

16.12 COMMERCIAL DISTRICT 3.12 (CD3.12)

[ZNG/7351]

16.12.1 PERMITTED USES

Bake Shop

Bakery

Business Office

Child Care Centre

Convenience Store

Food Outlet - Take-Out

Hotel

Medical Office

Restaurant

Retail Store

Dwelling Units in a *Combined Use Building* with any one or more of the above *uses*

Multiple Dwelling

Stacked Dwelling

Townhome Dwelling

16.12.5 PROVISIONS

.3 *Lot Coverage*: *maximum* 45%

.4 *Building Height:* For any part of *main* building located within 100 m of Crawford Avenue, a *maximum* of 58.0 m; otherwise a *maximum of* 85.0 m

.8 Landscaped Area: minimum 40%

.10 Gross Floor Area:

a) *Bake Shop*, *Bakery*, or *Restaurant*: *maximum* 500.0 m^2

b) The combined *maximum gross floor area* of all commercial uses, save and except a *hotel*, shall be 1,000.0 m^2

.20 Building setback:

a) From Crawford Avenue: *minimum* 3.70 m

b) From Riverside Drive West: *minimum* 4.55 m

c) From Salter Avenue: *minimum* 5.70 m

d) From University Avenue West: *minimum* 5.70 m

e) From any other *interior lot line* or *rear lot line*: *minimum* 5.75 m

.50 For a parking garage located entirely below grade, including an access ramp and a staircase or emergency exit from the parking garage, the minimum setback from a lot line shall be 0.50 m

.60 Notwithstanding Table 24.20.5.1, for a Multiple Dwelling, Stacked Dwelling, or Townhome Dwelling, the required minimum number of parking spaces shall be calculated at a rate of 1.03 parking spaces per dwelling unit

6. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:

(12) (a) Submission of a Ministry of the Environment, Conservation and Parks (MECP) Species Conservation Act (SCA) permit or an SCA Registration Number to the satisfaction of the City Planner.

(b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the designated heritage attributes, and implemented as conditions of Site Plan approval to the satisfaction of the City Planner.

[ZDM ; ZNG/7351]

7. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, from CD1.4 and CD3.6 to H(12)CD3.12, and the eastern most 12 metres of the site from CD3.6 to GD1.4.

8. THAT, when Site Plan Control is applicable:

The following additional materials **BE SUBMITTED** with an application for site plan approval:

A. A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.

B. Noise Study and Vibration Study to the satisfaction of the City Planner.

C. Record of Site Condition.

D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.

9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], to the satisfaction of the municipal department or external agency requiring them, into an approved site plan and an executed and registered site plan agreement.

10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency recommending them, in an approved site plan and an executed and registered site plan agreement.

11. That Administration **BE DIRECTED** to report back on options to address the loading space requirements of the site for Council's consideration; and,

12. That Administration **BE DIRECTED** to report back /comment on the appropriate level of flexibility with respect to the language of the Species at Risk holding provisions.

Carried.

Report Number: S 60/2026
Clerk's File: Z/15123 & Z/15128

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:41 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11. ADMINISTRATIVE ITEMS

11.2. CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2

MD Momtaz, Property Owner, appears before the Development & Heritage Standing Committee regarding the administrative report dated May 26, 2026, entitled "CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2" and is available for questions.

Councillor Angelo Mariginani asks the property owner if he is in agreement with the recommendation put forward by administration. MD Momtaz replies that he is in agreement.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 837**

I. THAT the request made by 15847796 Canada Inc. (Shameem Momtaz) to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for the lesser of 70% of the municipal portion of the tax increment increase resulting from the proposed duplex or multiple dwelling 844 Bridge Ave for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between applicant and The Corporation of the City of Windsor in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

III. THAT the approval to participate in the Brownfield Rehabilitation Grant Program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix C - Grant Completeness and Payment) within two (2) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Carried.

Report Number: S 56/2026
Clerk's File: Z/15019

11.3. Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5

Andrew Lennon, Applicant, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 27, 2026, entitled "Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5" and is available for questions.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 838**

I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham

Sharma) ("The Owner") of the property located at 979-981 Drouillard Road **BE APPROVED**, for the following incentive programs:

i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $18,235;

ii. *Municipal Development Fees Grant Program* to a maximum amount of $50,000; and,

iii. *New Residential Development Grant Program* for ten (10) new residential units ($5,000 each) to the maximum amount of $50,000.

II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. THAT funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $50,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;

V. THAT grants **BE PAID** to 1001134151 ONTARIO INC (c/o: Saksham Sharma) upon completion of the construction of the mixed use building, which includes ten (10) residential units and two (2) ground floor commercial units, located at 979-981 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,

VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 42/2026
Clerk's File: Z2026

11.5. Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5

Andrew Lennon, Applicant, appears before the Development & Heritage Standing Committee regarding the administrative report dated May 7, 2026, entitled "Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5" and is available for questions.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 840**

I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (c/o: Saksham Sharma and Andrew Lennon) ("The Owner"), owner of the property located at 0 Drouillard Road **BE APPROVED**, for the following incentive programs:

   i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $9,037;

   ii. *Municipal Development Fees Grant Program* to a maximum amount of $50,000; and,

   iii. *New Residential Development Grant Program* for eight (8) new residential units ($5,000 each) to the maximum amount of $40,000.

II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. THAT funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $40,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;

V. THAT grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 0 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official;

VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 49/2026
Clerk's File: Z2026

11.1. Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 836**

I. THAT the request made by Metco Development Inc. (Yehya Atwan) to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) for the property located at 2650 Metcalfe St (north of Metcalfe St and West corner of Drouillard) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;

II. THAT the grant funds of up to $25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;

III. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $25,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) completed in a form acceptable to the City Planner and City Solicitor;

IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 47/2026
Clerk's File: Z/8955

11.4. CIP 001-2026 - Downtown Community Improvement Plan - 0 Pelissier St - Ward 3

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 839**

I. THAT the request made by Pelissier Park Ltd. (Chris MacLeod) agent for the proposed development at 0 Pelissier St, to participate in:

a) The New Residential Development Grant Program **BE APPROVED** for $2,500 per each new residential unit, up to $50,000 per property, for a total of $120,000 for eight (8) lots with six (6) units on each lot, subject to adjustment based on final number of lots and units.

b) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner;

II. THAT Administration **BE DIRECTED** to prepare the Grant Agreement between Pelissier Park Ltd. (Chris MacLeod) and The Corporation of the City of Windsor to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

IV. THAT the approval to participate in the New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program **BE RESCINDED** if the applicant has not obtained a certificate of occupancy and fulfilled the conditions of the grant (see Appendix D Grant Completeness) for the proposed development within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant;

V. THAT Grant funds up to $120,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when the eligible work is completed to the satisfaction of the City Planner;

VI. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to $120,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 0 Pelissier St to Pelissier Park Ltd. (Chris MacLeod) upon completion of proposed

development (see Appendix D Grant Completeness), subject to the satisfaction of the City Planner and Chief Building Official;

VII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and **RETURNED** to Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions of the New Residential Development Grant within five (5) years of the approval date; and

VIII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Pelissier Park Ltd. (Chris MacLeod) in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development (Appendix D Grant Completeness), subject to the satisfaction of the City Planner and the Chief Building Officer.

Carried.

Report Number: S 55/2026
Clerk's File: Z/12916

11.6. Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide.

Councillor Kieran McKenzie inquires about the purpose of the by-law and asks why the repeal has been requested. Brandon Calleja, Senior Manager/Deputy Chief Building Official – Permits, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 15, 2026, entitled "Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide" and indicates that there are currently two similar by-laws, one enforced by Engineering/Public Works, and the other by the Building department, which is the by-law administration is asking to repeal. Damages to sidewalks and curbing are handled by Public Works. Mr. Calleja states that the by-law in question is redundant and repealing it would result in a reduction of deposit fees and administrative work.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 841**
THAT By-law Number 106-2010 being "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor" **BE REPEALED**.
Carried.

Report Number: S 66/2026
Clerk's File:SB2026

11.7. Closure of the North/South Alley, Located South of Guignion Road, East of Gelinas Road and West of Routley Road, SAA-7271 - Ward 9

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 842**

I. THAT the 4.26 metre-wide north/south alley, located south of Guignion Road, east of Routley Road and west of Gelinas Road, and shown on Drawing No. CC-1869 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED.**

III. THAT THE Subject Alley **BE CONVEYED** in as is condition, to the owner of the abutting properties known municipally as 0 Gelinas Road and 0 Routley Road, legally described as Lots 175 to 189, Registered Plan 1079, at the same time that the abutting owner purchases the abutting City Lands, known municipally as 0 Routley Road (Roll No. 3739-070-301-09400), legally described as Lots 163 to 174, Registered Plan 1079.

IV. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned MD 2.7, $1.50 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

V. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1869.

VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VII. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 61/2026
Clerk's File: SAA2026

11.8. Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 843**

I. THAT the 4.27 metre-wide north/south alley, located north of Norfolk Street, east of Church Street, and west of Dougall Avenue, and shown on Drawing No. CC-1875 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centreline to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial facilities;
ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side and easement for guy and anchor installations into private property;
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003
Carried.

Report Number: S 62/2026
Clerk's File: SAA2026

11.9. Closure of the North/South Alley Located Between St. Patrick's Avenue and Randolph Avenue, North of Totten Street and South of Algonquin Street, SAA-7208 - Ward 10

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 844**

I. THAT the 4.28 metre-wide north/south alley, located north of Totten Street, east of St. Patrick's Avenue, south of Algonquin Street, and west of Randolph Avenue shown on Drawing No. CC-1859 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves along the centre to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;

ii. ENWIN Utilities Ltd. to accommodate the existing 120/240V secondary overhead hydro distribution, hydro services, associated poles & guy wires;

iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.1, $1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1859.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 63/2026
Clerk's File: SAA2026

11.10. Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1

Councillor Angelo Marignani asks for confirmation that any infrastructure located within closed alleys is still accessible by the city if necessary. Denise Wright, Manager, Real Estate Services, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 16, 2026, entitled "Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1" and replies that easements do allow for the city to access said infrastructure.

Councillor Marignani asks if residents need to be informed before the city can access infrastructure in closed alleys. Aaron Farough, Deputy City Solicitor, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 16, 2026, entitled "Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1" and indicates he does not believe there are specific notice provisions in the standard easement wording, but that he can confirm that for the Councillor at a later date.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 845**

I. THAT the 4.27 metre-wide north/south alley, located north of Liberty Street, east of Church Street, south of Norfolk Street, and west of Dougall Avenue, shown on Drawing No. CC-1879 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

    a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

        i. Bell Canada to accommodate existing aerial facilities and maintain service;
        ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side through the full length of the alley and for any guy wires reaching into private property;
        iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 67/2026
Clerk's File: SAA2026

11.11. Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1

Councillor Kieran McKenzie expresses his concern regarding the proximity of this land to the proposed urban park designation of Ojibway. He requests that administration provide their view on how the city should handle these properties going forward. Ms. Wright indicates that any properties in the National Urban Park area are being reviewed by administration and Parks Canada. She states that in this instance, the homeowners abutting the alley have serious encroachments, and that administration met with the city naturalist to review each one. It was determined that there was no impact to the National Urban Park area to transfer the alley land to the homeowners.

Councillor Kieran McKenzie inquires if there was any discussion concerning this decision becoming problematic in the future, and if environmental protection could be considered reason enough to deem an alley 'indispensable.' Ms. Wright replies that the City Naturalist reviewed each property and

found no natural benefit to keeping it under city control. She also states that Parks Canada also did not see the value in denying this application.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 846**

I. THAT the 4.57-metre-wide east/west alley located north of Kent Street and east of Malden Road, and west of Second Street, and shown on Drawing No. CC-1856 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road (legally described as Lot 5, Plan 553) and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to the owners of the properties.

III. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.1 and DRD1.1, $1.00 plus HST (if applicable), deed preparation fee, and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1856.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 68/2026
Clerk's File: SAA2026

11.12. Closure of the North/South Alley Located Between Mark Avenue and Everts Avenue, South of Totten Street, North of Quebec Street, SAA-7160 - Ward 10

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 847**

I. THAT the 4.27-metre-wide north/south alley, located north of Quebec Street, east of Mark Avenue, south of Totten Street and west of Everts Avenue and shown on Drawing No. CC-1853 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centre to the abutting property owners and, as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Cogeco Connexion Inc. to accommodate to accommodate existing aerial infrastructure;
ii. ENWIN Utilities Ltd. to accommodate the existing 16kV primary, 120/240 V and 347/600V overhead secondary hydro distribution pole line;
iii. Managed Network System Inc. (MNSi.) to accommodate to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.2, $1.00 plus HST, deed preparation fee, and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1853.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 69/2026
Clerk's File: SAA2026

11.13. Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 848**
That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any agreements, documents or amendments and sign any application forms and supplementary reports as may be necessary to act as co-applicant on the registration of the development within the municipal right-of-way adjacent to 2554, 2548 and 2542 Northwood Street as a regulated activity under the Species *Conservation Act*, 2025, including any other agreement as may be required in order to facilitate such development, to be satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer.
Carried.

Report Number: S 71/2026
Clerk's File: EI2026

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 849**
THAT the minutes of the International Relations Committee of its meeting held May 20, 2026 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 179/2026

12.2. Minutes of the Property Standards Committee of its meeting held June 11, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 850**
THAT the minutes of the Property Standards Committee of its meeting held June 11, 2026 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 214/2026

12.3. Report No 60 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 851**
THAT Report No.60 of the International Relation Committee indicating:

That the International Relations Committee RECOMMEND that the City of Windsor and the City of San Juan del Rio enter into a Friendship City Agreement.

BE APPROVED.
Carried.

Report Number: SCM 216/2026

12.4. Report No. 61 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 852**
THAT Report No. 61 of the International Relations Committee indicating:

That APPROVAL BE GIVEN to an expenditure in the upset amount of $1,000 from the International Relation's Capital Fund to support the animation of the 2026 Children's Art Exhibition.

BE APPROVED.
Carried.

Report Number: SCM 217/2026

12.5. Report No. 62 of the meeting of the International Relations Committee held May 20, 2026

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 853**
THAT Report No. 62 of the International Relation Committee indicating:
That the International Relations Committee RECOMMENDS that the Proposal for a Sister City Relationship with Shkodra, Albania BE APPROVED.

BE APPROVED; and,

THAT Administration **BE REQUESTED** to provide additional background information regarding the Sister City proposal; and,

THAT the information **BE PROVIDED** to Council when this report moves forward for their consideration.
Carried.

Report Number: SCM 218/2026

13. QUESTION PERIOD

Councillor Angelo Marignani cites concerns raised with out-of-province steel workers being brought in for the building of the new Costco and asks if there are anything the committee can enforce regarding prioritizing procurement of local workers for building projects. Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development, appears before the Development & Heritage Standing Committee and indicates that this issue would likely fall under the corporate policy for procurement. Ms. Payne recommends that the Councillor submit an official Council Question regarding this at the next Council meeting so administration could explore further.

Councillor Kieran McKenzie inquires whether the City Engineers in attendance could comment on the city's response to the weather incidents that occurred over the past weekend and what residents could expect moving forward. Stacey McGuire, Executive Director of Operations / Deputy City Engineer, appears before the Development & Heritage Standing Committee and indicates that sections of municipal drains, in particular the Grand Marais , Lennon, and Little River drains experienced over-topping due to the significant amount of rain that fell in such a short period of time. Ms. McGuire confirms that all of the city's systems were running as planned, with no power outage issues. She adds that the majority of roads experiencing over-topping have cleared and she asks residents to continue reporting localized road flooding to 311. She also encourages residents to take preventative maintenance measures on their own properties to prevent future flooding issues, including disconnecting downspouts to slow down the amount of water flowing into the sewer system to prevent overwhelming it. The city also offers programs to help subsidize costs for sump pumps and backflow valves. Patrick Winters, Manager, Development, appears before the Development & Heritage Standing Committee and adds that residents may want to consider a back-up system for their sump pumps. Councillors Kieran McKenzie, Angelo Marignani, and Jim Morrison all express their appreciation for the work the city and Enwin have done to help clean up after the storms.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative items) is adjourned at 6:07 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on August 4, 2026.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 74/2026

Subject: Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide

Reference:

Date to Council: August 4, 2026
Author: Kristina Tang
Planner lll - Heritage
(519)255-6543 x 6179
ktang@citywindsor.ca
Planning & Building Services
Report Date: 6/19/2026
Clerk's File #: MBA/14619

To: Mayor and Members of City Council

Recommendation:

THAT the report regarding Windsor Municipal Heritage Register – Bill 23 Strategy Updates - City Wide **BE RECEIVED** for information.

Executive Summary:

This report provides an update on Administration's implementation of the Bill 23 Municipal Heritage Register strategy, with a focus on high-priority properties identified through the Cultural Heritage Evaluation and Research initiative. It also responds to previous Council directions regarding Heritage Conservation District (HCD) matters, including the Walkerville HCD project and the potential feasibility of a Riverside Drive / University Avenue West HCD Study.

While the enhanced owner engagement process was initiated through March and April 2026 mail-outs, the broader work program has included technical review, preliminary research, architectural and contextual analysis, owner consultation, and preparation of draft Statements of Cultural Heritage Value or Interest. This work supports a targeted, objective, criteria-based and defensible designation program.

The January 1, 2027 deadline will result in the removal of listed, non-designated properties from the Municipal Heritage Register where a Notice of Intention to Designate has not been issued. However, the deadline does not end the City's ability to pursue future heritage designations. Rather, it changes the interim protection available to certain properties and increases the importance of prioritizing resources to properties at risk of demolition, significant alteration, or redevelopment.

Staff anticipate that some future designation recommendations may result in owner concern, objection, or appeal. Administration's approach is to proceed in a balanced, objective, and risk-informed manner by applying the criteria prescribed under Ontario

Regulation 9/06, engaging owners early, providing factual information, and advancing designation recommendations where the statutory criteria are met.

Background:

Administration has previously reported to City Council on the seven (7) strategies intended to address the implications of Bill 23 on the 881 listed heritage properties and the potential loss of cultural heritage resources. These reports were considered through CR 365/2023 on September 5, 2023, CR 158/2024 on April 22, 2024, CR 220/2025 on May 26, 2025, and CR 85/2026 on February 23, 2026. This report provides an update on the implementation of Strategy 2, which relates to the potential Part IV designation of properties identified as "high" priority through the Cultural Heritage Evaluation and Research (CHER) initiative, including enhanced property owner engagement efforts.

This report also responds to Council resolutions and directions related to Heritage Conservation Districts, including the potential establishment of a committee or working group for the Walkerville HCD project and the potential initiation of an HCD Study in the Riverside Drive / University Avenue West area.

In addition, the report clarifies the scope of technical review completed to date, the implications of the January 1, 2027 deadline, and the anticipated approach for managing future designation recommendations.

The Council resolutions related to the Heritage Conservation District matters are:

Decision Number: CR219/2025 DHSC 729 DHSC 706
DHSC May 5, 2025; May 26, 2025, City Council meeting

III. That Administration BE DIRECTED to report back with information related to forming of a committee or working group for the next phase of the Heritage Conservation District Study, based on the Consultant's best practices.

Decision Number: CR553/2020 DHSC 207
DHSC 10/13/2020; Council 11/09/2020

III. That Administration REPORT BACK to Council regarding initiation of a Heritage Conservation District Area Study for this area; and, that the report include suggestions related to potential boundaries, optional designation of a Heritage Conservation District Study Area Bylaw, timing of the study and funding considerations.

Discussion:

Strategy 2: High-Priority Part IV Designation

Further to Council Resolution CR85/2026 (DHSC 800), staff have continued to advance the review of high-priority listed properties identified through the CHER initiative. The purpose of Strategy 2 is not to pursue designation of all listed properties, but to focus municipal resources on properties with stronger potential to meet the criteria for designation under Ontario Regulation 9/06 and warrant further review prior to the January 1, 2027 deadline.

This work has included both public-facing engagement and internal review. While the owner mail-out process has been the most visible component of the strategy, the broader work program has involved a structured review of listed properties to determine which should proceed to more detailed evaluation, owner engagement, and potential designation consideration.

Technical Review and Research Completed to Date

A significant amount of the work associated with the Bill 23 strategy has occurred before any property is brought forward for formal designation consideration. Staff have undertaken preliminary screening of the Municipal Heritage Register, including inventory review, desktop research, historical source review, architectural assessment, and contextual analysis for properties advanced through the high-priority work program.

This staged review has assisted staff in refining the high-priority work program, identifying properties with stronger potential to meet the criteria under Ontario Regulation 9/06, and determining which properties should proceed to more detailed evaluation and owner engagement. As a result, the properties being advanced are not simply being selected from the Municipal Heritage Register; they are being filtered through a structured, evidence-based process intended to support reasonable prioritization and strong defensibility.

For properties proceeding to more detailed review, staff prepare or refine draft Statements of Cultural Heritage Value or Interest. These materials identify the cultural heritage value or interest of the property, describe relevant heritage attributes, and form the basis for owner discussion and, where appropriate, future reports to the Development & Heritage Standing Committee and City Council.

Council Report S 73/2026 demonstrates the level of property-specific research and evaluation required before draft Statements are shared with property owners for review and discussion.

Enhanced Owner Engagement

In parallel with the technical review described above, staff implemented the enhanced owner engagement process directed by Council. Informational packages were distributed by courier to owners of 125 properties in mid-March 2026. Due to multiple properties being owned by the same individual or corporation, a total of 113 mail pieces were delivered through the initial courier process.

The March 2026 Purolator mail-out process took approximately one month to resolve and resulted in engagement with a number of property owners through phone calls and email correspondence. In response to undelivered mail pieces, staff undertook additional outreach efforts, including telephone contact and other available means of communication, such as website contact information where available. Through these efforts, the number of unresolved property owner contacts was reduced to ten (10).

A further attempt to contact the remaining property owners was undertaken through Canada Post registered mail at the end of April 2026. By the end of May 2026, outreach to an additional five (5) property owners had been resolved through successful receipt of the registered mail. As of the date of this report, there remain five (5) property owners whom Planning Staff have been unable to contact despite multiple outreach attempts.

PUROLATOR MAIL	**COUNT**
Total Mail Pieces	113
Delivered	89
Undelivered	24
Percentage Not Delivered	21%
CANADA POST REGISTERED MAIL	
Total Mail Pieces	10
Delivered	5
Undelivered	5
Percentage Not Delivered	50%

Staff continue to correspond with property owners, explain the designation process, respond to questions, review draft Statements of Cultural Heritage Value or Interest, and consider revisions where appropriate to improve factual accuracy while maintaining compliance with the Ontario Heritage Act.

Designation Process and Staff Workload

Once the background research and draft Statement of Cultural Heritage Value or Interest have been prepared, each potential designation requires a series of procedural, technical, engagement, reporting, and legislative steps. These steps are necessary to ensure that designation recommendations are transparent, procedurally fair, and defensible under the Ontario Heritage Act.

For a single property, the standard designation process generally requires completion of at least the following major tasks:

1. Initial Contact
2. Initial Discussion with Owner
3. Sharing Draft Statement of Cultural Heritage Value or Interest
4. Reviewing owner feedback and considering factual or technical revisions
5. Finalizing Revisions
6. Report Preparation
7. Development & Heritage Standing Committee Consideration
8. City Council Consideration (Notice of Intention to Designate Authorization)
9. Issuance of Notice of Intention to Designate (NOID)

10. Designation By-law Preparation
11. City Council Consideration (Designation By-law Adoption)
12. Designation By-law Notice
13. Designation By-law Registration

Additional work may be required where objections or appeals are filed under the Ontario Heritage Act. These statutory processes can require further staff time, legal review, report preparation, consultation, and hearing participation, while extending overall designation timelines.
As multiple properties are being advanced concurrently through different stages of the designation process, staff are managing a significant volume of work extending well beyond initial outreach activities. The various stages of progress associated with each of these thirteen (13) tasks for the high-priority properties are summarized in Appendix A.

Owner Contact Status and Responses

As part of the engagement process, staff have categorized communications with property owners to better understand the range of responses received. It remains difficult to accurately determine the overall level of support or opposition to designation, as many property owners have not directly communicated with staff following receipt of the mailings. For clarity, owner contact status and owner response categories are summarized separately below.

Owner Contact Status	Count
Direct discussion or correspondence occurred	63
Delivery confirmed, no direct response received	65
Contact unresolved	5
Total	133

Owner Response Where Direct Communication Occurred	Count
Low concern / generally supportive / information-seeking	36
Medium concern / further clarification or deferral requested	8
High concern / opposition expressed	19
Total direct engagement	63

Owner Responses, Objections, and Defensibility

Based on engagement completed to date, staff anticipate that future designation recommendations will continue to generate a range of owner responses, including support, requests for clarification or revision, requests for deferral, and opposition. This is expected given the number and diversity of properties under review and common concerns regarding alteration permissions, maintenance, redevelopment flexibility, and perceived impacts on property value.

Administration recognizes that these concerns are important to many property owners and understands that heritage designation may create uncertainty, particularly where future redevelopment plans, ongoing maintenance responsibilities, or perceptions regarding property value and insurance requirements are concerned. The enhanced engagement process was established to provide property owners with early information,

answer questions, improve factual accuracy where appropriate, and ensure Council receives recommendations informed by both technical evaluation and meaningful owner input.

Owner engagement remains important. While the Ontario Heritage Act requires notice following the issuance of a Notice of Intention to Designate, it does not require consultation with property owners prior to initiating the designation process. The engagement program being undertaken by Administration therefore extends beyond statutory requirements and is intended to promote early dialogue, improve understanding of the designation process, and provide opportunities to review and discuss draft Statements of Cultural Heritage Value or Interest. Staff will continue to meet with owners, explain the implications and benefits of designation, and make revisions where appropriate to improve factual accuracy or clarity. However, owner support or contact is not the statutory test for designation. Administration's role is to provide Council with objective, evidence-based advice on whether a property meets two or more criteria under Ontario Regulation 9/06.

Where a property meets the prescribed criteria, staff may recommend designation even where an owner does not support it. In those circumstances, Administration's recommendation is informed by the heritage significance and merits as evidenced by the supporting research.

Administration's approach is selective, evidence-based, and risk-informed. Properties are being prioritized where research indicates stronger potential to meet the criteria under Ontario Regulation 9/06 and where designation would represent an appropriate heritage conservation tool.

Heritage Alteration Permit Process and Delegated Approvals

A common concern associated with heritage designation is that it may introduce additional procedural burden, delay, or uncertainty for property owners undertaking future maintenance, alterations, improvements, or redevelopment. While designation does introduce a heritage review process, particularly where demolition, removal, or alteration of identified heritage attributes is proposed, not all work on a designated property requires the same level of review.

In practice, Heritage Planning staff have already been facilitating a streamlined, administratively managed approval process for minor heritage alteration permits. These generally include interventions to designated properties that do not demolish, remove, or adversely impact identified heritage attributes. This approach allows routine or lower-impact matters to be reviewed more efficiently, while reserving more significant proposals for the appropriate Committee and Council consideration.

This distinction is important in addressing common misunderstandings about designation. Heritage designation does not freeze a property in time, nor does it generally regulate interior work, routine maintenance, or alterations unrelated to identified heritage attributes. The review process is intended to manage change in a way that conserves the cultural heritage value or interest of the property, while allowing continued use, maintenance, adaptation, and reinvestment.

As the number of designated properties increases, Administration may need to propose further refinement to the Heritage Alteration Permit process, including the use of delegated approval authority with clear thresholds, for Council's consideration. Expanded delegation for minor or routine matters could reduce unnecessary Committee and Council reporting, provide greater predictability for property owners, and allow staff resources to be focused on applications with greater potential impact on identified heritage attributes.

Implications of the January 1, 2027 Deadline

The January 1, 2027 deadline should not be interpreted as the end of the City's heritage designation program. Rather, it represents the date on which listed, non-designated properties must be removed from the Municipal Heritage Register where a Notice of Intention to Designate has not been issued.

Once removed from the Register, these properties will no longer benefit from the interim protection associated with listed status. This is most significant where a property may be subject to demolition, significant alteration, or redevelopment pressure. The Ontario Heritage Act limits a municipality's ability to designate a property where it was not listed on the Municipal Heritage Register at the time of a prescribed event, such as certain Planning Act applications.

Notwithstanding this limitation, the City may continue to evaluate and recommend properties for designation after January 1, 2027 where the statutory criteria are met and where no prescribed event prevents designation. As such, staff will continue to advance heritage evaluation, owner engagement, and designation processes both before and after the deadline.

In practical terms, the City's work will transition from deadline-driven review of listed properties to a continuing, risk-informed designation program focused on high-priority properties, vulnerable resources, area-based studies, and defensible designation recommendations. Prior to the deadline, staff may also reprioritize listed properties considered to be at greater risk of redevelopment, demolition, or alteration.

Heritage Conservation Districts

In addition to individual Part IV designations, Heritage Conservation Districts remain an important area-based tool for identifying, conserving, and managing collections of cultural heritage resources. The following sections respond to previous Council resolutions and directions regarding the Walkerville HCD project and the potential feasibility of a Riverside Drive / University Avenue West HCD Study. These matters are related to, but distinct from, the immediate Bill 23 high-priority listed-property strategy.

Committee / Working Group for the Walkerville HCD Project

At the May 5, 2025, Development & Heritage Standing Committee, the recommendation below was made and adopted by City Council on May 26, 2025:

Decision Number: CR219/2025 DHSC 729 DHSC 706

III. That Administration BE DIRECTED to report back with information related to forming of a committee or working group for the next phase of the Heritage Conservation District Study, based on the Consultant's best practices.

While committees, working groups or steering committees are sometimes used in Heritage Conservation District studies, they are not required under the Ontario Heritage Act. Where established, their role is generally to provide local knowledge, technical input, community perspectives and support for public awareness of the study process.

For the Walkerville HCD Study, Administration, in discussions with Heritage consultants, determined that a broader public engagement model would provide a more inclusive and representative approach than relying on a limited advisory group. Walkerville includes a diverse range of residents, property owners, businesses, institutions and community interests, and no single committee or representative body could reasonably reflect the full range of perspectives within the proposed district.

Accordingly, the Study employed a comprehensive engagement approach using "Let's Talk Windsor," public meetings, and targeted outreach to ensure broad, accessible, and meaningful participation beyond the minimum statutory requirements of the Ontario Heritage Act. Key stakeholders, including the Walkerville BIA, Pernod Ricard, and the Ward 4 Councillor, were also engaged directly. The engagement record is detailed in Appendix B.

On May 26, 2025, City Council adopted the Walkerville Heritage Conservation District (WHCD) Study Main Report and Appendices and directed Administration to proceed with Stage 2: the preparation of the WHCD Plan and Guidelines. A public engagement kick-off event held on November 4, 2025, informed the development of the draft Plan.

Building on earlier engagement phases, the City, in collaboration with the Walkerville Heritage consultants, hosted a public engagement session on June 9, 2026, to present the draft WHCD Plan and Guidelines. The session outlined proposed policies, approval processes, and the draft Property Inventory, and invited feedback on the management of heritage resources within the proposed district. Supporting materials, including presentation slides, a recording, and draft documents, were made available online through "Let's Talk Windsor," along with a survey to collect additional input. The survey has collected a number of responses and remains open until July 17, 2026.

The engagement process will continue with a third public meeting anticipated in September 2026, where the final draft WHCD Plan and Guidelines will be presented. Following this, Administration's goal is to bring forward the proposed WHCD Plan and designation by-law for consideration by the Development & Heritage Standing Committee and City Council in late 2026 or early 2027.

Heritage Conservation District Study Areas

A province-wide survey conducted by Community Heritage Ontario and the Architectural Conservancy of Ontario, with participation from 43 municipalities, indicates that many municipalities utilize Heritage Conservation Districts as an effective tool to designate and manage groupings of cultural heritage resources as a response to Bill 23.

O. Reg. 9/06 requires that at least 25% of the properties within a proposed Heritage Conservation District boundary satisfy the prescribed criteria. However, the experienced heritage consultants retained for the Walkerville HCD project have consistently advised that a higher concentration of heritage resources is preferable, as it provides a stronger planning rationale and reduces the potential vulnerability of the district to appeal.

Through Council Resolution CR553/2020 (DHSC 207), Council directed Administration to report back on the potential initiation of a Heritage Conservation District Study for the Riverside Drive / University Avenue West area, including recommended boundaries, consideration of an interim Study Area By-law, timelines, and funding implications.
The area generally bounded by Vista Place, Rankin Avenue, Riverside Drive and University Avenue West contains several recognized heritage resources. Of the approximately 112 properties within the area, five (5) are designated and twenty-four (24) are listed on the Municipal Heritage Register, including six (6) identified as high priority. This represents a heritage resource concentration of approximately 25.89%.

Although this concentration is marginally above the minimum threshold established under Ontario Regulation 9/06, it is not considered sufficiently robust to support the initiation of a Heritage Conservation District Study at this time. In light of current Bill 23 implementation priorities, available staff capacity and the need to direct resources toward areas with more substantial concentrations of heritage resources, Administration does not recommend undertaking further work on a Riverside Drive / University Avenue West HCD Study at this time.

Notwithstanding the above, the Riverside Drive / University Avenue West area is identified as a Mature Neighbourhood in the City's Official Plan. Applicable policies require that new development and redevelopment be evaluated in the context of existing neighbourhood character, including built form, lot patterns, streetscape conditions, and compatibility with surrounding development. In addition, individual properties within the area that demonstrate sufficient cultural heritage value or interest may continue to be considered for designation under Part IV of the Ontario Heritage Act, where warranted, as a more targeted approach to conserving significant heritage resources.

In contrast, other areas of the city demonstrate a significantly higher concentration of heritage resources. In particular, Victoria Avenue has long been recognized for its strong heritage character. The Official Plan identifies Victoria Avenue (Wyandotte Street East to Erie Street East) as a Heritage Area on Schedule G: Civic Image. Within this segment, there are 68 properties, of which seven (7) are designated and thirty (30) are listed on the Municipal Heritage Register, representing approximately 54% of properties identified as heritage resources. This figure does not include additional properties south of Erie Street that may also meet the criteria under Ontario Regulation 9/06.

The analysis discussed above should also be considered in the context of the City's broader heritage conservation objectives and policy framework. Relevant Official Plan policies supporting the identification, conservation, and management of heritage resources are provided in Appendix C.

Risk Analysis:

The implementation of the Bill 23 Municipal Heritage Register strategy presents a range of heritage conservation, operational, financial, legal, and reputational risks affecting both the City and individual property owners.

Accordingly, the recommended approach seeks to balance the public interest in conserving significant cultural heritage resources with transparent engagement, objective evaluation, and consideration of owner concerns throughout the designation process.

Loss of Interim Heritage Protection - Lower Risk

Following January 1, 2027, listed properties not subject to a Notice of Intention to Designate will lose the interim protection associated with listed status. While widespread demolition or significant alteration is not anticipated, individual properties experiencing redevelopment pressure, vacancy, deterioration, or prescribed Planning Act events may become more vulnerable.

Administration will mitigate this risk by prioritizing properties with stronger cultural heritage value or greater redevelopment risk and advancing designation recommendations where supported by Ontario Regulation 9/06.

Public and Property Owner Confidence - Moderate Risk

The City's response to Bill 23 presents competing reputational risks. Failure to advance designation where warranted may result in the loss of significant heritage resources and be perceived as inconsistent with the City's heritage conservation objectives. Conversely, some property owners may perceive designation as creating additional regulatory requirements or limiting future flexibility.

Administration will mitigate these competing risks through early and transparent engagement, clear identification of the heritage attributes proposed for protection, and property-specific recommendations that consider both the public interest in heritage conservation and the concerns raised by affected property owners.

Owner Objections and Appeals - Moderate / Elevated Risk

Some designation recommendations may result in owner objections or appeals, particularly where redevelopment interests exist. Appeals may result in additional time, costs, and uncertainty for both property owners and the City.

Administration will mitigate this risk through early consultation, consideration of owner feedback, refinement of recommendations where appropriate, and ensuring that all recommendations are supported by clear evidence and defensible application of Ontario Regulation 9/06.

Climate Change Risks

Climate Change Mitigation:

Climate Change Adaptation:
N/A

Financial Matters:

Capital Project 7241028 (Bill 23 Municipal Heritage Register) was established through the March 2024 Capital Variance Report (CR336/2024; report C69/2024) and currently has an uncommitted balance of $143,176**.**

Enhanced engagement costs total $772.75 to date. This includes $629.15 for Purolator courier delivery of 113 mail pieces to owners of high-priority properties in March and $143.60 for Canada Post registered mail delivery of 10 unresolved or returned mail pieces in April. These costs were funded through Capital Project 7241028.

Based on the information currently available, Administration advises that the remaining balance in Capital Project 7241028 is expected to be sufficient to complete the Council-directed work contemplated under the Bill 23 Municipal Heritage Register project.

Separate funding is available through the City's heritage financial assistance reserves. Reserve Fund 155 (Built Heritage Fund) has a current uncommitted balance of $279,154**,** and Reserve Fund 157 (Community Heritage Fund) has a current uncommitted balance of $170,490**.** Fund 157 also receives an annual operating budget allocation of $55,200**.** Fund 414 (Heritage Challenge Endowment Fund) has a total balance of **$**547,221 and is only available for designated municipal heritage properties.

Since 2022, Council has approved approximately $227,600 in Community Heritage Fund assistance for eligible heritage conservation projects, with annual approvals ranging from approximately $23,600 to $78,700**.** During this period, the number of designated properties increased modestly from 386 to 390**.** This indicates that annual program demand is influenced primarily by property owner participation and the scope of eligible conservation work, rather than solely by the number of designated properties.

While an increase in designated properties may result in greater participation in the City's heritage financial assistance programs over time, the financial implications cannot be quantified with certainty. Administration will continue to monitor program participation, annual expenditures, and available reserve balances as the Bill 23 Municipal Heritage Register strategy is implemented. Any additional funding requirements would be considered separately through the City's annual budget process.

Consultations:

Heritage Planning staff have consulted with the following staff in the preparation of this report:

- Michael Okanlawon, Financial Planning Administrator, Finance Department
- Tracy Tang, Planner III-Special Projects

Heritage Planning staff have also been in communication with the Ontario Heritage Planners Network to receive updates, advice, and case studies about other municipalities' undertaking of Bill 23 strategies.

Conclusion:

City Council has previously endorsed a multi-pronged strategy to respond to the impacts of Bill 23 on Windsor's Municipal Heritage Register. This report confirms that implementation is ongoing and has involved substantially more than owner notification, including background research, preliminary evaluation, owner engagement, and preparation of draft Statements of Cultural Heritage Value or Interest for high-priority properties.

As the January 1, 2027 deadline approaches, Administration will continue to advance properties for designation consideration where supported by Ontario Regulation 9/06, while recognizing that not all listed properties can or should be designated within the available timeframe. Following the deadline, heritage designation work will continue through a focused, risk-informed program that prioritizes properties with demonstrated cultural heritage value or interest and elevated vulnerability to demolition, alteration, or redevelopment.

Some future designation recommendations may be opposed. This is expected and does not, in itself, determine whether designation is appropriate. Administration's role is to provide Council with objective, evidence-based, and defensible recommendations grounded in the Ontario Heritage Act.

It is recommended that Council receive this report for information and continue to support Administration's ongoing work to identify, evaluate, conserve, and protect Windsor's significant cultural heritage resources.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kristina Tang	Planner lll - Heritage
Jason Campigotto	Deputy City Planner – Growth
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Janice Guthrie	Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - Engagement Overview with High Priority Properties
2 Appendix B - Walkerville Heritage Conservation District Project Engagement Record
3 Appendix C - Relevant Official Plan Heritage Policies

Appendix A- Engagement Overview with High Priority Properties

Location	Name or Type of Building	Reasons for Consideration	Ward	Concern Level	Application Stage
4799 9th Concession Rd	John Hayes House	Hayes Farmstead	Ward 9 - Kieran McKenzie	High	2. Initial Discussion w/ Owner
4799 9th Concession Rd	Patrick Hayes House	Hayes Farmstead	Ward 9 - Kieran McKenzie	No Contact At All	
1646 Alexis Rd	Gordon McGregor School	Arch. Sheppard & Masson	Ward 5 - Ed Sleiman	Purolator received	
5680 Baseline Rd	William Ure House/Farm	Ure Farmstead [house & specified buildings]	Ward 9 - Kieran McKenzie	Purolator received	
173 Bruce Ave	Col. Joseph Hall Beattie House	Queen Anne Revival	Ward 3 - Renaldo Agostino	No Contact At All	
284 Cameron Ave	Alicia Mason Vocational School	Mid-Century; Institution	Ward 2 - Frazier Fathers	High	4. Negotiating Revisions
393 Caron Ave	J.A. McKay House	Queen Anne (Tower)	Ward 3 - Renaldo Agostino	Canada Post Received	
1860 Chandler Rd	St. Bernard School Reconstructed Wall	Reconstructed in 2019; Original Arch. Albert J. Lothian	Ward 5 - Ed Sleiman	Medium	3. Sharing Draft Statement
2115 Chilver Rd	St. Barnabas Church	Arch. Philip Carter Johnson / Modernist	Ward 4 - Mark McKenzie	Purolator received	

2115 Chilver Rd	St. Barnabas Church	Gothic Revival Elements	Ward 4 - Mark McKenzie	Purolator received	
2229 Chilver Rd	Hugh Beaton School	Arch. Sheppard & Masson	Ward 4 - Mark McKenzie	Low	4. Negotiating Revisions
2545 Chrysler Centre / 2495 Ypres Ave	Chrysler Power Plant	Art Deco; Arch. Hutton & Souter (power only)	Ward 5 - Ed Sleiman	Purolator received	
Huron Church Rd / Wyandotte St W	Assumption Cemetery	Re-interments from1795; BasilianFathers'plot	Ward 2 - Frazier Fathers	Low	6. Report Preparation
330 City Hall Sq E	All Saints' Church	Arch. Albert H. Jordan; Builder Shorland	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
330 City Hall Sq E	All Saints' Rectory	Victorian Elements	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
4601 County Rd 17 (10th Concession)	Dolphice St. Louis House	Bungalow Style - Cobblestone	Ward 9 - Kieran McKenzie	Purolator received	
274 Crawford Ave	Frank Cleary House	Queen Anne Revival	Ward 3 - Renaldo Agostino	High	2. Initial Discussion w/ Owner
1680 Dougall Ave	Westminster United Church	Arch. Sheppard & Masson	Ward 3 - Renaldo Agostino	Purolator received	
2335 Dougall Ave	Elmwood Casino / Fr.Paul Charbonneau Centre	Streamlined Moderne; Entertainment Venue	Ward 3 - Renaldo Agostino	Purolator received	
2345 Dougall Ave	Elmwood Motor Hotel / Brentwood Residence	Curved roof,slanted windows;arch.J.P.Thomson	Ward 3 - Renaldo Agostino	Purolator received	
1094 Drouillard Rd	St. John the Divine Russian Orthodox Church	Arch. John R. Boyde	Ward 5 - Ed Sleiman	Medium	4. Negotiating Revisions

1410 Drouillard Rd	Holy Trinity Russian Orthodox Church	Arch. John R. Boyde	Ward 5 - Ed Sleiman	High	3. Sharing Draft Statement
605 Ducharme St	Alfred Tubaro House	Round House	Ward 9 - Kieran McKenzie	Purolator received	
2744 Edna St / 2601 Wyandotte St E	Ford Canada No. 2 (E) / Long Manufacturing	Auto manufacturing & supply (2 centre bldgs.)	Ward 5 - Ed Sleiman	Low	2. Initial Discussion w/ Owner
1035 Ellis St E	Holy Trinity Church / Kościół Św. Trójcy	Arch. J.C. Pennington (for c1950 rectory)	Ward 4 - Mark McKenzie	Low	6. Report Preparation
1396 Elsmere Ave / 868 Ellis St E	Free Magyar Reformed Church	Hungarian	Ward 4 - Mark McKenzie	Low	2. Initial Discussion w/ Owner
708 Erie St E / 980 Louis Ave	Sant'Angela Merici Church	Arch. John Boyde - Romanesque Revival	Ward 4 - Mark McKenzie	Low	6. Report Preparation
840 Esdras Ave	Riverside Presbyterian Church	Arch. D.J. Cameron	Ward 6 - Jo-Anne Gignac	High	2. Initial Discussion w/ Owner
471 Florence Ave	Guido Fantin House	Round House	Ward 7 - Angelo Marignani	High	2. Initial Discussion w/ Owner
1648 Francois Rd	David Maxwell School	Arch. Pennington & Boyde	Ward 5 - Ed Sleiman	Low	4. Negotiating Revisions
455 Giles Blvd E / Mercer St	Windsor Grove Cemetery	Burials many cultures & leaders; Gates 1927	Ward 3 - Renaldo Agostino	Purolator received	
115 Giles Blvd E	Synagogue Shaar Hashomayim	Arch. A.S. Allaster	Ward 3 - Renaldo Agostino	Purolator received	
455 Giles Blvd E	Windsor Grove Cemetery Shed	Eclectic	Ward 3 - Renaldo Agostino	Purolator received	
455 Giles Blvd E	Windsor Grove Cemetery Mausoleum	Classical Revival	Ward 3 - Renaldo Agostino	Purolator received	

795 Giles Blvd E	Giles Boulevard United Church	Italianate; Corner Tower	Ward 4 - Mark McKenzie	Purolator received	
949 Giles Blvd E	Prince Edward School	Arch. Albert H. McPhail	Ward 4 - Mark McKenzie	Low	4. Negotiating Revisions
114 Giles Blvd W	Christian Science Church	Arch. D.J. Cameron	Ward 3 - Renaldo Agostino	Purolator received	
881 Glidden Ave	Riverside United Church	Arch. G.B. Colthurst	Ward 6 - Jo-Anne Gignac	Low	6. Report Preparation
1149 Goyeau St	Bell Canada	Art Deco	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
940 Grand Marais Rd E	Fred Meyers Hydro Substation	Curved walls; Arch. Johnson & McWhinnie	Ward 10 - Jim Morrison	Purolator received	
1341 Grand Marais Rd W	Yorktown Square Sign	Neon Landmark	Ward 1 - Fred Francis	Purolator received	
1825 Grand Marais Rd W	Glenwood United Church	Arch. William Fraser - Pennington & Carter	Ward 1 - Fred Francis	High	3. Sharing Draft Statement
248-50 Hall Ave	Duplex	Arts & Crafts - Mission	Ward 4 - Mark McKenzie	Purolator received	
1501 Howard Ave	Purity Dairy Bldg.	Arch. Sheppard & Masson	Ward 3 - Renaldo Agostino	Purolator received	
1650 Howard Ave	Coca-Cola Bottling Plant	Moderne design; Arch. Chapman & Oxley	Ward 4 - Mark McKenzie	Purolator received	
3893 Howard Ave	Allen House	Farm house	Ward 9 - Kieran McKenzie	Purolator received	
3954 Howard Ave	Morand Family Farm House	Homestead w. Queen Anne Elements	Ward 9 - Kieran McKenzie	High	2. Initial Discussion w/ Owner
400 Huron Church Rd	Assumption College - Hall (#3) & Chapel	Arch.S.M.Goddard-hall,Peter Dederich-chapel	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration

1100 Huron Church Rd	Chapel, Assumption College High School	Arch. G.A. McElroy; Basilian educators	Ward 2 - Frazier Fathers	Medium	4. Negotiating Revisions
2590 Kenora St	Michael Patrick Hydro Substation	Curved walls; Arch. Johnson & McWhinnie	Ward 10 - Jim Morrison	Purolator received	
1680 Kildare Rd	Windsor Tool & Die	Industrial Moderne Style	Ward 4 - Mark McKenzie	Low	1. Initial Contact
1493 Langlois Ave	SS. Vladimir & Olga Church	Ukrainian Catholic	Ward 4 - Mark McKenzie	Low	1. Initial Contact
242 Lauzon Rd	Riverside Town Hall	Arch. Albert J. Lothian; Former town building	Ward 6 - Jo-Anne Gignac	Purolator received	
1728 Lincoln Rd	Emmanuel United Church / Ottawa United Ch.	Contemporary,vertical design; first United Ch.	Ward 4 - Mark McKenzie	Medium	3. Sharing Draft Statement
686 Marentette Ave	Immaculate Conception Rectory	Queen Anne Revival Elements	Ward 4 - Mark McKenzie	Purolator received	
804 McDougall St	Burroughs Bldg.	Arch. Albert Kahn	Ward 3 - Renaldo Agostino	Purolator received	
956 McDougall St	Windsor Utilities Comm. Bldg.	Industrial; one-storey brick part of 370 Erie St E	Ward 3 - Renaldo Agostino	Purolator received	
131 McEwan Ave	Sheriff McEwan House	Italianate w. Flemish Gable	Ward 2 - Frazier Fathers	Purolator received	

3557 Melbourne Rd	Marlborough School	Cast detailing;Arch.Nichols,Sheppard&Masson	Ward 2 - Frazier Fathers	High	4. Negotiating Revisions
1980 Meldrum Rd / Tecumseh Rd E	Grachanica Serbian Orthodox Church	Arch. Petar Popovic	Ward 5 - Ed Sleiman	High	4. Negotiating Revisions
710 Mercer St	First Baptist Church	Black History; arch. Leybourne & Whitney	Ward 3 - Renaldo Agostino	Low	6. Report Preparation
761 Morand St	Raymond Masters House	Arch. Raymond Masters	Ward 9 - Kieran McKenzie	High	2. Initial Discussion w/ Owner
664 Moy Ave	House	Queen Anne; Angled corner	Ward 4 - Mark McKenzie	Purolator received	
1991 Norman Rd	St. Therese Church	Arch. J.C. Pennington	Ward 8 - Gary Kaschak	Medium	4. Negotiating Revisions
620 North Service Rd / EC Row Expy	Windsor Gas Co. / Woodall Construction	Industrial	Ward 10 - Jim Morrison	Medium	2. Initial Discussion w/ Owner
1799 Ottawa St	King George School now École L'Envolée	Arch. Stahl Kinsey & Chapman	Ward 4 - Mark McKenzie	Purolator received	
285 Ouellette Ave	Imperial Bank of Canada	Beaux Arts - Ionic; Arch. Charles S. Cobb	Ward 3 - Renaldo Agostino	Canada Post Received	
333 Ouellette Ave	Wilkinson Shoe Store	Arch. G.A. McElroy	Ward 3 - Renaldo Agostino	Purolator received	2. Initial Discussion w/ Owner
375 Ouellette Ave	McCreery's/Birks Jewellers	Moderne	Ward 3 - Renaldo Agostino	Purolator received	

493 Ouellette Ave	Lazare's Furs Sign	Neon sign over Maiden Lane	Ward 3 - Renaldo Agostino	Medium	7. DHSC Meeting
628 Ouellette Ave	Central United Church	Arch.Kastler&Hunter-English Romanesque Rev.	Ward 3 - Renaldo Agostino	Purolator received	
691 Ouellette Ave	House	Tudor Revival	Ward 3 - Renaldo Agostino	Purolator received	
960 Ouellette Ave	HMCS Hunter / Marketerium	Early Mall	Ward 3 - Renaldo Agostino	Purolator received	
1165 Ouellette Ave	House	Cobblestone Foundation	Ward 3 - Renaldo Agostino	Purolator received	
1197 Ouellette Ave	Firestone Tire Store	Contemporary	Ward 3 - Renaldo Agostino	Purolator received	
1279 Ouellette Ave	House	Bungalow	Ward 3 - Renaldo Agostino	Purolator received	
1304 Ouellette Ave	House	Cobblestone	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
1338 Ouellette Ave	Casa del Mara Apartments	Spanish Colonial Revival-Arch. G.B. Colthurst	Ward 3 - Renaldo Agostino	Medium	1. Initial Contact
1519 Ouellette Ave	Commercial Bldg.	Arches 2-storey (apt. tower not included)	Ward 3 - Renaldo Agostino	Purolator received	
1520 Ouellette Ave	Curtin House	Eclectic Tudor Revival	Ward 3 - Renaldo Agostino	High	2. Initial Discussion w/ Owner

1616 Ouellette Ave	Windsor Court Apartments	Classical Revival - Arch. Craig & Madill	Ward 3 - Renaldo Agostino	Purolator received	
1250-60 Ouellette Ave	Paramount Apartments	Stone details, arched windows	Ward 3 - Renaldo Agostino	Canada Post Received	
507-19 Ouellette Ave	Pascoe Bldg.	Arch. Pennington & Boyde - Art Deco	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
303 Parent Ave	House	Local Vernacular	Ward 4 - Mark McKenzie	Purolator received	
1215 Parent Ave	Trinity Lutheran Church	Arch. J.C. Pennington, Raymond Masters	Ward 4 - Mark McKenzie	Low	2. Initial Discussion w/ Owner
85 Park St E	St. Alphonsus Church	Medieval Revival	Ward 3 - Renaldo Agostino	Low	6. Report Preparation
125-31 Park St W / 405 Pelissier St	Park Apartments	Mixed Use Commercial-Residential	Ward 3 - Renaldo Agostino	Purolator received	
280 Park St W	Royal Windsor Apartments	Arch. O'Dell & Diehl, Tudor Revival	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
2153 Parkwood Ave	St. Michael's Church	Arch. J.C. Pennington; German	Ward 4 - Mark McKenzie	Low	6. Report Preparation
172 Patricia Rd	Clyde W. Curry House	Prairie School Elements	Ward 2 - Frazier Fathers	High	3. Sharing Draft Statement

3215 Peter St	Vickers-Gray House	Arts & Crafts w Flemish/Class Rev.	Ward 2 - Frazier Fathers	No Contact At All	
270 Pillette Rd	Joseph Reaume House	French Farmstead (moved 1916)	Ward 6 - Jo-Anne Gignac	No Contact At All	
166 Randolph Pl	Alphonse Nestman House	Arch. Gilbert J.P. Jacques; Tudor Revival	Ward 2 - Frazier Fathers	Purolator received	
2855 Rivard Ave	William G. Davis Public School	Round School	Ward 8 - Gary Kaschak	High	4. Negotiating Revisions
3001 Riverside Dr E / 3150 Wyandotte St E	Ford Powerhouse	Arch. Albert Kahn	Ward 5 - Ed Sleiman	Purolator received	
~3150 Riverside Dr E	Ford Powerhouse Screen House	Arch. Albert Kahn	Ward 5 - Ed Sleiman	Purolator received	
711 Riverside Dr E	Commercial Bldg.	First Two-storey Commercial Brick Building	Ward 4 - Mark McKenzie	Purolator received	
6015 Riverside Dr E	U.R. Loranger House	Arch. H.H. Hallett; Arts & Crafts Scandinavian	Ward 6 - Jo-Anne Gignac	Purolator received	
6405 Riverside Dr E	Pierre Belleperche House	French Farm	Ward 6 - Jo-Anne Gignac	Purolator received	
10150 Riverside Dr E	Monarch Liqueurs / W.L. Webster Mfg. Ltd.	Arch. Albert J. Lothian	Ward 7 - Angelo Marignani	Purolator received	
2559 Riverside Dr W	Canterbury College Anselm House	Tudor Revival	Ward 2 - Frazier Fathers	High	3. Sharing Draft Statement
2585 Riverside Dr W	W. T. Piggott House/ Canterbury College Becket House	Double bay windows and dormers	Ward 2 - Frazier Fathers	High	3. Sharing Draft Statement
2629 Riverside Dr W	John H. Rodd House	Prairie School & Craftsman	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration

2675 Riverside Dr W	Christian Brothers La Salle Hall	Neo-Tudor Revival and Arts and Craft	Ward 2 - Frazier Fathers	Purolator received	
3474 Sandwich St	Richard Pollard House	Georgian Vernacular	Ward 2 - Frazier Fathers	Medium	1. Initial Contact
2480 Seminole St	Dominion Forge / Hearn Ind.	Industrial	Ward 5 - Ed Sleiman	Purolator received	
2521 Seminole St	Windsor Utilities Comm. Substation	Moderne; Arch. D.J. Cameron	Ward 5 - Ed Sleiman	Purolator received	
2690 Seminole St	St. Dimitrije Church	Serbian Orthodox	Ward 5 - Ed Sleiman	Low	2. Initial Discussion w/ Owner
3065 Seminole St	SS. Cyril & Methodius Catholic Church	Slovak (church only)	Ward 5 - Ed Sleiman	High	4. Negotiating Revisions
201 Shepherd St E	Windsor Truck & Storage	Industrial-Art Deco-Arch.Cameron & Ralston	Ward 3 - Renaldo Agostino	Purolator received	
7439 St. Rose Ave	Langlois House	French Farm	Ward 6 - Jo-Anne Gignac	Purolator received	
197 Sunset Ave	John Stuart House	Colonial Revival	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration
223 Sunset Ave	Kamen House	Craftsman;Two-and-half storey	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration
238 Sunset Ave	House	Craftsman Style	Ward 2 - Frazier Fathers	Purolator received	
401 Sunset Ave	Memorial Hall, University of Windsor	Arch. J.C. Pennington-Art Deco	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration
401 Sunset Ave	Dillon Hall, U. of Windsor; was Assumption H.S.	Arch. Albert J. Lothian	Ward 2 - Frazier Fathers	Low	13. Bylaw Registration

245 Tecumseh Rd E	W.C. Kennedy High School	Arch. Cameron & Ralston	Ward 3 - Renaldo Agostino	Low	4. Negotiating Revisions
2000 Tecumseh Rd E	St. Vladimir Ukrainian Orthodox Cathedral	Arch. Alexander A. Lasko	Ward 4 - Mark McKenzie	Purolator received	
685 University Ave E	British Methodist Episcopal Church	Afro-Canadian Heritage; Contemporary design	Ward 4 - Mark McKenzie	Low	1. Initial Contact
1099 University Ave W	Calvary United Church / London Street Methodist	Gothic Revival	Ward 3 - Renaldo Agostino	Low	1. Initial Contact
1385 University Ave W	Church of the Ascension	Arch. Sheppard & Masson	Ward 3 - Renaldo Agostino	Purolator received	
2311 University Ave W	Mason House	Craftsman	Ward 2 - Frazier Fathers	No Contact At All	
1176 Victoria Ave / 160 Giles Blvd W	First Lutheran Church	Arch. Cameron & Ralston	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
405 Victoria Ave	St. Andrew's Presbyterian Church	Arch. Spier & Rohns	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
664 Victoria Ave	Temple Baptist Church / Downtown Mission	Arch. Douglas C. Winter / Medieval Revival	Ward 3 - Renaldo Agostino	Low	2. Initial Discussion w/ Owner
1376 Victoria Ave	Victoria School	Arch. Albert H. McPhail	Ward 3 - Renaldo Agostino	Low	4. Negotiating Revisions
1691 Walker Rd	Colonial Tool	J.P. Thomson, Sheppard & Masson	Ward 4 - Mark McKenzie	Purolator received	

2800 Walker Rd	Windsor Utilities Comm. Substation	Industrial	Ward 5 - Ed Sleiman	Purolator received	
3650 Wells St / 940 Prince Rd	Maryvale Convent	Arch. J.C. Pennington	Ward 2 - Frazier Fathers	Purolator received	
3200 Woodland Ave	Paulin Memorial Presbyterian Church	Arch. Johnson & McWhinnie; Contemporary	Ward 1 - Fred Francis	Purolator received	
821 Wyandotte St E	Immaculate Conception Church	Arch.WilliamsBros.-nowHolyFamily Chaldean	Ward 4 - Mark McKenzie	Purolator received	
885 Wyandotte St W	Windsor Utilities Comm. Oliver Perry Substation	Arch. D.J. Cameron	Ward 3 - Renaldo Agostino	High	2. Initial Discussion w/ Owner
1556 Wyandotte St W	J.E. Benson School	Archs. J.C. Pennington, Albert H. McPhail	Ward 2 - Frazier Fathers	Purolator received	2. Initial Discussion w/ Owner

Appendix B- Walkerville Heritage Conservation District Project Engagement Record

Fall 2023 WHCD Study (Stage 1) Kick-Off				
Date	**Title/Name**	**Method**	**Count**	**Details**
October 24 – November 20, 2023	Event invitation postcards	Canada Post mail	5,702 postcards	Properties within the Study Area boundary No addresses or names; just generic flyer type postcards
November, 2023	Event invitation digital marketing	News release, media advisory, social media platforms		A news release and media advisory were issued (media coverage by WindsorNewsToday and WindsoriteDotCaNews) City's social media platforms posted
November 20, 2023	Internal staff event	In-person meeting	49 attendees	Willistead Manor Attendees from: Planning, Building, Parks, Culture, Transportation, Engineering, Right-of-way, Real Estate Services, Asset Planning, and Operations Presentation Q&A
November 20, 2023	Public kick-off event	Hybrid meeting	70 in-person 3 virtual =73 total attendees	Willistead Manor Presentation Q&A Workshop activities (maps, sticky notes)
November 30, 2023	Public kick-off event follow-up/updates	Email blast out	Around 90 email addresses	Notification that all materials from public event are available online on Let's Talk Windsor Notification that MRLA will be giving same presentation at upcoming December 4, 2023 DHSC meeting
October 30 – November 30, 2023	Kick-off survey	Survey (Let's Talk)	64 responses	Seeking initial thoughts, concerns, appetite, and information about the boundary and identity of Walkerville
October 30 – November 30, 2023	Kick-off engagement widgets	Maps (Let's Talk)	12 locations 4 boundaries	Seeking initial thoughts about the boundary and identity of Walkerville

Fall 2024 WHCD Study (Stage 1) Results & Findings				
Date	**Title/Name**	**Method**	**Count**	**Details**
November 4, 2024	Event invitation letters	Canada Post mail	2,632 letters	Properties within the original Study Area boundary Addresses but no names; just “owner/tenant of”
November 4, 2024	Event invitation emails & digital marketing	Email blast out News release Media advisory Social media platforms	185 email addresses	Email notices to subscribers and previous event attendees inviting them to the upcoming public event A news release and media advisory were issued City’s social media platforms posted
November 25, 2024	Public engagement event	In-person meeting	103 attendees	Willistead Manor Presentation Q&A
November 29, 2024	Public engagement event follow-up	Email blast out	185 email addresses	Notification that all materials from public event are available online on Let’s Talk Windsor Welcomed them to take the online Let’s Talk survey and provide feedback
December 5, 2024	Emailed reminder of Survey	Email blast out	185 email addresses	Reminder email that materials are available online and the Let’s Talk survey will close tomorrow, Friday, December 6, 2024
November 20 – December 6, 2024	Walkerville HCD Study Findings Survey	Survey (Let’s Talk) and in-person hard copy	29 responses	Seeking feedback on the draft Study results & findings

Spring 2025 DHSC & City Council				
Date	**Title/Name**	**Method**	**Count**	**Details**
Delivered by February 21, 2025	Report S6-2025 for adoption of the WHCD Study (Stage 1)	Email notice	185 email addresses	Provided to Clerks for S6-2025 report going to DHSC on March 3, 2025 List of all those who expressed interest through Let's Talk Windsor subscribers and those who attended our public meetings
Delivered by April 25, 2025	Report S6-2025 for adoption of the WHCD Study (Stage 1)	Canada Post mail	Thousands of Postcards	S6-2025 was deferred from March 3, 2025 DHSC to May 5, 2025 DHSC to allow for more public notice of the report, by Councillor Mark McKenzie's request Unaddressed ad mail graphic postcard notifying of report going to DHSC
Delivered by April 25, 2025	Report S6-2025 for adoption of the WHCD Study (Stage 1)	Email notice	185 email addresses	Re-used same list provided to Clerks for S6-2025 report going to DHSC on March 3, 2025

Fall 2025 WHCD Plan & Guidelines (Stage 2) Kick-Off				
Date	**Title/Name**	**Method**	**Count**	**Details**
September 5 – October 6, 2025	Internal staff survey	Survey (SurveyMonkey)	28 responses	Seeking information about projects they may be aware of, priorities, potential impacts, concerns or challenges, and any type of support they may need from us
October 7, 2025	Internal staff event	In-person meeting	11 attendees	Willistead Manor Attendees from: Planning, Parks, Culture, Engineering, Right-of-way, Operations Presentation Q&A
September 29, 2025	Event invitation letters	Canada Post mail AND hand-delivered mail	1,605 letters (1,024 owners + 581 tenants) PLUS DUPLICATED Total = 3,210 letters	Scoped back to those within our HCD boundary (not the whole study area), both property owners and tenants including owners who live outside of Walkerville HCD Two boxes of letters delivered to mailroom on Wednesday, September 24, then Canada Post went on strike on Friday, September 26. Had to re-print, fold, stuff, seal, and stamp all 1,605 letters lost in limbo. Staff hand-delivered within 1 day.
October 23, 2025	Event invitation emails & digital marketing	Email notice News release Media advisory Social media platforms	291 email addresses	Invitation to our public event on November 4, 2025 Sent to Let's Talk Windsor subscribers, those who attended our public meetings, and stakeholder groups (e.g. BIA, utilities, institutional partners, local businesses, etc.) A news release and media advisory were issued City's social media platforms posted
November 4, 2025	Public engagement event	In-person meeting	69 attendees	Willistead Manor Presentation Q&A Workshop activities (sticky notes, voting dots)

November 18, 2025	Public engagement event follow-up	Email blast out	321 email addresses	Notification that all materials from public event are available online on Let's Talk Windsor Sent to Let's Talk Windsor subscribers, those who attended our public meetings, and stakeholder groups (e.g. BIA, utilities, institutional partners, local businesses, etc.)
December 11, 2025	Walkerville HCD Stage 2 – Notice of Project Commencement	Emailed letter notice	14 Indigenous Communities/ Groups	Notice of project commencement, what the project will entail, and our Let's Talk Windsor webpage, as well as invitation to participate or meet
January 16, 2026	Stakeholder meeting with JP Wisers / Hiram Walker	Virtual Teams meeting	5 COW staff Marc & Carl 4 JPW reps	1 hour long meeting, mostly Josh Reit (VP) and Jordan Giurlanda (Legal) talking Overall was negative, lots of concerns voiced, very opposed

Summer 2026 WHCD Plan & Guidelines (Stage 2) Draft				
Date	**Title/Name**	**Method**	**Count**	**Details**
May 19, 2026	Event invitation letters	Canada Post mail	1,426 letters	Scoped back letters to HCD boundary, combined to have owners who own multiple properties just receive 1 letter
May 25, 2026	Event invitation emails & digital marketing	Email blast out News release Media advisory Social media platforms	315 email addresses	Cleaned up list, some people had bounce-backs or retired. Invitation to our public event on June 9, 2026 Sent to Let's Talk Windsor subscribers, those who attended our public meetings, and stakeholder groups (e.g. BIA, utilities, institutional partners, local businesses, etc.) A news release and media advisory were issued City's social media platforms posted
June 9, 2026	Public engagement event	In-person meeting	55 attendees	Walkerville Brewery (525 Argyle Rd) Presentation Q&A 1-1 discussion session Property inventory sheet look-up
June 16, 2026	Public engagement event follow-up	Email blast out	337 email addresses	Notification that feedback survey has launched and that all materials from public event are available online Sent to Let's Talk Windsor subscribers, those who attended our public meetings, and stakeholder groups (e.g. BIA, utilities, institutional partners, local businesses, etc.)
June 15 – July 17, 2026	Draft WHCD Plan & Guidelines documents survey	Survey (Let's Talk)	24 responses at the writing of this report	Seeking feedback on the draft materials prepared
June 29, 2026	Walkerville HCD Stage 2 – Project Update	Emailed letter notice	14 Indigenous Communities/ Groups	Update letter for project status, that materials are open to review and feedback, and welcome to fill in our survey form

Appendix C- Relevant Official Plan Heritage Policies

9.1 Goal

RECOGNIZE CONSERVE & ENHANCE

9.1.1 The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.

9.2 Objectives

CONSERVATION MANAGEMENT

9.2.1 To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor's urban environment.

PUBLIC AWARENESS & PARTICIPATION

9.2.4 To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation.

9.3.2 Identification of Heritage Resources

9.3.2.1 Council will identify Windsor's heritage resources by:

AREA STUDIES

(b) Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an area or neighbourhood basis in conjunction with Heritage Conservation District studies, secondary plans or other special studies as may be appropriate;

9.3.3 Recognition of Heritage Resources

9.3.3.1 Council will recognize Windsor's heritage resources by:

HERITAGE CONSERVATION DISTRICTS

(b) Designating groups of buildings and areas as Heritage Conservation Districts under the Ontario Heritage Act;

HERITAGE CONSERVATION DISTRICT CRITERIA

9.3.3.3 Council will require each designated Heritage Conservation District to meet one or more of the following criteria:

(a) The area will be comprised of buildings, structures or parts thereof, and sites or landscapes of architectural and/or historical significance meeting the criteria established in policy 9.3.3.2; and

(b) The area may also include other buildings, structures, sites or landscapes which do not individually merit designation, but which constitute infilling among properties of architectural and/or historical significance and are necessary for the conservation of the overall character of the area.

IDENTIFY HERITAGE RESOURCES HERITAGE REGISTER

9.3.3.4 Council will identify heritage resources by:

(a) Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and

(b) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule ‘G’: Civic Image.

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 73/2026

Subject: Heritage Designations of 'High' Priority Properties, Batch II (City-wide)

Reference:

Date to Council: August 4, 2026
Author: Kristina Tang
Planner III-Heritage
ktang@citywindsor.ca
519-255-6543 X 6179
Chantal Kristensen
Planning & Building Services
Report Date: 6/19/2026
Clerk's File #: MBA/14619

To: Mayor and Members of City Council

Recommendation:

I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following Greater Essex County District School Board properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
   A. 2229 Chilver Rd - "Hugh Beaton School" (Ward 4)
   B. 1648 Francois Rd - "David Maxwell School" (Ward 5)
   C. 949 Giles Blvd E - "Prince Edward School" (Ward 4)
   D. 245 Tecumseh Rd E - "W.C. Kennedy High School" (Ward 3)
   E. 1376 Victoria Ave - "Victoria School" (Ward 3).

II. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following Windsor Essex Catholic District School Board properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
   A. 1860 Chandler Rd - "St. Bernard School Reconstructed Wall" (Ward 5)
   B. 1100 Huron Church Rd - "Chapel, Assumption College High School" (Ward 2).

III. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following RC London Diocese properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
   A. 1035 Ellis St E - "Holy Trinity Church / Kościół Św. Trójcy" (Ward 4)
   B. 708 Erie St E / 980 Louis Ave- "Saint'Angela Merici Church" (Ward 4)

C. Huron Church Rd / Wyandotte St W (Roll No. 050-260-00100) - "Assumption Cemetery" (Ward 2)
D. 85 Park St E - "St. Alphonsus Church" (Ward 3)
E. 2153 Parkwood Ave - "St. Michael's Church" (Ward 4).

IV. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 881 Glidden Ave - "Riverside United Church" (Ward 6) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

V. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 710 Mercer St - "First Baptist Church" (Ward 3) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

VI. THAT the City Solicitor **PREPARE** the By-laws for Council to designate the properties.

Executive Summary:

N/A

Background:

As of July 10, 2023, the Windsor Municipal Heritage Register ("Heritage Register") contained a total of 1,272 recognized properties, constituting of register listed properties, individually designated properties, and properties designated through a Heritage Conservation District (HCD). A listed property under Section 27 (3) of the *Ontario Heritage Act (OHA)* is provided with interim protection from demolition or removal. The listed status is a critical tool to prevent immediate loss and promote informed decision-making regarding heritage conservation. The majority of the properties on the Heritage Register, today totalling 881, are listed and not designated.

The purpose of this report is to provide information on and the justification of how this Batch II of listed properties meet the criteria for Part IV, Section 29 individual property designation under the *OHA*. The recommendations in this report are in accordance with the Bill 23 strategy adopted by City Council on September 5, 2023 through CR 365/2023. The associated proposed Statements of Cultural Heritage Value or Interest can be found in Appendix 'A'.

Legal Provisions:

Part IV, Section 29 of the *OHA* provides for designation of "property within the municipality to be of cultural heritage value or interest". The *OHA* under Section 29 (4)(b) includes the requirement for a "statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property". Also, there are provisions for a municipal heritage committee to be consulted about a designation before the council makes a decision on it under Section 29 (2) of the *OHA*.

Ontario Regulation 9/06 provides provisions that an individual property designation under Section 29 of the *OHA* must meet two or more of the criteria for determining whether it is of cultural heritage value or interest under Subsection 1 (2) of the regulation:

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.

Designation requires consideration from Council in two steps. The Notice of Intention to Designate (current step, NOID) provides direction for the City Clerk to give notice to the Property Owner, a public notice on the City's website, and to the Ontario Heritage Trust (OHT) of Council's intent to initiate the heritage designation. After thirty days, and if there is no objection, the Council may pass a by-law to designate the property in accordance with the *Ontario Heritage Act* and publish notice to the same parties and the City's website.

However, any person may object to the designation. If an objection is received to the NOID within 30 days after publication of the notice, Council shall consider the objection and make a decision whether or not to withdraw the NOID within 90 days after the end of the 30-day period. Any person may also appeal the designation bylaw to the Ontario Land Tribunal (OLT) within 30 days of the notice of the bylaw being issued or served. After holding the hearing, the OLT shall dismiss the appeal, allow it in whole or part, repeal the bylaw, amend the bylaw, or direct Council to repeal or amend the bylaw.

Discussion:

Proposal:

Council Report S 7/2025, titled "Windsor Municipal Heritage Register – Updates about Bill 23 Strategies (City-wide)," outlines the methodology used to rank and prioritize listed properties on the Heritage Register under Strategy 2: Part IV Designation of High-

Priority Properties. Through this assessment, properties were identified as high, medium and low priority.

The properties included in Batch II of Report S 73/2026 are "high" priority properties that have been researched and evaluated for designation potential using the criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act. Staff are of the opinion that these properties meet the legislative requirements for designation. A summary of the heritage evaluation results is provided in Appendix B - Summary Table of Batch II Properties Proposed for Heritage Designation. Appendix C – Research Documents provided the supporting documentation to establish the heritage designation criteria to formulate the Statements of Cultural Heritage Value of Interest.

Part IV designation of individual properties serves as a tool to guide alterations in a manner that is respectful, compatible, and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. It is not intended to prevent change or "freeze" a property in time.

Official Plan Policy:

The Windsor Official Plan Volume 1 includes (9.0) "*A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources."* Goals include (9.1.1) "*The identification, recognition, protection, conservation, enhancement and proper management of heritage resources."* Objectives include (9.2.4) "*To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation."*

Also, (9.3.2.1) *"Council will identify Windsor's heritage resources by: ... (c) Researching and documenting the history and architectural and contextual merit of potential heritage resources on an individual property basis".* (9.3.3.1) *"Council will recognize Windsor's heritage resources by: ... (a) Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act;"* (9.3.6.1) *"Council will manage heritage resources by: … (e) providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means".*

The heritage designation of these identified properties would further ensure that Official Plan policies related to the protection, enhancement and management of heritage resources would be implemented.

Risk Analysis:

The proposed designations would support the protection and long-term retention of the heritage attributes and features of the properties. If designated, modifications or additions that affect any identified heritage attributes (see Appendix 'A') will be subject to Part IV Section 33 of the *Ontario Heritage Act* and the Heritage Permit application process. This process may require consideration by the Development & Heritage Standing Committee and Council.

Any person, including property owners, may object to the designation, and appeal to the Ontario Land Tribunal ("OLT"). An appeal would involve legal costs, including in-house legal representation and potentially third-party expert reviews.

If not designated, these 'listed' heritage properties would be stripped of their heritage status and removed from the Windsor Municipal Heritage Register as of January 1, 2027 as per the provisions under Bill 23 and Bill 200. The risk goes beyond identification and recognition to potential demolition, inappropriate changes, and irreversible loss of Windsor's heritage resources. The removal of these properties from the Heritage Register would be a detriment to current and future generations.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Costs associated with designation include legal notices and registration of the by-law totaling approximately $110 each. If all 14 properties in this report are designated, the total cost would be $1,540.

Typically, the designation costs are funded by the Heritage Committee operating budget. However, for designations undertaken as a result of Bill 23 and Bill 200, the costs would be funded by the Capital Project 7241028 (Bill 23 Municipal Heritage Register) which has an uncommitted amount of $143,176 and would be sufficient to cover the costs of these designations.

Once designated, the Owners could apply for grants from the City's Community Heritage Fund (Fund 157) to repair, restore, or reinstate features identified in the designation by-laws, and they could request for tax-related financial incentives for the costs of eligible improvements under the City's Heritage Property Tax Reduction Program. In the event of an appeal of the Designation By-law to the OLT, external legal services may be required which can involve future financial implications.

Consultations:

Heritage Planning staff have engaged with Property Owners regarding Part IV individual property designations through the distribution of educational materials and by offering opportunities to connect via email, phone, virtual meetings, and in-person discussions. These engagements have helped Property Owners better understand the designation process under the Ontario Heritage Act, including the benefits of designation, potential impacts to their properties, and available financial assistance programs.

Staff have also communicated Council's directive to undertake technical evaluations to determine whether properties meet the provincial criteria for heritage designation. Key themes arising from these discussions include concerns related to increased costs associated with designation and potential insurance impacts; maintaining operational

flexibility for accessibility, programming, and future needs; and considerations around future use, including potential disposition, expansion, or redevelopment.

Staff have worked collaboratively with Property Owners to generally build support for the proposed Statements of Cultural Heritage Value or Interest, including making targeted revisions where appropriate, such as refining the scope of designation and identified heritage attributes.

While the table below provides an overview of engagement activities, a more detailed record is included in Appendix D.

Stakeholder	Engagement Activities	Key Dates	Overall Position
GECDSB	Meetings, email correspondence	Summer/Fall 2025; June 2026	Mixed – supports 5 designations in this report, opposes others (deferred for further discussion)
WECDSB	Meetings, email follow-ups	Fall 2025–July 2026	Mixed – supports St Bernard School Reconstructed Wall; concerned with Assumption College High School Chapel
Diocese of London	Emails + meetings	Mar–June 2026	Supportive of the 5 properties brought forward in this report, requested deferral of 2 properties
Riverside United Church	Emails, calls, meeting	Mar–June 2026	Supportive of designation after collaboration with staff
First Baptist Church	Emails, phone	June 2026	Supportive

Consultations were made with the following staff in preparation of the designation and of this report:

- Windsor Public Library Community Archives and Local History Branch
- Museum Windsor regarding the historical research of the properties
- Michael Okanlawon, Financial Planning Administrator
- Tracy Tang, Planner III-Special Projects

The following staff also contributed to the research and drafting of the designation Statements:

- Shantal Beckford, Planner II-Development (Heritage)
- Ryan Upton, Planner II-Development (Heritage)

Conclusion:

Administration recommends initiating the designation process for the Batch II (City-wide) properties under Part IV Section 29 of the *Ontario Heritage Act* to recognize and conserve their physical/design, historical/associative, and contextual values for years to come.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kristina Tang	Planner III - Heritage
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email
Information has been provided to Clerk's office		

Appendices:

1 Appendix A - Statement of Cultural Heritage Value or Interest
2 Appendix B - Summary Table of Batch II Properties Proposed for Designation
3 Appendix C - Research Documents
4 Appendix D - Engagement Record with Property Owner

APPENDIX A

Statement of Cultural Heritage Value and Interest
Hugh Beaton School
2229 Chilver Road

Description of Historic Place:

Hugh Beaton School is a three-storey institutional building located at 2229 Chilver Road in South Walkerville. Constructed in 1929 and designed by architectural firm Nichols, Sheppard & Masson, the building is a representative and highly intact example of the Collegiate Gothic architectural style, characterized by its symmetrical red brick form with limestone detailing, a prominent central entrance with carved stone ornamentation, projecting bay and oriel windows, and secondary entrances with carved stone inscriptions.

Design/Physical Value

Hugh Beaton School has design and physical value as a representative and well-articulated example of Collegiate Gothic architecture, a style widely used for educational buildings in the early 20th-century in Windsor. The building demonstrates a high degree of design coherence, craftsmanship, and material integrity, expressed through its consistent use of masonry, massing, and ornamental detailing.

Built in 1929, the school features a symmetrical façade clad in variegated common bond red brick with limestone elements, including the foundation, horizontal banding, windowsills, surrounds, and cornice. The east-facing façade on Chilver Road features projecting brick piers with limestone caps and a prominent central entrance with carved limestone detailing, flanked by projecting oriel windows supported by limestone corbelling. The main entrance is further accentuated by a limestone surround with 'Hugh Beaton School' inscribed above the doors with floral reliefs, two (2) sets of stacked triple windows, and limestone tracery at the parapet.

The north and south entrances of the building each feature three-storey bay windows inscribed with 'Girls' (north) and 'Boys' (south) in the limestone above the trio of entry doors. The gymnasium entrance facing Windermere Road is distinguished by vertical limestone elements and stacked header bond brickwork set between projecting cornices with dentil detailing above the three (3) doors and a curved limestone cornice, as well as 'Hugh Beaton' and 'Gymnasium' inscription.

In late 2023, the building underwent conservation work that included the replacement of earlier altered window units with historically appropriate replicas. The new windows reinstate the original multi-light configuration and proportion, re-establishing the intended vertical emphasis of the window openings and the rhythmic bay divisions of the façade, and do not diminish the building's material integrity or its ability to convey its architectural significance.

Historical/Associative Value

Hugh Beaton School has historical and associative value for its direct association with Hugh Beaton, a prominent and influential figure in the development of public education in Walkerville, for whom the property was named. Prior to his death in 1917, Beaton served as a teacher and principal at various Walkerville schools. The naming of the school reflects his recognized contribution to the local education system.

The property is also directly associated with the development of publicly funded education in Walkerville during a period of rapid population growth and urban expansion in the early 20th century. Hugh Beaton School also demonstrates the work of architectural firm Nichols, Sheppard, and Masson. The firm was responsible for the design of numerous schools and public buildings in Windsor and Walkerville – including John A. Campbell Public School (c.1925-27) and a major addition to the now-closed Gordon McGregor Public School (c.1926) –which both share architectural features and the Collegiate Gothic design elements. At

the time of its construction, Hugh Beaton School was the largest school in Walkerville and the fifth built to serve the neighbourhood, reflecting the expansion of educational infrastructure in the growing South Walkerville community.

Contextual Value

Hugh Beaton School has contextual value because it defines and supports the early 20th-century residential and civic character of the South Walkerville neighbourhood through its institutional scale, formal massing, and Collegiate Gothic design, which distinguish it within the surrounding residential streetscape. Rapid industrial development and expansion in South Walkerville during this period led to the establishment of the school.

Additionally, the building is a well-recognized neighbourhood landmark and visually prominent local landmark. Its scale (spanning the width of one city block), three-storey height, distinctive architectural design, and longstanding institutional use contribute to its prominence within a predominantly residential neighbourhood.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the 1929 construction and the Gymnasium. Any other additions are not considered to contribute to the cultural heritage value of the property and are not included in this designation.

Exterior attributes of Hugh Beaton School that exemplify its heritage value as a representative example of the Collegiate Gothic architectural style include its:

- Three-storey massing contributing to its institutional scale and prominence, and the symmetrical principal east-facing (Chilver Road) façade
- Variegated common bond red brick with limestone elements, including the foundation, horizontal banding, windowsills, surrounds, and cornice
- Projecting brick piers with limestone caps
- Oriel windows supported by limestone corbelling
- Multi-light window configuration, size, proportion, and rhythmic arrangement within vertical bays

Principal entrance, featuring:

- Limestone surround with ‘Hugh Beaton School’ inscribed above the doors with floral reliefs
- Two (2) sets of stacked triple windows and limestone tracery at the parapet
- The open front yard setback, devoid of built form, that preserves clear views of and the prominence of the principal façade from the street.

North and south entrances, featuring:

- Three-storey projecting polygonal bay with stone framing and multi-light windows
- Decorative circular brick medallion with contrasting brick and radiating sunburst pattern

Gymnasium entrance (Windermere Road), featuring:

- Vertical limestone elements
- Decorative header bond brickwork set between projecting cornices with dentil detailing above the trio of entry doors
- Dentilled and curved limestone cornice
- ‘Hugh Beaton Gymnasium’ inscription in the limestone above the curved cornice

APPENDIX A

Statement of Cultural Heritage Value and Interest
David Maxwell School
1648 Francois Road

Description of Historic Place:

David Maxwell School is a two-storey educational building located at 1648 Francois Road in the former Town of Ford City. Constructed in 1928, the property is a representative example of a Classical Revival-style school building, characterized by a symmetrical form with a mix of red brick and stone, a prominent entrance portico, and stone detailing, including carved inscriptions and relief panels.

Design/Physical Value

David Maxwell School has design value as a representative example of a Classical Revival-influenced institutional building. The building displays a high degree of craftsmanship and artistic merit through several elements, including its brickwork and entrance portico. The building features red common bond brick cladding with checkerboard and diamond brickwork patterns, a stone block foundation, and two (2) continuous stone bands below the roofline highlighting its horizontal emphasis.

The west-facing (Francois Rd.) principal entrance features several Classic Revival-inspired elements including a stone portico with four (4) simplified classical columns supporting an entablature inscribed with ‘David Maxwell School’ and dentil cornices and carved stone detailing. Inscribed just below the roofline are 'Public School' and '1928', with two (2) relief panels depicting books. The secondary (north and south) entrances are inscribed with ‘Boys’ (covered by an addition) and ‘Girls’, respectively. The secondary entrance features a linear stone entablature with stone sculptures resembling an acanthus design flanking each end. The auditorium (facing east) is expressed as a distinct, raised brick volume with minimal fenestration, reflecting its specialized function while complementing the building’s overall symmetry and Classical Revival composition.

Originally, the building featured large, vertically oriented window openings, including legible multi-pane glazing configuration (now altered). Future glazing replicating the original pattern, proportion, and grouping would contribute to the building’s architectural rhythm.

Historical/Associative Value

David Maxwell School has historical value due to its direct association with David Maxwell, for whom the property was named. Maxwell played a pivotal role in advancing education in Windsor and the broader Essex County area. He served as an inspector for schools in Windsor, Walkerville, and Essex County and worked as a teacher intermittently throughout his life. He contributed significantly to the growth and development of the local education system, as the school board expanded from 50 teachers to nearly 200 during his 48-year tenure.

The property reflects the work of prominent architectural firm Pennington & Boyde. The partnership between J.C. Pennington and John Boyde (1921 -1937) was active during a formative period of 20th-century growth and they designed numerous schools, churches, and private residences throughout the Windsor region such as the St Jules School (former). Their contributions and use of brick masonry and decorative detailing helped shape the architectural character of developing areas including Windsor, Walkerville, Ford City and Riverside. The school’s design is representative of the firm’s work and illustrates their contribution to a recognizable architectural character of Windsor’s early 20th-century neighbourhoods.

Contextual Value

David Maxwell School is a landmark in this pocket of the neighbourhood.

Heritage Attributes

Identification of heritage attributes, including those that are no longer extant, does not imply a requirement for their reconstruction or reinstatement. Attributes are documented to convey the cultural heritage value of the property and may serve as a reference for future conservation work.

Exterior attributes of David Maxwell School that exemplify its heritage value as a unique example of a Classical Revival-style institutional building include its:

- Red common bond brick cladding
- Decorative brickwork, including checkboard and diamond patterns
- Stone detailing, including the stone foundation and two (2) continuous stone bands below the roofline
- West-facing principal façade with the main entrance featuring:
    - Stone portico with four (4) Doric-style columns
    - Small dentil cornice on the architrave
    - Stone entablature inscribed with ‘David Maxwell School’
    - Large dentil cornice
    - Upper façade stone inscriptions of ‘Public School’ and ‘1928’ just below the roofline
    - Two (2) stone relief sculptures depicting book
- Pattern and proportion of the original vertically oriented window openings, with legible multi-pane glazing (lost attribute documented based on historic configuration, proportions, and profiles, and retained as a reference for potential future restoration)
- The open front yard setback, devoid of additional built form, that preserves clear views of and the prominence of the principal façade from the street.
- Secondary entrances, featuring:
    - Linear stone entablature with classical stylized ornamentation flanking either end (stone sculptures resembling an acanthus or anthemion design)
    - Raised central parapet with stone name ‘David Maxwell Auditorium’ inscription and decorative stone panels with stylized floral motifs

APPENDIX A

Statement of Cultural Heritage Value and Interest
Prince Edward School
949 Giles Boulevard East

Description of Historic Place:

Prince Edward School is an educational building constructed in 1921, located at 949 Giles Boulevard East, between Langlois Avenue and Parent Avenue, adjacent to Lanspeary Park. The property is a well-preserved example of Collegiate Gothic architecture and exhibits a high degree of craftsmanship and artistic merit, with strong visual and physical links to its historic surroundings. The property is comprised of a large, symmetrical building deeply set back from Giles Boulevard.

Design/Physical Value

Prince Edward School has design value as a representative example of the Collegiate Gothic architectural style, commonly used for late 19th- and early 20th-century academic architecture. Constructed in 1921, the school's symmetrical E-shaped form is clad in variegated red Flemish bond brick with decorative brick inlay designs/patterns. The building incorporates extensive limestone detailing, including the foundation, continuous horizontal stringcourses, carved relief panels, window sills, subtly projecting piers, elaborated entrance surrounds, and blind lancet-arched panels within the parapet.

The building exhibits a high degree of craftsmanship and artistic merit through its Gothic architectural details, including prominent pointed-arch entrances with carved limestone archivolts, limestone friezes and spandrel panels featuring floral and tracery motifs, and finely detailed stonework. The primary entrance consists of double doors with sidelights and a pointed-arch transom, framed by a Gothic archway within a limestone surround that includes a carved inscription of 'Prince Edward School'. Above the entrance are floral relief panels and blind paired lancet-arched panels with trefoil cusping below the roofline. Windows are regularly arranged in vertical bays and feature limestone surrounds.

The building also features subtly projecting brick piers with limestone caps and large multi-pane window groupings in regular vertical bays. The secondary (east and west) entrances are inscribed with 'Boys' and 'Girls' respectively, and feature limestone detailing like the primary entrance. The east-facing façade includes a projecting polygonal bay with multi-pane windows, articulated in limestone with brick inlay panels. The building retains a high level of physical value despite recent renovations (c. late 2020), including the replacement of windows with historically appropriate replicas among other upgrades that respect the intent of the original design.

Historical/Associative Value

Prince Edward School has historical value because it demonstrates the work of Albert H. McPhail, a prominent Windsor-based architect who designed multiple schools built in the 1920s, significantly shaping early 20th-century institutional architecture in Windsor and Walkerville. His work is particularly notable for its focus on public school design – other schools he designed include Victoria School (built c.1922, similar in design) and the original Dougall Avenue Public School. These schools share common design elements (e.g., brick-and-limestone construction, Gothic-inspired detailing) that collectively established a cohesive and recognizable architecture for public education buildings in Windsor during this period.

Contextual Value

Prince Edward School is important in defining, maintaining, and supporting the character of the surrounding area. Located at the intersection of Giles Boulevard and Parent Avenue, the property contributes to a cohesive early twentieth-century institutional and civic landscape that includes Lanspeary Park and nearby educational facilities such as W.D. Lowe High School. Together, these properties

reflect a pattern of planned community development that integrated educational, recreational, and civic uses. The school's prominent corner location, substantial setback within a generous open setting, and Collegiate Gothic design contribute to its role in establishing the historic character and visual identity of the neighbourhood and streetscape.

Prince Edward School is physically, visually, and historically linked to its immediate surroundings. The building maintains a strong spatial and visual relationship with Lanspeary Park, supported by historic imagery and its continued orientation and setback from Giles Boulevard. This relationship reflects coordinated early twentieth-century planning practices that connected institutional buildings with adjacent open space to serve community needs. Together with nearby institutional and civic properties, the school forms part of a recognizable historic institutional landscape that reinforces its historic function and contextual significance within the local area.

Prince Edward School is a landmark within the neighbourhood. Its prominent siting at a key intersection, distinctive Collegiate Gothic architectural style, and generous open setting contribute to its visual prominence and recognizability within the streetscape. The building's scale, form, and architectural detailing distinguish it from surrounding development and support its status as a longstanding and familiar landmark within the community.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the 1921 building. Other structures are not considered to contribute to the cultural heritage value of the property and are not included in this designation.

Exterior attributes of Prince Edward School that exemplify its heritage value as a representative example of the Collegiate Gothic architectural style include its:

- Symmetrical E-shaped plan
- Variegated red Flemish bond brick cladding with decorative brick inlay patterns
- Regularly-spaced multi-pane window openings arranged in regular bays
- Extensive limestone detailing, including:
    - Foundation, continuous horizontal stringcourses, window sills and limestone surrounds
    - Carved relief panels, friezes, and sculptural detailing
    - Elaborate entrance surrounds
    - Blind lancet-arched panels with trefoil cusping within the parapet
    - Subtly projecting brick piers with limestone caps
- Primary (north-facing) entrance, featuring:
    - Pointed-arch opening with modestly moulded limestone archivolts
    - Double doors with sidelights and a pointed-arch transom
    - ‘Prince Edward School’ inscribed into the limestone surround
    - Limestone floral relief panels
- Secondary entrances, featuring:
    - Limestone surrounds with pointed-arch openings and carved friezes with floral motifs
    - Projecting polygonal bay with multi-pane windows, articulated in limestone with brick inlay panels (east façade)
- The open front yard setback, devoid of built form, that preserves clear views of and the prominence of the principal façade from the street.

APPENDIX A

Statement of Cultural Heritage Value and Interest
Hon. W.C. Kennedy Collegiate Institute
245 Tecumseh Road East

Description of Historic Place:

Hon. W.C. Kennedy Collegiate Institute is an educational building constructed between 1928 and 1929, located at 245 Tecumseh Road East. The property is a representative example of Collegiate Gothic architecture with Château influences and displays a high degree of craftsmanship and artistic merit. The property occupies a prominent set back from Tecumseh Road East that is immediately adjacent to Jackson Park. The property is comprised of a large, symmetrical building with red brick cladding and extensive limestone detailing, often described locally as resembling a castle.

Design/Physical Value

W.C. Kennedy Collegiate Institute (hereafter Kennedy Collegiate) has design value as a representative example of Collegiate Gothic architecture with Château influences, and displays a high degree of craftsmanship and artistic merit through the quality of materials used and its masonry and carved stonework and ornamental detailing. Kennedy Collegiate is clad in variegated red brick in a common bond pattern contrasted with extensive cut and precast stone detailing, including a rusticated cut stone foundation, horizontal stone banding, and stone surrounds. Many of the building's windows feature stone mullions. A cornerstone reads 'Anno Domini 1928'; a second date, contained in a diamond-shaped stone relief reads 'A.D. 1929.'

The primary north façade (facing Tecumseh Road East) is symmetrical in its layout and exemplifies Collegiate Gothic design principles. The central main entrance is defined by three (3) Gothic archivolts that form recessed entry openings, situated directly below a set of three (3) large projecting oriels supported by substantial precast stone corbelling. "Kennedy Collegiate" in gold lettering is affixed to the façade between the archivolts and oriels. These oriels – and the adjacent lancet windows – feature intricately carved precast stone tracery including finely articulated mullion divisions) and foliate/floral reliefs within spandrel panels and window heads. These oriels also contain diamond-pattern leaded glass replicas, and the central oriel is further decorated with a shaped, curvilinear precast stone parapet with a central crest and flanking concave curves. The recessed and centred main entrance includes double wood doors framed by stone surrounds and an arched leaded glass transom above, featuring the school emblem inscribed with '*Hon. W.C. Kennedy Collegiate Institute*' and the Latin motto '*Altiora Peto'*. The east and west façades continue the Collegiate Gothic character of the principal façade through the use of deeply recessed vertical window openings, articulated stone surrounds, and classically detailed secondary and round-arched entrances. These elements reinforce the building's cohesive institutional design, maintaining its emphasis on masonry depth, and ornamental stone detailing.

The rear gymnasium further contributes to the buildings overall design value through is distinct massing and architectural detailing. The four (4) circular corner towers – reflecting Château influences – contribute to the building's distinct castle-like appearance. These towers have historically served both functional and aesthetic purposes, containing enclosed stairwells connecting the locker rooms to the gymnasium floor, a spectator balcony above, and housing ventilation systems. Each tower features narrow lancet-arched windows, a roofline adorned with carved stone detailing (e.g., rusticated cut stone and dentils), and a conical copper roof with a finial. A slender obelisk structure is attached to each of the two (2) south towers. The east and west façades of the gymnasium contain ornate precast stone niches supported by corbelling; the south façade has five (5) precast stone medallions and rectangular brick buttresses. A dentil cornice crowns the gymnasium façade with multiple carved channel scuppers and parapet coping. Kennedy Collegiate exhibits and retains a high level of historical integrity via its

overall design, materials, and workmanship, supported by conservation efforts that have sought to preserve the structure's longevity and replicate historic elements.

Historical/Associative Value

Kennedy Collegiate has historical value due to its direct association with William Costello Kennedy, for whom the school was named upon its opening in September 1929. Kennedy was a prominent businessman and political figure in the Windsor community and beyond, eventually serving as Liberal MP for Essex North and Minister of the Department of Railways and Canals in the cabinet of the Honourable Prime Minister W. L. Mackenzie King.

Kennedy Collegiate also has historical value because it reflects the work of architectural firm Cameron & Ralson, a partnership between architects David John Cameron & William Ralston active in Windsor and Walkerville from 1921-1929. Together, they designed several significant schools, churches, and institutional buildings in Windsor and the surrounding region, such as the Major John Richardson Library (1495 Wyandotte St. W.), Windsor Truck & Storage Company building (201 Shepherd St. E.), and First Lutheran Church (1176 Victoria Ave/160 Giles Blvd. W.).

Contextual Value

Kennedy Collegiate has contextual value because it is a prominent local landmark. Set back from Tecumseh Road by a large open space – roughly the length of the school building itself – Kennedy Collegiate occupies a highly visible and central location in Windsor. Its immediate proximity to the historic Jackson Park enhances its presence and makes it a familiar landmark to both residents and visitors. The school's distinctive architectural design – often described as resembling a castle – gives it a unique character that sets it apart from other educational institutions in the region. Kennedy Collegiate stands as a lasting symbol of Windsor's long-standing commitment to, and investment in, education.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the original c.1928-1929 construction. Later additions are not included in this designation.

Exterior attributes of Hon. W.C. Kennedy Collegiate Institute that exemplify its heritage value as a distinct example of Collegiate Gothic architecture with Château influences include its:

Exterior – General

- Variegated red brick cladding in a common bond pattern
- Stone detailing including
    - Continuous limestone base and water table, combining a rough-faced stone foundation with a projecting, moulded limestone band
    - Horizontal banding, accent blocks, and stone surrounds
    - Mullioned windows and tracery
    - Multi-pane windows arranged in regular groupings, reflecting the original fenestration pattern
    - Date stones reading “Anno Domini 1928” and “A.D. 1929”

Principal (North) Façade facing Tecumseh Road East

- Symmetrical layout
- Three (3) Gothic precast stone archivolts forming recessed entry openings
- Three (3) oriel windows supported by substantial precast stone corbelling
- Central oriel with shaped, curvilinear precast stone parapet featuring a central crest and flanking concave curves
- “Kennedy Collegiate” in gold lettering between the archivolts and oriels
- Lancet-arched windows with diamond-pattern leaded glass
- Intricately carved stone tracery and foliate/floral reliefs within spandrel panels and window heads
- Recessed central entrance court with double wood doors and stone surrounds on stone wall
- Arched leaded glass transom with school emblem design, inscribed with
    - *“Hon. W.C. Kennedy Collegiate Institute”*
    - *“Altiora Peto”*
- Smooth-cut limestone flank wall to entrance step, with rounded (bullnosed) end and moulded base profile
- Deep open front yard setback, devoid of built form, that preserves clear views of and the prominence of the principal façade from the street.

East & West Façades

- Deeply recessed, large-scale multi-storey vertical window framed in stone surround and set back from the wall plane
- Secondary entrance framed by stone surround with projecting lintel and integrated carved stone cartouche above
- Round-arched entrance opening framed in smooth-cut limestone voussoirs

Rear Gymnasium

- Four (4) Château-style corner towers with:
    - Lancet-arched windows
    - Copper conical roofs with finials
    - Obelisk structure attached to each of the two (2) south towers
- Rusticated stone roofline
- Ornate stone niches with corbelling, stone medallions, and brick buttresses
- Precast stone dentil cornice, scuppers, and parapet coping

APPENDIX A

Statement of Cultural Heritage Value and Interest
Queen Victoria Public School
1376 Victoria Avenue

Description of Historic Place:

Queen Victoria Public School (previously Victoria School) is an educational building located at 1376 Victoria Avenue, at the corner of Ellis Street West and Pelissier Street. The building is a representative example of Collegiate Gothic architecture and displays a high degree of craftsmanship and artistic merit. The building is characterized by its symmetrical E-shaped plan.

Design/Physical Value

Queen Victoria School has design value as a representative example of the Collegiate Gothic architectural style, commonly used for late 19th- and early 20th-century academic architecture. Constructed in 1922, the school's symmetrical E-shaped form is clad in variegated orange Flemish bond brick with decorative brick inlay designs/patterns. The building incorporates extensive limestone detailing, including the foundation, continuous horizontal stringcourses, carved relief panels, window sills, subtly projecting piers, elaborated entrance surrounds, and blind lancet-arched panels within the parapet.

The building exhibits a high degree of craftsmanship and artistic merit through its Gothic architectural details, including prominent pointed-arch entrances with carved limestone archivolts, limestone friezes and spandrel panels featuring floral and tracery motifs, and finely detailed stonework. The primary entrance consists of double doors with sidelights and a pointed-arch transom, framed by a Gothic archway within a limestone surround that includes a carved inscription of 'Victoria School'. Above the entrance are animal relief panels and blind paired lancet-arched panels with trefoil cusping below the roofline. Windows are regularly arranged in vertical bays and feature limestone surrounds.

The building also features subtly projecting brick piers with limestone caps and large multi-pane window groupings in regular vertical bays. The secondary (north and south) entrances are inscribed with 'Boys' and 'Girls' respectively, and feature limestone detailing like the primary entrance. The north-facing façade includes a projecting polygonal bay with multi-pane windows, articulated in limestone with brick inlay panels. The building retains a high level of physical value despite recent renovations (c. late 2020), including the replacement of windows with historically appropriate replicas among other upgrades that respect the intent of the original design.

Historical/Associative Value

Queen Victoria Public School has historical value due to its direct associations with Albert H. McPhail, a prominent Windsor-based architect who designed multiple schools built in the 1920s, significantly shaping early 20th-century institutional architecture in Windsor and Walkerville. His work is particularly notable for its focus on public school design – other schools he designed include Prince Edward School (built 1921 and is almost identical in design) and the original Dougall Avenue Public School. These schools share common design elements (e.g., brick-and-limestone construction, Gothic-inspired detailing) that collectively established a cohesive and recognizable architecture for public education buildings in Windsor during this period.

The property has further historical value relating to the origins of its name. It was initially thought by some that the school was named after Victoria Dougall, daughter of James Dougall (1810-1888). Dougall was one of Windsor's early Mayors and named the City of Windsor after Windsor, England. However, commemorative booklets from the school's opening ceremonies in April 1922 included the statement: "Victoria School, named after the good Queen…" confirming the school was named in honour of Her Majesty Queen Victoria. When

the Windsor and Essex County public school boards later merged, there were now two schools with the name Victoria – one in Tecumseh and one in Windsor. To rectify this, the Windsor school was renamed Queen Victoria Public School to distinguish it from the Tecumseh school.

Contextual Value

Queen Victoria Public School holds contextual significance as it contributes to and reinforces the character of the surrounding area through its scale and Collegiate Gothic architectural style. Located on Victoria Avenue, the school is a prominent and well-recognized landmark within the community. It also enhances the historic streetscape of Victoria Avenue, known for its collection of heritage properties.

Heritage Attributes

Exterior attributes of Queen Victoria Public School that exemplify its heritage value as a representative example of the Collegiate Gothic architectural style include its:

- Symmetrical E-shaped plan
- Variegated orange Flemish bond brick cladding with decorative brick inlay patterns
- Regularly-spaced multi-pane window openings arranged in regular bays
- Extensive limestone detailing, including:
    - Foundation, continuous horizontal stringcourses, window sills and limestone surrounds
    - Carved relief panels (some depicting animals), friezes, and sculptural detailing
    - Elaborate entrance surrounds
    - Blind lancet-arched panels with trefoil cusping within the parapet
    - Subtly projecting brick piers with limestone caps
- Primary (west-facing) entrance, featuring:
    - Pointed-arch opening with modestly moulded limestone archivolts
    - Double doors with sidelights and a pointed-arch transom
    - ‘Victoria School’ inscribed into the limestone surround
    - Limestone floral relief panels
- Secondary entrances (north and south), featuring:
    - Limestone surrounds with pointed-arch openings and carved friezes depicting animals
    - Projecting polygonal bay with multi-pane windows, articulated in limestone with brick inlay panels (north façade)
- The open front yard setback from Victoria Avenue, devoid of built form, that preserves clear views of and the prominence of the principal façade from the street.

APPENDIX A

Statement of Cultural Heritage Value and Interest
St. Bernard School Reconstructed Wall
1860 Chandler Road

Description of Historic Place:

The St. Bernard School Reconstructed Wall is a two-storey structure located at 1860 Chandler Road. The cultural heritage value of the St. Bernard School Reconstructed Wall lies in it displaying a high degree of artistic merit in an Art Deco style; and its historical association with prominent architect Albert J. Lothian.

Design/Physical Value

The St. Bernard School Reconstructed Wall (SBSRW) displays a high degree of artistic merit in an Art Deco style. The structure is symmetrical in form and composed of variegated brick. The two-storey fenestration is accentuated by vertical stepped stone surrounds, sills, peaked headers, coping, and reliefs. It also features angled stone headers above a trio of openings with ‘Ecole’, ‘St. Bernard’, and ‘School’ inscribed into the stone. Between the first and second-storey window openings, there is brickwork featuring tapered and stepped solider bond bricks – a detail also repeated at the parapet, which features stepped and corbelled brick detailing creating a dentil-like effect and is capped with stone coping – and a simple stone cross in the centre. The parapet incorporates three (3) stylized Art Deco-style stone figures integrated into the façade as vertical elements above the window openings, with the central figure distinguished by a stylized radiating headdress.

Historical/Associative Value

The St. Bernard School (built 1930; demolished 2019) was originally located opposite the new school at 1847 Meldrum Road. The SBSRW was removed from the façade of St. Bernard School and is now incorporated into the façade of the newly constructed St. Teresa of Calcutta Catholic Elementary School. The SBSRW has historical value through its association with its architect Albert James Lothian (1897-1952), who began his architectural career after serving in World War I. During the 1920s and 1930s, Lothian was one of Windsor’s pre-eminent local architects, designing buildings such as Dillon Hall of the University of Windsor (formerly Assumption College) in 1928, the Monarch Liqueurs plant on Riverside Drive near Sandpoint Beach in 1928, and St. Clare of Assisi Roman Catholic Church (now St. Peter’s Maronite) on Tecumseh Road West at Victoria Avenue in 1930-31.

Contextual Value

The SBSRW is situated in a neighbourhood of single-family homes built in the 1940s and 1950s, with the former Ford Motor Company Test Track to the north. When originally built, it was approximately two (2) blocks from the closest house and is located on a secondary street two (2) blocks from a major thoroughfare, Tecumseh Road East.

Heritage Attributes

The heritage attributes are limited to the reconstructed wall from the former St. Bernard School and do not include the surrounding contemporary building.

Exterior attributes of the St. Bernard School Reconstructed Wall that exemplify its heritage value displayed through Art Deco style include its:

- Symmetrical two-storey composition
- Variegated brick
- Decorative brickwork, including stepped and tapered detailing with soldier courses between the first and second-storey window openings and at the parapet, characteristic of the Art Deco style
- Two-storey fenestration accentuated by vertical stepped stone surrounds, sills, peaked headers, coping, and reliefs
- Three (3) angled stone headers above three (3) openings with ‘Ecole’, ‘St. Bernard’, and ‘School’ inscribed into the stone and a stone cross above the centre angled stone header
- Three (3) Art Deco style stone figures integrated into the parapet with the centre stone figure adorned with a radiating headdress
- Stepped and corbelled brick detailing below the parapet, creating a dentil-like effect, surmounted by a continuous stone coping

APPENDIX A

Statement of Cultural Heritage Value and Interest
Assumption College Catholic High School Chapel
1100 Huron Church Road

Description of Historic Place:

Assumption College Catholic High School Chapel is a part of the mid-20-century institutional buildings located at 1100 Huron Church Road. The cultural heritage value of the property lies in its representative Modernist institutional design, its direct association with the historical evolution of Assumption College and Catholic education in Windsor, and its historical relationship to the broader Assumption institutional landscape.

Design/Physical Value

The property has design value as a representative example of mid-20th century Modernist (International Style) institutional architecture, expressed through its emphasis on functionality and minimal ornamentation. The building is composed of interconnected volumes arranged in an irregular plan, with a low-rise horizontal profile, flat roofs, and ribbon glazing that reinforce its Modernist character. The property's campus was constructed in three (3) stages between 1954-1957 - Stage 1 (1954-55); Stage Two (1955-56); and Stage 3 (c. 1957). The third construction phase (c. 1957), corresponding to the chapel and tower, represents the most architecturally significant portion of the complex.

***Chapel Wing*:**

Oriented along an east-west axis, the Chapel Wing's (c. 1957) symmetrical design features twelve (12) small altars and a large main altar within the interior. Constructed of reinforced steel and buff brick in a common bond pattern, the chapel incorporates concrete panels inlaid at the west end and a modern stained-glass window, onto which a stone cross is superimposed. In the Modernist style, a rectangular brick spire topped with an iron cross, sits where the chapel intersects the building. While only one storey, the chapel features an inner vaulted ceiling beneath a flat exterior roof, creating the illusion of a two-storey structure. Along the upper elevations of the northern and southern façades are multiple bays of ribbon windows with plain stone sills, arranged in a 3-6-6-3 vertical window pattern, while rectangular brick buttresses divide each bay of windows.

Historical/Associative Value

The property has historical value due to its association with Assumption College and reflects the work of notable architect G.A. McElroy. Assumption College was founded by the Jesuits in 1857 and affiliated with the Catholic Assumption Parish (founded 1767). The school first operated solely as a high school, later evolving to also include post-secondary studies. After its founding, ownership passed to the Basilian Fathers, who still operate Assumption Parish today. Both the Jesuits and Basilian Fathers were fundamental to the early development of religious life and education within the Windsor region, rendering Assumption College's association with them historically significant.

By 1927, Assumption College and High School became overcrowded, and the institution expanded its campus by adding Dillon Hall, now part of the University of Windsor. At the time, Dillon Hall was the central building for Assumption High School students, but as the institution continued to grow, Essex College was established in 1954 as the non-denominational affiliate to Assumption College. The College now needed a new campus to house its high school students, while the University of Windsor campus evolved to exclusively serve post-secondary students. In 1954, construction began on the current Assumption College High School campus and the land on which the school was built was part of the original Assumption complex, used decades earlier as farmland for the early institution. Between 1955-1957, Assumption College Catholic High School transitioned to its new campus and in 1957, the new campus was fully operational. By 1956,

Assumption College was renamed Assumption University, and in 1957, the university declared the College and high school would henceforth operate as separate institutions.

Notable architect G.A. McElroy designed the chapel and priests' residence. McElroy had a long and prosperous career in Windsor and Detroit and contributed greatly to the architectural heritage of both cities through his Art Deco and Modernist designs, with the latter reflected in the chapel.

Contextual Value

The property has a historical link to the Assumption institutional network. Since its founding in 1857, Assumption College has operated as a high school but only moved to a separate campus due to the school's evolution to include post-secondary studies. The subject property's new campus was built upon ground owned by Assumption Church that once acted as the supporting farmland for both the religious and educational institution.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the third construction phase (c. 1957), comprising the chapel and associated tower/spire element. Earlier construction phases (Stages 1 and 2), including the main high school wings and the attached priests' residence, are not considered to contribute to the cultural heritage value of the property and are not included in this designation

Attributes of Assumption College Catholic High School Chapel that exemplify its heritage value as a representative example of the Modernist architectural style

Exterior Attributes:

Assumption College Catholic High School Chapel Wing (c. Stage 3):

- Tall one-storey chapel massing, oriented along an east–west axis with a symmetrical composition
- Construction using buff brick in a common bond pattern
- Concrete panels inlaid with a modern stained-glass window and stone cross superimposed onto the window at the west end
- Upper elevation of the northern and southern façades contains bays of ribbon windows with plain stone sills in a 3-6-6-3 vertical window pattern
- Rectangular brick buttresses divide each bay of windows
- Rectangular brick tower/spire element associated with the chapel, characterized by its vertical form and integration into the building composition, and historically topped with an iron cross

APPENDIX A

Statement of Cultural Heritage Value and Interest
Holy Trinity Roman Catholic Church / Kościół Świętej Trójcy
1021-1035 Ellis Street East

Description of Historic Place:

Holy Trinity Roman Catholic Church / Kościół Świętej Trójcy is located at 1021-1035 Ellis Street East, on the corner of Ellis Street East and Langlois Avenue. The building is a unique example of the Romanesque Revival architectural style and displaying a high degree of craftsmanship and artistic merit through the intricate ornamental brickwork and stone detailing. The Church contributes to the understanding of Windsor's Polish community and is a local neighbourhood landmark.

Design/Physical Value

Holy Trinity Roman Catholic Church / Kościół Świętej Trójcy (hereinafter, 'Holy Trinity Church') has physical design value because it is a unique example of the Romanesque Revival architectural style. The Romanesque Revival style emerged in the mid-19th century and drew inspiration from the Romanesque architecture of medieval Europe from approximately the 9th to 12th century. Buildings in the Romanesque Revival style often exhibit a heavy and solid form, with defining characteristics such as square towers, Norman or rounded arches, grouped windows set within large arched openings, and stone or brick construction, commonly featuring rustication.

The original Holy Trinity Roman Catholic Church was constructed in 1917-1919 and designed in a simple rectangular footprint and symmetrical form. The façade displays a high degree of craftsmanship and artistic merit through the intricate ornamental brickwork and stone detailing that create depth and contrast, with a visually engaging combination of variegated horizontal stretcher bond brick, vertical stretcher bond brick banding, and stacked header bond brick patterns across the exterior. A continuous stone belt course wraps the north, west, and part of the south façades. The building also features paired round-arched windows with stained glass, stone sills, and brick voussoirs on the east, south, and west façades. The north façade features large colonette windows of the same style, while the south façade features a trio of round-arched windows centered under the gable end.

The north façade on Ellis Street East includes a wide red brick stairway with understated iron railings leading to double doors beneath a stained-glass lunette window inscribed with 'KOŚCIÓŁ ŚW. TRÓJCY' and the coat of arms of Poland, known as the White Eagle. Above, a stained-glass rose window is set within a decorative stone surround, echoing the diamond motif found around the lunette window. Just below the main gable roofline, a circular brickwork pattern adds ornamental interest, while a dentiled stone cornice defines the lower gable edge.

In 2003, architect Stan Szaflarski designed an addition to the west side of the original building that was constructed in 2005 (the tower-like portion seen today). His design replicated the appearance of the original front façade by introducing gables and the original red brick material maintained throughout. The addition (facing Langlois Avenue) added the large square tower and the design repeated elements of the original building – this includes the colonette window on the north façade, stained-glass rose window with decorative diamond motif surround on the west façade, as well as circular brickwork pattern under the gable, the paired round-arched windows with stained glass, and the stone belt course at the floor level. The addition also includes a pair of double door entrances at the north-west corner – this entrance sits under a pointed stone gable supported by engaged stone columns and a triangular stained-glass lunette window.

A tribute statue of Pope John Paul II stands on the east end of the front façade, in front of the 2005 addition. The stone base of the statue displays inscriptions of 'MODL SIE ZA NAMI' on the left side and 'DO NOT BE AFRAID!' on the right. To

the right of the entrance on the west addition is a stone sculpture of Our Lady of La Salette. The actual carving sits recessed within the stone, creating a solid stone frame around it. A floral motif and ‘COME NEAR, MY CHILDREN, BE NOT AFRAID’ are carved into the stone above her head, and ‘2010’ carved into the flat stone header above.

Historical/Associative Value

Holy Trinity Roman Catholic Church has historical/associative value because it is directly linked to Windsor’s Polish community and offers the potential to yield information about the Polish community in Windsor’s core neighbourhood. In 1908, the first Polish family settled in Windsor and in 1914, a large Polish settlement began when new factories were built; most Polish immigrants came from the southern part of Poland. By 1915, approximately 300 Poles lived in Windsor, necessitating a Polish parish in the community. The Polish parish was established in 1916, after Father Andrzejewski relocated to Windsor from Milwaukee, Wisconsin, USA. Construction of the church began in 1917 and was officially consecrated in 1919. The church became the center of the Polish community in Windsor, with almost all the present Polish community organizations originating in the church’s hall. Holy Trinity Church is the fifth-oldest Catholic Church in Windsor and the fifth-oldest Polish parish in Canada.

Contextual Value

Holy Trinity Roman Catholic Church has contextual value as a local neighbourhood landmark located on the corner of Ellis Street and Langlois Avenue. It is prominent in scale and mass among the surrounding lower residential neighbourhood.

Heritage Attributes

Exterior attributes of Holy Trinity Roman Catholic Church / Kościół Świętej Trójcy that exemplify its heritage value as a unique example of Romanesque Revival architectural style include:

- A high degree of craftsmanship and artistic merit through the intricate ornamental brickwork and stone detailing
- Combination of variegated red horizontal stretcher bond brick, vertical stretcher bond brick banding, and stacked header bond brick patterns across the exterior
- Continuous stone belt course wraps the north, west, and part of the south façades
- Paired round-arched windows with stained glass, stone sills, and brick voussoirs
- Original building (c. 1917-1919) features:
    - Rectangular footprint and symmetrical form
    - Brick entrance staircase, including its wide, flared configuration; tiered arrangement leading to the principal doorway; curved metal railings
    - Main entrance with double doors beneath a stained-glass lunette window inscribed with ‘KOŚCIÓŁ ŚW. TRÓJCY’ and the coat of arms of Poland
    - Stained-glass rose window set within a decorative stone diamond motif surround
    - Decorative stone diamond motif around the lunette window
    - Round-arched colonette windows with stained-glass, stone sills, and brick voussoirs
    - Dentiled stone cornice defines the lower gable roofline
    - Circular brickwork pattern below the main gable roofline
- Tribute statue of Pope John Paul II on east end of the front façade:
    - Stone base with inscriptions ‘MODL SIE ZA NAMI’ on the left side and ‘DO NOT BE AFRAID!’ on the right
- Stone sculpture of Our Lady of La Salette to the right of the entrance on the west addition:
    - Actual carving sits recessed within the stone, creating a stone frame around it
    - Floral motif and ‘COME NEAR, MY CHILDREN, BE NOT AFRAID’ are carved into the stone above her head
    - ‘2010’ carved into the flat stone header above

APPENDIX A

Statement of Cultural Heritage Value and Interest
Saint Angela Merici Catholic Church
708 Erie Street / 980 Louis Avenue

Description of Historic Place:

Saint Angela Merici Catholic Church is located at 708 Erie Street / 980 Louis Avenue, at the intersection of Erie Street and Louis Avenue. The Romanesque Revival building is directly associated with the Catholic Church and Italian community in Windsor, as well as architect John Robert Boyde. It is historically and contextually linked to the Italian immigrant community that settled around it, particularly along Erie Street.

Design/Physical Value

Saint Angela Merici Catholic Church (hereafter 'Saint Angela Church') has design physical value because it is a representative example of the Romanesque Revival architectural style. The Romanesque Revival style emerged in the mid-19th century and drew inspiration from the Romanesque architecture of medieval Europe from roughly the 9th to 12th century. Buildings in the Romanesque Revival style often exhibit a heavy and solid form, with defining characteristics such as square towers, Norman or rounded arches, grouped windows set within large arched openings, and stone or brick construction – commonly featuring rustication.

Built in 1939, the Saint Angela Church displays a high degree of craftsmanship and artistic merit through its intricate brickwork and thoughtful use of mass and volume, which emphasize its weight and solidity. The nave of Saint Angela Church was originally constructed in a simple rectangular form. However, in 1958, the church underwent an expansion that extended the western wall to Louis Avenue and enlarged the eastern wall to accommodate the altar area. This expansion resulted in the current structure, which is oriented in a cruciform layout and exhibits an overall asymmetrical form. The square bell tower is located just west of the main south-facing entrance along Erie Street East. The building is constructed of red brick, primarily laid in a common bond pattern, with solider bond accents. Stone details are used sparingly along the façade as ornamentation. For instance, the name of the church is set in stone within a low brick wall in front of the main façade. A white brick cross also sits within a stacked stretcher bond brick frame on the east façade and stone accents are found at the corners of the simple solider bond brick banding along the first storey. Horizontal solider bond brick banding wraps around the various façades and along the roofline of the gable ends.

The Church's main entrance is accentuated by a large extended brick archway. The entrance is slightly recessed and features dark wooden double doors below a colourful mosaic tile frieze and arched stained-glass window. The stepped archivolts are constructed of brick and the extrados uses stacked vertical brick to create the window's curved shape. Multi-coloured stained-glass windows, installed in 1989, are featured throughout the building, mainly on the east, south, and west façades. There are several crosses found throughout the building – a brick cross sits directly within the front façade and another cross sits atop the peak of the broad gable end, both above the main entrance. Two additional crosses sit atop the gable ends, both above stained-glass windows – one on the west façade facing Louis Avenue, and the other just west of the bell tower on the south façade. A cross also sits at the apex of the bell tower's roof, which is supported by brick corbelling and features trios of arched window openings arranged on two levels of each face. A datestone inscribed with 'Ecclesia S. AngelÆ A.D. 1939' is located on the main façade, just left of the entrance.

Historical/Associative Value

Saint Angela Church has historical/associative value because it is directly associated with the Catholic Church's development in Windsor and Windsor's Italian community, as well as architect John Boyde. By the 1920s, the numbers of

Italian immigrants to Windsor began to grow and between 1921-1931, the Italian population quintupled from 429 to 2023 people. The Italian community that was settling in Windsor in the early 20th century wanted a church based on nationality and language rather than geographic area. Before 1939, the Detroit Order of Benedictine Fathers would minister to Catholic Italians in Windsor. In 1928, representatives of the community expressed their need for a priest who spoke Italian and understood their concerns.

When Father Constantino De Santis arrived in Windsor in 1938, the city was still in the midst of the Great Depression and he helped many of the unemployed men in the 300 Italian families in the community find jobs in the auto factories and construction firms. He also served as their interpreter with the immigration department. Local fundraising efforts were used to fund construction of the church, along with help from church groups the Christian Mothers Society, the Men's Holy Name Society, and a loan from the London Diocese. While fundraising for the church, De Santis solicited physical help for the church's construction from these cash-strapped men rather than money. Saint Angela Church was built in 1939 and on Palm Sunday, March 17, 1940, the church opened to the Italian faithful. De Santis chose St. Angela Merici as the church's namesake to honour her life, which she dedicated to the service of the church through girl's education and founded the Ursuline Order of Sisters in 1535. The naming was also in recognition of the local Ursulines who played an important role in the parish's early years and helping to prepare the children for their First Communion and Confirmation.

The property was designed by architect John Robert Boyde (1857-1955). Born in Buffalo, New York, USA, he first came to Canada in 1882 but moved to Detroit in late 1906, becoming chief draftsman for notable architect Albert Khan. Khan was a significant architect in the design of the former Town of Walkerville and designed the interior of the Hiram Walker & Sons Office Building. Boyde assisted Khan with the design of the Ford Motor Co. assembly plants at Highland Park (1909-1918) and River Rouge (1917-20). He moved to Windsor in June 1920, accepting an invitation to join James C. Pennington and forming the prolific partnership Pennington & Boyde. After the partnership dissolved in 1937, Boyde held the position of Diocesan Architect for the Roman Catholic Diocese of London, Ont. for more than twenty (20) years and was credited with the design of nearly thirty (30) churches in the region, including the Holy Trinity Russian Orthodox Church and Gracanica Serbian Orthodox Church, both in Windsor.

Contextual Value

Saint Angela Church has contextual value because it helps define and maintain the culture and character of the "Little Italy" neighbourhood. The Italian immigrant community settled in the core of the neighbourhood and contributed to the development of the Italian Catholic Church. Saint Angela Church was the first Italian congregation in the region. The church is visually, historically, and contextually linked to its surroundings because it was constructed early in the neighbourhood's development, and linked to the Italian immigrant community that settled around the church and formed a community around Erie Street. Saint Angela Church has been recognized as a neighbourhood landmark in Windsor.

Heritage Attributes

Exterior attributes of Saint Angela Merici Catholic Church that exemplify its heritage value as a representative example of the Romanesque Revival architectural style include:

- A high degree of craftsmanship and artistic merit displayed through its intricate brickwork and thoughtful use of mass and volume, which emphasize its weight and solidity
- Cruciform layout of the nave and overall asymmetrical form
- Constructed of red brick, primarily laid in a common bond pattern, with solider bond brick and stone accents
    - White brick cross within a stacked stretcher bond brick frame on the east façade
    - Stone accents at the corners of the simple solider bond brick banding along the first storey
    - Horizontal solider bond brick banding wraps around the various façades and along the roofline of the gable ends
    - Square bell tower, featuring:
        - Trio of arched window openings arranged on two levels of each face
        - Brick corbelling that supports the roof
        - Cross at the apex
- Main entrance, featuring:
    - Large extended brick archway surrounding the recessed main entrance
    - Wooden double door entry
    - Colourful mosaic tile frieze
    - Central arched stained-glass window
    - Stepped archivolts constructed of brick
    - Extrados uses stacked vertical brick to create the window’s curved shape
    - Broad concrete staircase characterized by its symmetrical, tiered form, flanked by brick side cheek walls with coping
- Multi-coloured stained-glass windows
- Several crosses adorn the peaks of the gable ends
- Datestone inscribed with ‘Ecclesia S. AngelÆ A.D. 1939’ is located on the main façade
- Generous forecourt from Erie Street

APPENDIX A

Statement of Cultural Heritage Value and Interest
Assumption Cemetery
0 Huron Church Road

Description of Historic Place:

Assumption Cemetery is a Roman Catholic cemetery located at 0 Huron Church Road. Measuring approximately 5 acres, the property is sited southeast of Wyandotte Street West and Huron Church Road and is further delineated by Ambassador Bridge properties on its southern and eastern boundary. Assumption Cemetery is the oldest Roman Catholic cemetery in Western Ontario with origins dating back to the earliest Catholic inhabitants, both Indigenous and French. The cemetery lands were gifted to the Jesuit Fathers, who founded the nearby Assumption Parish. The Cemetery is physically and historically linked to Assumption Parish and Assumption College (as part of the modern University of Windsor). It is a landmark located close by to the university campus and the broader City of Windsor.

Design/Physical Value

Assumption Cemetery is an early example of a Roman Catholic cemetery situated in an urban context, directly across from the University of Windsor campus. The grave memorials reflect the earliest Catholic inhabitants, both Indigenous and French, of Detroit and Sandwich (known as the 'Southern Shore' in the 1790s) and take many forms including obelisks, upright and slanted headstones, statues, and mausoleums. Most of these memorials are composed of materials such as stone, granite, marble, and bronze. The most architecturally significant plots are the McKee Mausoleum, the Lavin Mausoleum, and the Calvary statue, displaying a high degree of craftsmanship or artistic merit.

McKee Mausoleum

The McKee Mausoleum is situated in Section A, Area I, Row 8 and is the first memorial in this section of the cemetery. The structure was designed in Classical Revival style – it has a symmetrical form and is constructed of rusticated and smooth stone with bronze double doors. Solid stone pilasters carved with an Art Nouveau style relief flank the doors. A cross is affixed to the roof with 'IHS' inscribed on it. The McKee family name is carved in stone directly under the cross and an intricate letter 'M' is interwoven within each of the bronze doors. William Johnson McKee (1850-1929) and his wife Mary Lucy Baby McKee (1848-1929) are interred within the mausoleum.

Lavin Mausoleum

The first memorial plot within Section A, Area III, Row 22 is the Lavin Mausoleum. The structure was built in a Classical Revival style, with Greco-Roman-inspired elements, and designed in a symmetrical form using cut stone and bronze materials. Fluted Doric columns support the entablature and pediment and flank the intricate bronze double doors. The Greco-Roman entablature is made up of a frieze that features four (4) laurel wreaths and the name 'Lavin' inscribed in stone. The interior of the Lavin Mausoleum features marble slabs and a stained-glass window depicting the Virgin Mary cradling infant Jesus, which displays artistic merit and craftsmanship. On the right side, John Drury Lavin (1847-1923) is interred within the mausoleum, while his sister Sarah Lavin (d. 1921) is on the left.

The Calvary

The Calvary is located in Section A, Area II, near Rows 16-17 of the cemetery. "Calvary" is a term used to define a statue depicting the crucifixion of Jesus Christ. Father Côté, head of Assumption Parish from 1907 to 1921, erected the statue in 1909. However, it was completed by Father Allor between 1926 and 1929, at which

point the ‘crucifixion group’ (i.e., the relief of Jesus Christ on the cross and the two female statues on either side of the cross) was added. Made of bronze, the statues depict Jesus Christ, the Virgin Mary, Mother of Jesus, and St. Mary Magdalene, which are some of the usual figures depicted in classical crucifixion art.

Assumption Cemetery has undergone different improvements over the 20th century – in 1909, Father Côté erected the original iron cross, as well as a fence with “3 monumental gates”, and a pathway within the cemetery itself. The fence and gates are no longer standing but the main entranceway plotted by Father Côté and the pathway throughout the cemetery remain in their originally intended locations. Among other things, between 1927-1929, Father Allor resurfaced the cemetery path, created a drainage system, and installed a water system. Drainage has been a persistent issue on the grounds since the late 19th century. In response, Heavenly Rest launched a major drainage project in 2021 to prevent flooding within the cemetery. As part of the improvements, the pathway was repaved with asphalt, and the original entranceway - first laid out by Father Côté in 1909 - was widened. Heavenly Rest replaced the original brick pillars with cut stone ones and erected a new iron-rod arch displaying ‘Assumption Cemetery’, which also replaced an older archway, long gone, that reflected Assumption’s French roots, reading “Cimètière de l’Assomption”.

Historical/Associative Value

Assumption Cemetery has historical/associative value because it is the oldest Roman Catholic cemetery in Western Ontario and remains affiliated with Assumption Parish. While the present cemetery has been in its current location since 1859, the cemetery was first established in 1748. Due to its age, many of the grave markers and headstones have gone missing and in 1979, Assumption Parish received permission through a law to be the first cemetery in Ontario to reuse gravesites. Thus, two-level grave plots were administered but only unrecorded graves without headstones were used. The cemetery was created during the earliest periods of settlement in Sandwich, but the oldest gravestone remaining (although disintegrated and illegible) belongs to James Razoe, who died in 1795.

The cemetery grounds have moved multiple times over the centuries, but the roots of Assumption Cemetery harken back to the earliest days of European colonial settlement on the south shore of the Detroit River, or Essex County. In 1728, the Jesuits created a mission to minister to the Huron/Wyandot First Nation; the Huron/Wyandot gifted the land to the Jesuit Fathers for the establishment of their church. By 1747, the Huron Mission had settled along the Detroit River at the modern intersection of Huron Church Road and Riverside Drive, and this is where the roots of the first Assumption Cemetery began. Many of the Huron/Wyandot nation were buried within the mission grounds.

In 1765, the French-Canadians of Essex County petitioned the Bishop of Quebec to open their own parish instead of crossing the river to St. Anne’s in Detroit. By 1767, a new timber church was built and utilized by the French-Canadian settlers and some of the Huron/Wyandot First Nation for religious ministration. By the middle of the 18th century, many of the early French settlers were also buried in the shared cemetery grounds. The original cemetery was believed to have been located on the modern University of Windsor campus on what is now Patricia Road. By the early 1780s, the parishioners of Assumption recognized the need for a larger church and by 1787, a new church had been completed and a new cemetery was also established, believed to have been located in the area of the University of Windsor’s Electa Hall (formerly located on the west side of Patricia Road, north of University Avenue West, demolished in October 2015). Many of the bodies of the French inhabitants from the original cemetery along modern Patricia Road were exhumed and moved to this location.

Funding for Assumption Parish was a constant issue, and it became common practice for Assumption Church to sell some of the surrounding land to raise funds. In 1780, large plots of mission land stretching across the Detroit River were sold and Francis Pratt purchased plots that abutted the original religious structures and the second cemetery around the former Electa Hall. The matter of exactly what plots were sold versus what Pratt claimed ownership to went to the courts in 1801 and by 1806, the Courts ruled in Pratt’s favour, resulting in Assumption Church

losing its cemetery, among other areas. By 1812, a new cemetery was established in what is now known as Assumption Park (bounded by Riverside Drive West, University Avenue West, Huron Church Road, and Vista Place).

In 1827, it was decided that the dilapidated church could no longer serve the needs of the parish community. The parishioners themselves supplied the labour and materials for the new structure and on July 20, 1846, the first mass was given at the new Assumption Church. By 1848, a new cemetery was open that laid south of the religious structure that remains in its original location bounded by University Avenue West and Huron Church Road. In 1856, Bishop Pierre-Adolphe Pinsoneault was appointed the first Bishop of London by the Archdiocese of Montreal, marking the exit of the Jesuits as shepherds of the Huron Mission, Assumption Parish, and the cemetery of the old regime. Pinsoneault planned for an extravagant Bishop's Palace adjacent to Assumption Church upon his move to Sandwich, however, the cemetery had been moved to this location in 1848. Therefore, in 1859, Pinsoneault moved Assumption Cemetery to its current location on the corner of Wyandotte Street West and Huron Church Road, an unpopular decision among parishioners who had to exhume familial graves from the old cemetery to be moved to the new location.

Assumption Cemetery has further historical value due to the well-known and influential figures who are buried there:

- ***Basilian Fathers*** – Located across Rows 8-10 in Area 5, many of the Basilian Fathers are laid to rest. In 1870, the Basilian Fathers took control of Assumption Parish, its cemetery, and Assumption College. Under their stewardship, Assumption College prospered into an important early scholastic institution for the community. The Basilian Fathers remain charged with Assumption Parish to this day.

- ***The Honourable James S. Baby*** – Laid to rest on the first plot in Area 1, Row 17 is the Honourable James S. Baby, whose remains were moved from his original resting place in Toronto to Assumption Cemetery. He served as a member of the Legislative Council of Upper Canada from 1792-1796 and was appointed Inspector General for Upper Canada in 1815.

- ***Charles T. Baby*** – In Area 1, Row 17, Plot 6 lies Charles T. Baby. Son of the Honourable James Baby, he served as Mayor of Sandwich from 1859-1866 and as a member of the Sandwich Board of Education from 1858-1867.

- ***Colonel Arthur Rankin*** – In Area 3, Row 15, Plot 2 lies Colonel Arthur Rankin. He played an important role in the Battle of Windsor in 1838 and served as a member of parliament for Essex County between 1854-1857 and 1863-1867. Rankin was appointed Colonel of the Ninth Upper Canadian District military during the 1870s and is the namesake of Rankin Avenue.

- ***Colonel James Askin*** – Colonel James Askin lies in Area 1, Row 21, Plot 3d. Son of famous merchant, landowner, and fur trade John Askin, Colonel Askin served in the British military during the War of 1812 and was a prominent community member throughout his lifetime, shaping the early community of Sandwich. He is the namesake of Askin Avenue in Windsor.

The property has been under the stewardship of the Heavenly Rest Family of Catholic Cemeteries and Crematorium since 1980 though it remains affiliated with Assumption Parish.

Contextual Value

Assumption Cemetery has contextual value because it remains physically and historically linked to Assumption Church and Assumption Parish and is a landmark nearby the University of Windsor campus and the City of Windsor more broadly. The property has been intimately tied to the Parish since it was established in 1748. The Cemetery's many relocations throughout its history aligned with the evolution of the Church itself. Physically, Assumption Cemetery now locates south of

Assumption Church and the two entities remain linked through the modern University of Windsor campus, which houses the Church, Assumption College, and the cemetery.

Assumption Cemetery remains a landmark upon the University of Windsor campus and the City of Windsor more broadly and stands out as a historic cemetery surrounded by a modern setting.

Heritage Attributes

Attributes that exemplify Assumption Cemetery as an early Roman Catholic Cemetery:

- Grave memorials or markers in various forms including obelisks, upright and slanted headstones, statues, and mausoleums
- Memorials and markers composed of different styles and materials, including stone, granite, marble, and bronze
- Three most architecturally significant plots include:
    - McKee Mausoleum:
        - Designed in a Classical Revival style
        - Symmetrical form
        - Constructed of rusticated and smooth stone
        - Bronze double doors
        - Solid stone pilasters carved with an Art Nouveau style relief flank the doors
        - A cross affixed to the roof with ‘IHS’ inscribed on it
        - McKee family name carved in stone directly under the cross
        - Intricate letter ‘M’ interwoven within each of the bronze doors
    - Lavin Mausoleum:
        - Designed in a Classical Revival style, with Greco-Roman-inspired elements
        - Symmetrical form
        - Constructed of cut stone and bronze
        - Intricate bronze double doors
        - Fluted Doric columns support the entablature and pediment and flank the doors
        - Greco-Roman entablature contains a frieze that features four (4) laurel wreaths and the name ‘Lavin’ inscribed in stone
        - Interior features marble slabs and a stained-glass window depicting the Virgin Mary cradling baby Jesus
    - The Calvary:
        - A religious statue depicting the crucifixion of Jesus Christ
        - Made of bronze
        - Erected in 1909 but completed between 1926-1929, when the ‘crucifixion group’ was added
        - Statues depict Jesus Christ, the Virgin Mary, and St. Mary Magdalene

APPENDIX A

Statement of Cultural Heritage Value and Interest
St. Alphonsus Church
85 Park Street East

Description of Historic Place:

St. Alphonsus Church is located at 85 Park Street East, on the southwest corner of Goyeau Street and Park Street East. It is one of Windsor's oldest and most historically significant Catholic parishes and is a downtown landmark.

Design/Physical Value

Built in 1871, St. Alphonsus Church features a rectangular nave and a symmetrical form (with the exception of the Hall to the rear). The Gothic Revival building is primarily constructed of variegated red common bond brick, complemented by structural and decorative painted wood trim and cut stone. A centrally located bell tower projects from the north façade, housing the main double-door entry framed by a stone archway with engaged columns and a stained-glass lunette window above. Secondary entrances flank either side of the bell tower. Large round-arched stained-glass colonette windows, set above stone sills and below stone drip moulds with label stops, are featured on the north façade and along the east and west sides of the nave. Stepped buttresses capped with stone are positioned at the corners of the bell tower and between each window opening. The structure draws influence from Gothic Revival architecture, most notably in the rose window near the top of the tower, situated above a triangular stone banding. Decorative arched brick scalloping and dentils accent just below the gabled roofline.

The original steeple, intended to serve as a navigational beacon for mariners on the Detroit River, was destroyed in a severe windstorm that swept through Windsor and Detroit on November 29, 1919. In the late 1990s, an effort was made to restore the church which included a new slate roof and a redesigned tower and steeple. The steeple features louvred dormers and a cross at the apex. At the left side corner of the north façade is the cornerstone inscribed with 'A.D. 1871'. Either side of the building has eight (8) buttresses that divide seven (7) round-arched colonette windows with stained-glass, which match the design of those on the front façade but reflect a unique design when viewed from the church's interior. The methods used to construct and maintain the building were extraordinary for their time, thereby displaying a high degree of craftsmanship and artistic merit, as the church was once described as the most beautiful church in the city. Located at the rear of the property, St. Alphonsus Hall was demolished in 1994 and reconstructed in 1998. The new hall features a date stone inscribed with 'Erected 1918' and an ornate stone archway at its entrance - originally part of the historic hall. The archway was carefully removed, restored, and integrated into the rebuilt structure, preserving elements of the original structure and maintaining the site's architectural and historical continuity.

Historical/Associative Value

St. Alphonsus Church has historical/associative valueas one of Windsor's oldest and most historically significant Catholic parishes, established in response to the city's rapid growth following the arrival of the Great Western Railroad in 1854. It also has the potential to yield information about early Windsor's development and that of the surrounding neighbourhood in the 19th and later 20th centuries. The church was founded by Reverend James Theodore Wagner, a French-born priest of German ancestry who was brought to Canada by Bishop Armand-François-Marie de Charbonnel. The land for the church was donated by local farmers Vital Ouellette and Daniel Goyeau, and when ownership changed hands to Mr. S.S. Macdonell, he then sold the lot to the Roman Catholic Episcopal Corporation for the consideration of $1, reflecting the deep community roots of the parish.

On June 1, 1856, Rev. Wagner was appointed the first resident priest of St. Alphonsus and on September 18, 1856, the site on Goyeau was blessed by Bishop

Peter Pinsonneault. The original church was a modest wood frame structure constructed in 1857. However, by 1868, Rev. Wagner travelled back to Europe to collect funds for the church and after receiving generous donations, he returned to Windsor in October 1869, and the cornerstones of the new property were laid in 1871. The original church was replaced by a grand Norman-style brick building that was completed in 1873. Despite financial challenges, the church was consecrated as the first in the Diocese of London, thanks to Ouellette's personal guarantee of its remaining debt.

Rev. Wagner's legacy extends beyond the church's construction. He was appointed Dean of Windsor in 1877 and went on to found several other parishes and institutions, including Our Lady of the Lake and most notably Canada's first Catholic Colored Mission in 1887, which provided education and support to disadvantaged African-Canadian children excluded from white schools. Though short-lived, this initiative marked a progressive step in inclusive ministry. St. Alphonsus has historical value as the first church to practice outreach toward African-Canadian members of the Windsor community. Further, Wagner also played a key role in the founding of Hotel Dieu Hospital.

The church property once included a rectory situated just west of the church, which was built in 1903 and represented the last surviving example of Second Empire architecture in Windsor. However, it was demolished in 1994 to accommodate the expansion of the Windsor Tunnel Plaza. The current rectory is now housed within the rebuilt St. Alphonsus Hall.

Contextual Value

St. Alphonsus Church has contextual value as a local landmark, helping to define, maintain, and support the local character of the downtown Windsor neighbourhood core. The property is historically linked to the rest of the downtown core, as its original construction was completed early in the context of the rest of the community. The original church was constructed in 1865, and the church began giving mass that same year; it is also the oldest parish in what was then Windsor. The building was then moved to its current location at Park St. and Goyeau St. in 1871 and was the first church to practice outreach to, and specifically aim to serve, the African-Canadian community as well as the larger congregation. The property represents the church's work within the local community and its commitment to the development of the city's core.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the principal church building, constructed in 1871, and to the date stone and ornate stone archway on St. Alphonsus Hall. The adjacent St. Alphonsus Hall, erected in the 1990s, is otherwise not included in this designation.

Exterior attributes that exemplify the heritage value of St. Alphonsus Church:

- Variegated red common bond brick, complemented by structural and decorative painted wood trim and cut stone
- Elements of Gothic Revival style, featuring:
    - Rectangular nave and symmetrical form
    - Main entrance featuring wooden double doors, stone archway with engaged columns, and stained-glass lunette window
    - Secondary entrances flanking the bell tower
    - Stepped buttresses capped with stone on the front, east, and west façades
    - Round-arched wood trim colonette windows with stained glass and surrounded by stone sills, drip moulds, and label stops on the north, east, and west façades
    - Central bell tower extending upward from the main entrance, visually separated from the church building with stone banding featuring triangular pointed arches
    - Rose window showcasing Gothic Revival influence, set within the front façade above the triangular stone banding on the bell tower
    - Steeple (destroyed 1919, reconstructed 1999)
    - Brick scalloping and dentils below the roofline
    - Gabled roof
    - Cornerstone inscribed with ‘A.D. 1871’
- Date stone inscribed with ‘Erected 1918’ and elaborate stone archway above the entrance of the St. Alphonsus Hall, both originally part of the historic hall

APPENDIX A

Statement of Cultural Heritage Value and Interest
St. Michael's Catholic Church
2153 Parkwood Avenue

Description of Historic Place:

St. Michael's Catholic Church is located at 2153 Parkwood Avenue, between Parkwood Avenue and Woodlawn Avenue, south of Tecumseh Road East. The building is a unique example of Mid-Century Modern architectural style, with Art Deco-inspired elements and was originally constructed to serve the needs of the German immigrant population. It is a local landmark in South Walkerville.

Design/Physical Value

St. Michael's Catholic Church has design and physical value as a distinctive and well preserved example of mid 20th century ecclesiastical architecture that reflects Mid Century Modern design principles with restrained Art Deco–inspired detailing. Constructed in 1950 and completed with an addition in 1954 as documented by the cornerstone inscribed "A.D. 1954," the church demonstrates post–World War II architectural trends in religious design that emphasized simplified massing, modern materials, and symbolic expression rather than applied historic revival ornament.

The building is constructed primarily of buff common bond brick with stone accents, resulting in a cohesive and dignified exterior characterized by clarity of form and material consistency. The overall composition consists of a multi storey, asymmetrical massing made up of intersecting gabled volumes that clearly express the sanctuary, ancillary spaces, and secondary entrances. Despite this asymmetry, the principal north façade, facing Tecumseh Road East, is formally symmetrical and designed as the primary ceremonial elevation.

The north façade is organized around a central entrance bay accessed by broad concrete steps and marked by two sets of original wood glazed double doors framed within stepped stone surrounds. Above the entrance, a large circular stained glass window framed by brick voussoirs is aligned with a prominent stone cross positioned directly in front of the brick wall surface, creating a strong symbolic and visual focal point. Vertical brick piers at the corners of the main façade are articulated with vertical soldier bond brickwork and contain tall, narrow stained glass openings arranged in stacked groupings with rectangular windows capped by round arched in the upper openings. These elements emphasize verticality while maintaining a restrained modern aesthetic.

Art Deco influence is expressed through the geometric detailing of the stepped stone door surrounds and the original vertical cylindrical wall mounted sconces flanking the main entrance, which introduce streamlined forms and subtle decorative emphasis characteristic of late Art Deco ecclesiastical design. The gabled rooflines are finished with stone coping and surmounted by crosses at the roof peaks, reinforcing the church's religious function while preserving architectural restraint.

Along the Parkwood Avenue elevation, the design incorporates a large exterior mosaic tile depiction of St. Michael, integrated directly into the brick wall surface. This mosaic represents a significant artistic and symbolic feature and contributes to the building's prominence within its setting. Secondary entrances along this elevation repeat the stepped stone detailing of the main entrance and incorporate a small stone cross at the parapet of the lower gabled roof, ensuring visual continuity across the exterior.

St. Michael's Catholic Church also exhibits a high degree of craftsmanship and artistic merit through its extensive program of original stained glass windows and mosaic artworks designed by Sister Antonia, the sister of the church's founder and first pastor. The building contains thirty two (32) stained glass windows, including three (3) circular stained glass windows, as well as eight (8) mosaic compositions

located on both the interior and exterior. These works depict significant religious and cultural themes, including a homeless Danube Swabian family, a crucifix flanked by the Twelve Apostles, Saints Boniface and Elisabeth, the Seven Joys and Seven Sorrows of the Virgin Mary, St. Michael, and the symbols of original sin and the Holy Spirit. Collectively, the architecture and artwork form a cohesive modern ecclesiastical design that is both expressive and enduring.

Historical/Associative Value

St. Michael's Catholic Church has contextual value because it offers the potential to yield information about South Walkerville's development during the mid-20th century, particularly the influx of German immigrants to the Windsor region, and it is directly associated with prominent architect James C. Pennington. German immigrants began to settle in Windsor in the early 20th century and sought spaces for worship in the city. The St. Michael's parish was founded in 1949 by Father Koloman Moullion to serve the needs of immigrants of German descent in the Windsor region and is directly associated with the influx of German immigrants to Windsor.

In 1950, Sister Antonia (sister of Father Moullion and a Catholic nun) and Sister Palladia came to Windsor at Father Moullion's invitation and during their six (6) years in Windsor, they served the new and fast-growing St. Michael's parish. They initially worked with the youth of the parish, conducting the parish's Heritage Language Program and putting on Christmas shows and Mother's Day plays with the children. They also organized theatre and music groups with the parish youth and adults. Sister Antonia was also an artist, trained in Budapest, Hungary and Vienna, Austria, who designed and completed the interior of the church. In 1955, she painted the symbolic representation of the church year on the ceiling, designed the thirty-two stained-glass windows, and the eight large mosaics.

St. Michael's Catholic Church was designed by significant local architect James C. Pennington (1885-1963). He practiced architecture in Windsor from 1910 until his death in 1963 and it has been estimated that he designed between 600-800 buildings during his career. He established a close connection with the Roman Catholic Archdiocese, and over the years designed most of the Roman Catholic schools and churches in Essex County. St. Michael's was one of the final properties Pennington designed in the Windsor region.

Contextual Value

St. Michael's Catholic Church has contextual value as a local landmark in South Walkerville. It stands out for its large property parcel, unique architectural style and large mass that is visually distinct from the surrounding lower scale residential neighbourhood.

Heritage Attributes

Exterior attributes that contribute to the design/physical value of St. Michael's Catholic Church:

- Principal north façade exhibiting formal symmetry and ceremonial orientation
- Cornerstone inscribed "A.D. 1954"
- Buff common bond brick masonry with stone accents and detailing
- Central entrance bay with brick walls and broad concrete steps
- Original wood glazed double entry doors:
    - Two (2) sets on the north façade
    - One (1) set on the Parkwood Avenue façade
- Rectangular stepped stone surrounds framing all principal and secondary entrances
- Prominent stone cross aligned with and positioned in front of the circular window
- Vertical brick piers on sides articulated with vertical soldier bond brickwork
- Original stained glass window openings, including:
    - Large circular stained glass windows framed by brick voussoirs
    - Tall vertical stained glass windows on sides, including those with round arched upper openings
    - Original window proportions, placement, and relationship to the masonry façades
- Gabled parapet with stone coping and crosses at roof peaks
- Original vertical cylindrical wall-mounted Art Deco–inspired light sconces flanking the main entrance
- Original exterior mosaic tile artworks integrated into the brick façades
- Secondary entrance volumes with consistent architectural detailing
- Relationship of the church building to its landscaped forecourt, including open lawn areas, walkways, steps, and religious statuary

Interior attributes that contribute to the design/physical value of St. Michael's Catholic Church:

- Painted ceiling of the nave
- Original stained-glass windows designed by Sister Antonia, including:
    - Iconography
    - Coloured glass and leaded construction
    - Artistic craftsmanship and religious symbolism
- Original mosaic tile artworks depicting religious and cultural themes, designed by Sister Antonia

APPENDIX A

Statement of Cultural Heritage Value and Interest

Riverside United Church

881 Glidden Avenue

Description of Historic Place:

The Riverside United Church is located at 881 Glidden Avenue, and is bounded by Glidden Avenue, Ontario Street and Esdras Place. Constructed circa 1929-1930 and designed by architect G. Buller Colthurst, the building is a representative example of Gothic Revival ecclesiastical architecture. The church is characterized by its steeply pitched roof, buttressed red brick walls with stone detailing, and a symmetrical principal façade featuring a large pointed-arch composition with three lancet windows.

Design/Physical Value:

Riverside United Church has design and physical value because it is a representative example of the Gothic Revival architectural style and displays a high degree of craftsmanship and artistic merit. The 1929 building was constructed by N.R Jettson Co, Ltd. with the architect G. Buller Colthurst.

The building incorporates key elements of Gothic Revival design, including pointed-arch openings, vertical emphasis, and articulated masonry construction. The principal façade is symmetrically composed, centred on a large pointed-arch recess containing three tall lancet windows, creating a strong focal point. The steeply pitched gable roof and overall massing emphasize verticality and contribute to the building's prominent silhouette.

The exterior is constructed of variegated brick of red, brown and dark tones with contrasting stone detailing that highlights window surrounds, string courses, and structural elements. Brick buttresses along the side elevations provide rhythm and reinforce the vertical character of the design. The side façades are defined by a regular pattern of pointed-arch windows, creating a cohesive and balanced composition.

The main entrance, expressed through a pointed-arch opening with stone trim and recessed doors, reflects traditional ecclesiastical design.

The later addition of the church hall, was constructed in 1957 by John Loaring with the architect Douglas Johnson, and is not included in the heritage attributes.

Historical/Associative Value

Riverside United Church has historical and associative value because it is associated with the development of religious and community institutions in Windsor’s Riverside neighbourhood in the early 20th century.

Constructed circa 1929-1930, the church reflects a period of growth in the Riverside area and the establishment of permanent places of worship for expanding congregations. The property is associated with the United Church of Canada, formed in 1925, representing an important stage in the evolution of Protestant denominations in Canada.

The history of the church, including early fire damage and subsequent rebuilding of the gymnasium, reflects the continued investment of the congregation and its role as a longstanding centre for worship and community life.

The building is also associated with architect G. Buller Colthurst

Contextual Value

Riverside United Church has contextual value because it is important in defining and supporting the character of the surrounding residential area and is a local landmark. Located on a corner lot, the church is distinguished by its scale, massing, and Gothic Revival form within a neighbourhood of predominantly low-rise residential buildings. Its vertical emphasis, buttresses, and pronounced front façade contribute to its strong visual presence. The church is physically and historically linked to the development of the Riverside community and remains an identifiable landmark that reflects the neighbourhood’s cultural and institutional history.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the original church building constructed circa 1929-1930. Later additions to the property, including the mid-20th-century church hall and associated ancillary spaces, are not included in this designation.

Exterior attributes of Riverside United Church that exemplify its heritage value as a Gothic Revival church include its:

- Steeply pitched gable roof and overall roofline profile
- Decorative parapet elements and stone coping and trim at the roofline and entryway
- Overall massing and vertical emphasis
- Symmetrical principal façade
- Symmetrical front entry with pointed arch doorway made of wooden double doors
- Trio of lancet windows within the principal façade
- Stone detailing, featuring stone sills underneath the windows and stone caps on brick pilasters
- Variegated brick (red, brown and dark tones) masonry construction detailing, including string courses, window surrounds, and trim
- Brick buttresses along the side elevations
- Repetitive rhythm of pointed-arch windows along the side façades
- Stained glass windows

APPENDIX A

Statement of Cultural Heritage Value and Interest
First Baptist Church
710 Mercer Street

Description of Historic Place:

First Baptist Church is a two-storey ecclesiastical building located at 710 Mercer Street, on the southeast corner of Tuscarora Street and Mercer Street. It was constructed in 1915 and is characterized by its Neo-Gothic (Gothic Revival) architectural style, expressed through its steeply pitched roof, pointed arch (lancet) windows, and prominent corner tower.

Design/Physical Value:

First Baptist Church has design value as a representative and well-preserved example of early 20th century Neo-Gothic ecclesiastical architecture in Windsor. The property fronts Mercer Street and key characteristics of the style displayed in the building include its steeply pitched gable roof and gabled parapet; red brick cladding in a stretcher bond pattern and stone detailing; pointed-arch (lancet) leaded and stained-glass windows – including a prominent stained-glass window above the main entrance on the Mercer Street façade – and a prominent corner tower emphasizing verticality. The cornerstone of the original church was built into the current structure (at the right corner of the Mercer St. façade) and is dated 1858, dating back to the original structure.

The building displays a craftsmanship in its masonry and fenestration; its overall massing and asymmetrical façade, anchored by the main entrance and corner tower, reflects typical church design practices of the period. The main entrance is centred within the principal (Mercer St.) façade and flanked by two (2) sidelights. It has a semi-elliptical opening detailed decorated by an arched voussoir with central keystone above it and plain brick side trims and the top panel contains stained glass. The property features buttress wall detailing, including on the corner tower which also features two (2) small lancet windows with stone detailing. The north façade (fronting Tuscarora St.) has four (4) windows each at the basement and first floor elevations, all with plain stone sills, brick trim, and stone pieces at the top corners. This façade also contains an off-center entrance to the first floor with straight railings. Covering this door is an offset wooden gable supported by brackets with projecting eaves and exposed purlins. The south façade (visible from Mercer St.) is a mirror image of the north façade, minus the roof over the door.

Historical/Associative Value

First Baptist Church has historical value as it is directly associated with the development of Black communities in Windsor-Essex County, the legacy of the Underground Railroad, and early Black religious and social institutions in Ontario. The First Baptist Church congregation originated around 1840, with worship being held in a log cabin the congregation built. Shortly after, Queen Victoria & the Crown gave a land grant to the congregation, and a permanent church building was established in the 1850s with the cornerstone laid in 1858. The bricks for the church were all handmade by members of the congregation, many of whom were freedom seekers – people considered to be fugitive slaves – from the United States. Women of the church carried buckets of water from the Detroit River to Mercer Street, supplying the men who crafted the bricks. The current structure was completed in 1915 when the congregation relocated to this site.

First Baptist Church is also directly associated with architectural firm Leybourne & Whitney, a locally active firm consisting of Malcolm Leybourne and R.J. Whitney. The firm is responsible for the design of works in Windsor and Walkerville in the early 20th century, including residential, commercial and ecclesiastical projects (Walkerville Garage, All Saint's Anglican Church major addition in1913), many of which still stand today.

Contextual Value

The first permanent location of the Church in 1858 was at the northeast corner of McDougall and Albert Street (later renamed London Street East and now University Avenue East). In 1915, the current location at 710 Mercer Street, close by to its original location, was established. First Baptist Church has contextual value because it is historically linked to its surroundings through its long-standing use as a place of worship and community gathering, particularly for Windsor's Afro-Canadian community. Prominently sited at the corner of Mercer Street and Tuscarora Street, the property – with its corner tower – serves as a local landmark.

Heritage Attributes

For clarity, the identified heritage attributes are limited to the 1915 masonry building. Other structures on the property are not included in this designation.

Attributes of First Baptist Church that exemplify its heritage value as an early 20th century example of the Neo-Gothic architectural style include its:

Exterior Attributes

- Red brick exterior cladding in a stretcher bond pattern with stone detailing
- Steeply pitched gable roof
- Gabled parapet with stone feature
- Pointed-arch (lancet) leaded and stained glass windows
- Mercer Street façade, featuring:
    - Large stained-glass window with plain stone sill and stone detailing above the main entrance
    - Cornerstone engraved with '1858' at the right corner of the façade
    - Central main entrance:
        - Flanked by sidelights
        - Decorated by an arched voussoir with central keystone above and plain brick side trims
        - Double-leaf doors with three (3) panels each, with the top panels on each door containing stained glass
        - staircase with flanking masonry cheek walls leading to the raised main entrance
- Prominent corner tower, featuring:
    - Brick parapet with stepped, castellated profile and stone coping
    - Red brick cladding in a stretcher bond pattern
    - Buttress detailing
    - Two (2) small lancet windows with stone head trim, white interior trim, and plain lug sills
- North/south façades, featuring:
    - Regular rhythm of window openings at both basement and first-floor levels
    - Plain stone sills, brick surrounds, and stone corner accents
    - Subtle buttress-like vertical projections dividing the façade into bays
    - Off-centre entrance on Tuscarora façade, covered by a wooden gable supported by brackets with projecting eaves and exposed purlins
- The building's setback and open yard at the corner of Mercer Street and Tuscarora Street, contributing to its historic streetscape presence and prominence within the neighbourhood

Appendix B- Summary Table Of Batch II Properties Proposed For Heritage Designation

Proposed Properties for Batch II Designation and O. Reg. 9/06 Criteria Met

Photograph	O. Reg. 9/06 Criteria Met
2229 Chilver Road – "Hugh Beaton School"	
 Hugh Beaton School – November 2019	• Collegiate Gothic architecture with a high degree of design coherence, craftsmanship, and material integrity expressed through masonry construction and ornamental limestone detailing • Associated with Hugh Beaton, a significant figure in Walkerville's educational history, and with the development of publicly funded education during a period of early 20th-century growth; also demonstrates the work of the notable architectural firm Nichols, Sheppard & Masson • Defines and supports the early 20th-century residential and civic character of South Walkerville and is a visually prominent neighbourhood landmark due to its scale, institutional presence, and longstanding community use

1648 Francois Road – “David Maxwell School”	
 David Maxwell School – May 2025	• Classical Revival-style institutional building displaying a craftsmanship and artistic merit through its brickwork, stone detailing, and classically inspired entrance portico • Associated with David Maxwell, a significant figure in the development of education in Windsor and Essex County, and reflects the work of prominent architectural firm Pennington & Boyde • Recognized as a local landmark within its neighbourhood
949 Giles Boulevard East – “Prince Edward School”	
 Prince Edward School – June 2020	• Collegiate Gothic architecture displaying a high degree of craftsmanship and artistic merit through its symmetrical form, brickwork, limestone detailing, and Gothic ornamental features • Demonstrates the work of Albert H. McPhail, a prominent Windsor-based architect who significantly contributed to early 20th-century school design in the region • Important in defining and maintaining the character of the surrounding area, physically and historically linked to nearby institutional and civic features such as Lanspeary Park, and a prominent neighbourhood landmark

245 Tecumseh Road East – "W.C. Kennedy High School"	
 W.C. Kennedy High School	• Collegiate Gothic architecture with Château influences, displaying a high degree of craftsmanship and artistic merit through its brickwork, extensive stone detailing, carved ornamentation, and cohesive institutional design • Associated with William C. Kennedy, a prominent local political figure, and reflects the work of architectural firm Cameron & Ralson, which contributed to Windsor's institutional architecture • Prominent local landmark with a strong visual presence due to its scale, design, and setback, and closely associated with its surroundings, particularly its relationship to Jackson Park
1376 Victoria Avenue – "Victoria School"	
 Victoria School – November 2019	• Collegiate Gothic architecture displaying a high degree of craftsmanship and artistic merit through its symmetrical form, brickwork, limestone detailing, and Gothic ornamental features • Demonstrates the work of Albert H. McPhail, a prominent Windsor-based architect who shaped early 20th-century public school design, and is associated with the historical naming and commemoration of Queen Victoria • Contributes to and reinforces the character of the surrounding area, enhances the historic streetscape of Victoria Avenue, and is a prominent local landmark

1860 Chandler Road – "St. Bernard School Reconstructed Wall"	
 St. Bernard School Reconstructed Wall – October 2024	• Art Deco design displaying a high degree of artistic merit through its symmetrical composition, stepped brickwork, sculptural stone detailing, and integrated decorative figures • Demonstrates the work of prominent Windsor architect Albert J. Lothian, associated with significant early 20th-century institutional buildings in the region • Maintains a visual and cultural connection to its original educational context through its incorporation into the façade of a Catholic elementary school, modestly supporting continuity within the surrounding neighbourhood
1100 Huron Church Road – "Chapel, Assumption College High School"	
 Chapel, Assumption College High School – October 2024	• Mid-20th-century Modernist (International Style) institutional architecture expressed through its horizontal massing, flat roofs, ribbon glazing, minimal ornamentation, and integrated chapel design • Associated with the historical evolution of Assumption College and Catholic education in Windsor and reflects the work of architect G.A. McElroy • Historically linked to the broader Assumption institutional landscape through its development on lands associated with Assumption College and its role within the evolution of the campus

1035 Ellis Street East – "Holy Trinity Church / Kościół Św. Trójcy"	
 Holy Trinity Church / Kościół Św. Trójcy - May 2025	• Romanesque Revival architecture displaying a high degree of craftsmanship and artistic merit through intricate ornamental brickwork and stone detailing • Associated with Windsor's Polish community and yields information about early Polish settlement and community development in the city, serving as the centre of Polish cultural and religious life • Recognized neighbourhood landmark that is prominent in scale and mass within a primarily residential area
708 Erie Street East / 980 Louis Avenue – "Sant' Angela Merici Church"	
 Sant' Angela Merici Church – May 2025	• Romanesque Revival architecture displaying a high degree of craftsmanship and artistic merit through its intricate brickwork, massing, and use of arches and detailing • Associated with the development of Windsor's Italian Catholic community and reflects patterns of early 20th-century immigration and community formation; also demonstrates the work of architect John R. Boyde, a significant figure in the region • Important in defining and maintaining the character of the "Little Italy" neighbourhood, historically and visually linked to its surroundings, and recognized as a neighbourhood landmark

Huron Church Road / Wyandotte Street West - “Assumption Cemetery”	
   Assumption Cemetery – Photos from International metropolis	• Roman Catholic cemetery displaying a high degree of craftsmanship and artistic merit through its historic memorials and monuments, including Classical Revival mausoleums and sculptural works such as the Calvary • Associated with the earliest Catholic, Indigenous, and French communities in Windsor-Essex and the long-standing development of Assumption Parish, and yields information about early settlement patterns and religious life in the region • Physically and historically linked to the Assumption institutional landscape, including Assumption Church, Assumption Parish, and the University of Windsor campus, and recognized as a prominent landmark within the broader city context

85 Park Street East – "St. Alphonsus Church"	
 St. Alphonsus Church – May 2025	• Gothic Revival ecclesiastical architecture displaying a high degree of craftsmanship and artistic merit through its brick construction, stone detailing, stained-glass windows, and prominent bell tower and rose window • Associated with one of Windsor's oldest Catholic parishes and the city's early development, including outreach to the African-Canadian community; also yields information about the growth of Windsor in the 19th century • Defines and supports the character of downtown Windsor, is historically linked to the surrounding urban core, and is a prominent local landmark
2153 Parkwood Avenue – "St. Michael's Church"	
 St. Michael's Church – May 2025	• Mid-Century Modern ecclesiastical architecture with Art Deco influences, displaying a high degree of craftsmanship and artistic merit through its integrated stained glass, mosaic artwork, and cohesive architectural composition • Associated with the German immigrant community in Windsor and yields information about mid-20th-century immigration and community development; also demonstrates the work of prominent local architect James C. Pennington • Recognized local landmark within South Walkerville due to its scale, architectural

	distinction, and prominent presence within a lower-scale residential neighbourhood
881 Glidden Avenue – "Riverside United Church"	
 Riverside United Church – June 2025	• Gothic Revival ecclesiastical architecture displaying a high degree of craftsmanship and artistic merit through its pointed-arch openings, vertical emphasis, buttressed brickwork, and stone detailing • Associated with the development of religious institutions and community life in Windsor's Riverside neighbourhood and with the United Church of Canada during a formative period in Canadian Protestant history • Important in defining and supporting the character of the surrounding residential area, physically and historically linked to the development of the Riverside community, and a recognizable local landmark
710 Mercer Street – "First Baptist Church"	
 First Baptist Church – December 2020	• Early 20th-century Neo-Gothic (Gothic Revival) ecclesiastical architecture, displaying craftsmanship in its masonry, stained glass, and overall massing including its steep roof, lancet windows, and prominent corner tower • Associated with the development of Black communities in Windsor-Essex, the legacy of the Underground Railroad, and early Black religious institutions; also reflects the work of the architectural firm Leybourne & Whitney

	• Historically linked to its surroundings through its long-standing role as a place of worship and community gathering, and serves as a prominent corner landmark within the neighbourhood

Appendix C- Research Document

The following resources were commonly consulted in the creation of the Statement of Cultural Heritage Value or Interests.

Resource List

- HER File Scan
- Fire Insurance Map
- Registered Plan (provided if available) and Land Registry Office Records
- EIS downloads
- Heritage Register List (via City of Windsor website)
- Biographical Dictionary of Architects in Canada 1800-1950
- WPL Windsor's history and pictures
- Southwestern Ontario Digital Archive
- International Metropolis/ Lost Windsor website
- Ontario Architecture
- City Directories (1888-1977)
- Local History Center Index Cards
- Municipal Archives Architectural Drawings (if available)

Research Document – 2229 Chilver Road, Hugh Beaton Public School

PROPERTY OVERVIEW	
Property address:	2229 Chilver Rd
Property Roll Number:	020-370-06200-0000
Property name (if known):	Hugh Beaton Public School
Current use (observed):	Educational
Date constructed:	1929
Architect(s) (if known):	Nichols, Sheppard and Masson

Photos/Pictures of Property





Portion of Front Façade – Site Visit, Heritage Planning Staff (date unknown)



Hugh Beaton School – International Metropolis, June 25, 2008



'Boys' and 'Girls' Entrances – Site Visit, Heritage Planning Staff (date unknown)



Portion of Front Façade – Site Visit, Heritage Planning Staff (June 2025)



'Boys' & 'Girls' Entrances – Site Visit, Heritage Planning Staff (June 2025)



Gymnasium Entrance – Site Visit, Heritage Planning Staff (June 2025)

Historical Photos

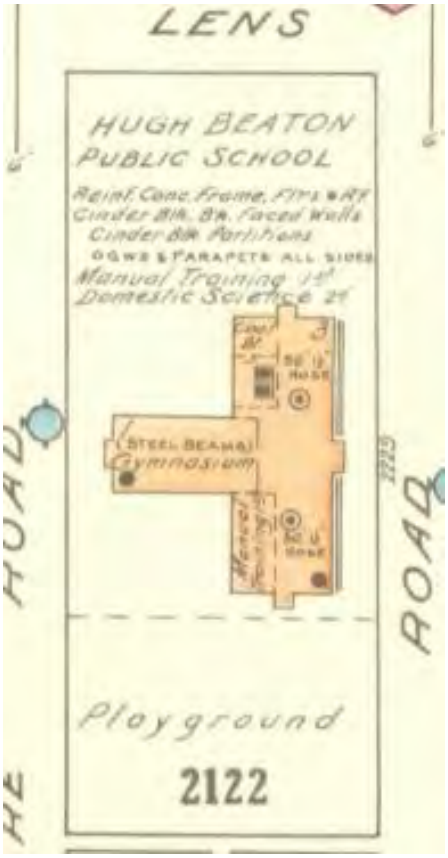


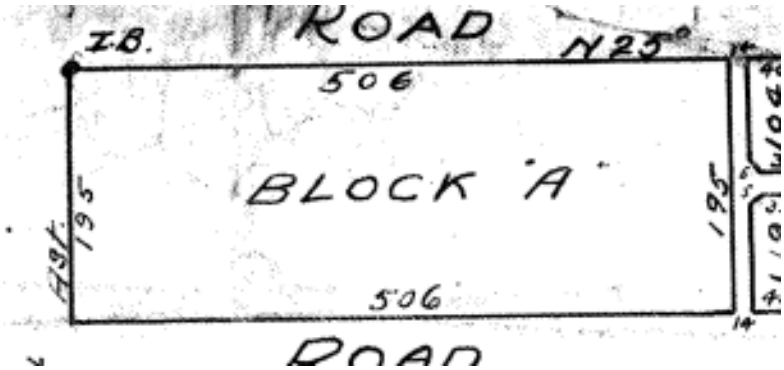
Below: Windsor Star, "From the Vault: Hugh Beaton School", March 14, 2012 (last updated April 3, 2020)

Research/Supporting Material

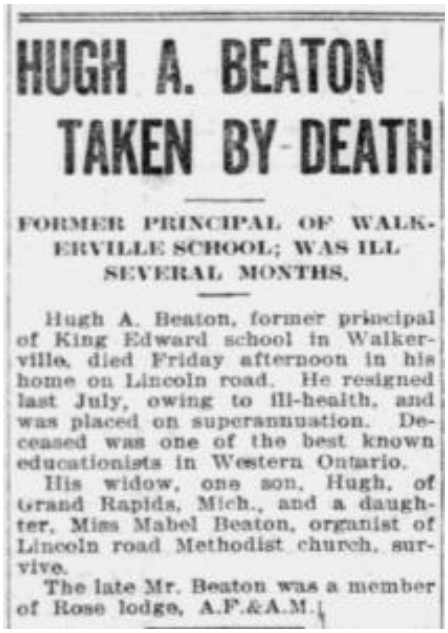
R	2229 Chilver Rd	Hugh Beaton School	1929	Arch. Sheppard & Masson	S.Walkerville

Windsor Municipal Heritage Register, pg. 2 of 23





Left: Snippet of Insurance Plan of the City of Windsor Volume 2 (February 1953), Sheet 236; Right: Registered Plan 1054 Block A



HUGH A. BEATON TAKEN BY DEATH

FORMER PRINCIPAL OF WALKERVILLE SCHOOL; WAS ILL SEVERAL MONTHS.

Hugh A. Beaton, former principal of King Edward school in Walkerville, died Friday afternoon in his home on Lincoln road. He resigned last July, owing to ill-health, and was placed on superannuation. Deceased was one of the best known educationists in Western Ontario.

His widow, one son, Hugh, of Grand Rapids, Mich., and a daughter, Miss Mabel Beaton, organist of Lincoln road Methodist church, survive.

The late Mr. Beaton was a member of Rose lodge, A.F.&A.M.

ProQuest Historical Newspapers – The Evening Record, December 7, 1917 (Pg. 1 of 16)



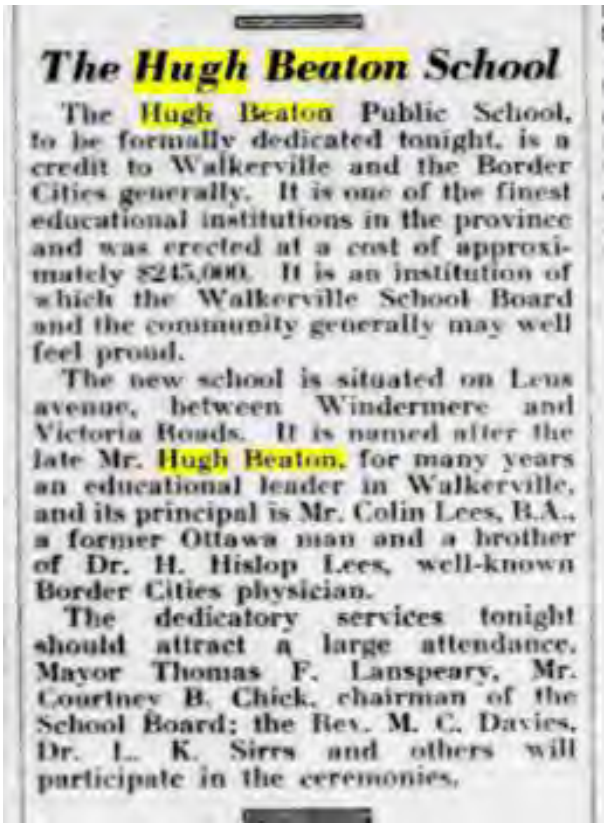
DROP HIRAM WALKER NAME

New Walkerville School Is Called 'Hugh Beaton'

Determined Delegation Protests Proposed Christening

After a grim delegation of 50 men and women, armed with a petition signed by over 200 residents of the district, had apprised the Walkerville Board of Education of its unalterable opposition to the new South Walkerville public school being named after Hiram Walker, the board accepted the delegation's suggestion unanimously and named the new building the Hugh Beaton school. The late Hugh Beaton was principal of Walkerville's first full-sized public school.

[ProQuest Historical Newspapers – The Border Cities' Star, December 11, 1928](#) *(Pg. 5 of 32)*



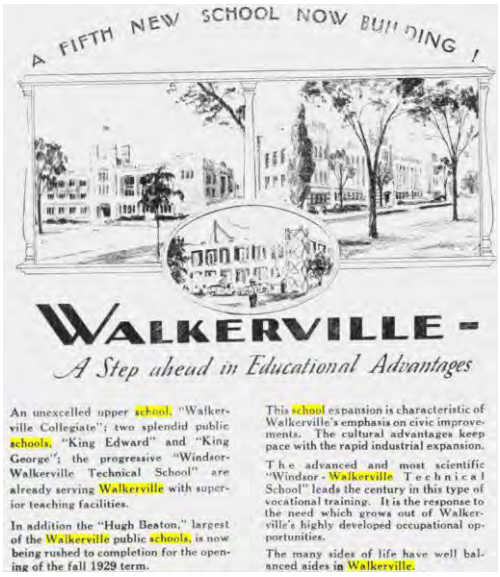
The Hugh Beaton School

The Hugh Beaton Public School, to be formally dedicated tonight, is a credit to Walkerville and the Border Cities generally. It is one of the finest educational institutions in the province and was erected at a cost of approximately $245,000. It is an institution of which the Walkerville School Board and the community generally may well feel proud.

The new school is situated on Lens avenue, between Windermere and Victoria Roads. It is named after the late Mr. Hugh Beaton, for many years an educational leader in Walkerville, and its principal is Mr. Colin Lees, B.A., a former Ottawa man and a brother of Dr. H. Hislop Lees, well-known Border Cities physician.

The dedicatory services tonight should attract a large attendance. Mayor Thomas F. Lanspeary, Mr. Courtney B. Chick, chairman of the School Board; the Rev. M. C. Davies, Dr. L. K. Sirrs and others will participate in the ceremonies.

[ProQuest Historical Newspapers – The Border Cities' Star, October 25, 1929](#) *(Pg. 4 of 52)*



A FIFTH NEW SCHOOL NOW BUILDING!

WALKERVILLE -

A Step ahead in Educational Advantages

An unexcelled upper school, "Walkerville Collegiate"; two splendid public schools, "King Edward" and "King George"; the progressive "Windsor-Walkerville Technical School" are already serving Walkerville with superior teaching facilities.

In addition the "Hugh Beaton," largest of the Walkerville public schools, is now being rushed to completion for the opening of the fall 1929 term.

This school expansion is characteristic of Walkerville's emphasis on civic improvements. The cultural advantages keep pace with the rapid industrial expansion.

The advanced and most scientific "Windsor-Walkerville Technical School" leads the century in this type of vocational training. It is the response to the need which grows out of Walkerville's highly developed occupational opportunities.

The many sides of life have well balanced aides in Walkerville.



[ProQuest Historical Newspapers – The Border Cities' Star, April 30, 1929](#) *(Pg. 14 of 38)*

D.W.F. Nichols - Winnipeg 1909-12
Nichols & West - Winnipeg 1913 (with **J. Pender West**)
D.W.F. Nichols - Winnipeg 1914-15
Colthurst, Trace & Nichols - Windsor 1920-21 (with **Guy B. Colthurst** and **John E. Trace**)
Nichols, Sheppard & Colthurst - Windsor 1921-22 (with **Hugh P. Sheppard** and **Guy B. Colthurst**)
Nichols & Sheppard - Windsor 1922-23 (with **Hugh P. Sheppard**)
Nichols, Sheppard & Masson - Windsor 1924-31 (with **Hugh P. Sheppard** and **George Y. Masson**)
D.W.F. Nichols - Windsor 1941-51

NICHOLS, SHEPPARD & MASSON

(The Windsor Municipal Archives holds a collection of drawings, blueprints and photographs for buildings designed by Nichols, Sheppard & Masson during the period from 1923 to 1930 (Windsor Municipal Archives: W.A. Fraser Coll., Acc. 1987-2; photographs Acc. 1987-19).

YOUNG MEN'S & YOUNG WOMEN'S CHRISTIAN ASSOCIATION, Pelissier Street at Maiden Lane: 1924-25 (C.R., xxxvii, 26 Nov. 1924, 10, t.c., xl, 17 Feb. 1926, 156, illus. & descrip., R.A.I.C. Journal, iii, Nov.-Dec. 1926, 223-26, illus. & descrip., Architectural Conservancy of Ontario, 80 for 80: Celebrating 80 Years of the A.C.O., 2013, 24-5, illus. & descrip.)
ESSEX COUNTY WAR MEMORIAL, Giles Boulevard at Ouellette Avenue, 1924 (Detroit Free Press, 31 May 1924, 7, descrip., R.A.I.C. Journal, iv, May 1927, 185, illus.)
ESSEX COUNTY JAIL, Sandwich Street at Brock Street, 1924-25 (C.R., xxxvii, 26 Nov. 1924, 49, xl, 3 May 1926, 429, illus. & descrip.; Border Cities Star [Windsor], 11 Feb. 1926, Section Two, p. 6-7, illus. and detailed architectural descrip.)
JOHN A. CAMPBELL PUBLIC SCHOOL, Tecumseh Road East at Hall Avenue, 1925-27, a commission won in an architectural competition (Border Cities Star [Windsor], 2 Sept. 1925, Section Two, p. 8, descrip.; Const., xvm, Sept. 1925, 293; C.R., xli, 8 June 1927, 592, illus., 12 Oct. 1927, 1033, illus.)
FORD CITY, ONT., major addition to Gordon McGregor Public School, Alexis Road, between Reginald Street and Alice Street, 1926 (C.R., xl, 2 June 1926, 46)
CANADIAN SALT CO., Sandwich Street, administration building, 1926 (C.R., xl, 2 June 1926, 551, illus.)
CLARENCE H. SMITH CO. STORE, Ouellette Avenue, major addition to department store, 1926; addition, 1928 (C.R., xl, 27 Jan. 1926, 92, t.c., Windsor Star, 11 Nov. 1928, Second Section, 6-7, descrip.; 16 Oct. 1929, 5, illus. & descrip.)
WYANDOTTE STREET EAST, at Aylmer Avenue, store and apartment block, 1926 (dwgs. at Windsor Municipal Archives, RG4, No. 14)
ALEXANDER AVENUE, residence for George Hasson, 1926 (Windsor Star, 10 July 1926, Second Section, 8-9, illus. & descrip.)
SUNSET AVENUE, residence for Frederick J. Jasperson, 1927 (dwgs. at Windsor Municipal Archives, RG4, No. 87)
PRINCE OF WALES PUBLIC SCHOOL, Wyandotte Street, major addition, 1927 (Windsor Star, 25 March 1927, 3, 31 Dec. 1927, Fifth Section, 8)
WALKERVILLE, ONT., residence for Dr. Charles W. Hoare, Ontario Street at Devonshire Road, 1927-28 (C.R., xli, 19 Oct. 1927, 531)
LA SALLE, ONT., Hofer Brewing Co., Front Road, 1928 (C.R., xlii, 15 Feb. 1928, 50)
CHURCH OF THE ASCENSION (Anglican), University Avenue West, 1927 (C.R., xli, 8 March 1927, 239, illus.; Windsor Star, 23 Feb. 1927, 3, illus. & descrip.)
WALKERVILLE, ONT., Hugh Beaton Public School, Windermere Road at Lens Avenue, 1928-29 (Windsor Daily Star, 23 June 1928, 7; 24 Oct. 1929, 12, descrip.; C.R., xlii, 19 Sept. 1928, 888, illus.)
CHATHAM, ONT., Union Natural Gas Co., Fifth Street near Wellington Street, office building, 1928 (C.R., xlii, 1 Aug. 1928, 31)
PURITY DAIRIES CO., Howard Avenue at Shepherd Street East, 1929 (C.R., xliii, 24 April 1929, 67; dwgs. at Windsor Municipal Archives, RG4, 112, 123, 176, 178)
SANDWICH WEST, ONT., Essex Golf & Country Club, Manchette Road: 1928 (Const., xxi, June 1928, 216)
ALL SAINTS ANGLICAN CHURCH, Windsor Avenue, 1928 (C.R., xlii, 28 March 1928, 48)
SANDWICH, ONT., public school, Felix Avenue at College Avenue, 1929 (Windsor Star, 1 Feb. 1929, 3)
CHILDREN'S AID SOCIETY, Dougall Avenue, children's shelter, 1929 (C.R., xliii, 3 April 1929, 64)
PARAMOUNT THEATRE, Moy Avenue at Ottawa Street, 1929 (Windsor Star, 23 Jan. 1929, 3, illus. & descrip.; C.R., xliii, 6 Feb. 1929, 84, t.c.)
WESTMINSTER UNITED CHURCH, Dougall Avenue at Tecumseh Road, 1929 (Windsor Star, 7 Jan. 1930, 3, illus.; Detroit Free Press, 12 Jan. 1930, Section Seven, 6)

D.W.F. NICHOLS

(with **John P. Thomson**) GRACE HOSPITAL, Crawford Avenue, major addition, 1942 (Canadian Hospital, xix, April 1942, 26-1, illus)
PEERLESS COUNTRYSIDE DAIRIES INC., Benjamin Avenue at Tecumseh Boulevard East, 1946 (C.R., lix, July 1946, 104)

COMPETITIONS

WINDSOR, ONT., new Collegiate Institute, Tecumseh Road East, between Mercer Street and Highland Avenue, 1925. Shortly after the competition for the John Campbell School noted above, the Board of Education staged another competition for public Collegiate School (Border Cities Star [Windsor], 21 Nov. 1925, 5). Nichols, Shepard & Masson were awarded Second Prize of $300. The winner were **Cameron & Ralston**, but the site was later occupied by H. Guppy Public School, designed by a different architect.
WALKERVILLE, ONT., Metropolitan General Hospital, Lens Avenue at Byng Road, 1926. The office of **Nichols, Sheppard & Masson** was one of 8 local architects who competed for this job (Border Cities Star [Windsor], 27 Jan. 1926, 5). Their submission was passed over in favour of **Pennington & Boyde**.

[Biographical Dictionary of Architects in Canada 1800-1950 – Nichols, David William Fair]

CORNERSTONE IS LAID TODAY

Walkerville to Have Ceremony at Hugh Beaton School

Walkerville's new public school—the Hugh Beaton school—will move nearer to completion this afternoon, when the cornerstone will be laid.

COST OF SCHOOL

This new school is being built south of Tecumseh Road, between Victoria and Windermere Roads. It is costing $245,000 to build. It is estimated that equipment costs will run from $25,000 to $30,000, bringing the total cost of the school up to about $275,000.

In addition to 14 classrooms, this school will have a manual training room, domestic science room, combination auditorium and gymnasium, boys' and girls' showers, nurse's room and dental clinic combined, boys' and girls' playrooms, teachers' room and principal's office.

The school takes its name from the late Hugh Beaton, who was one of the first principals in Walkerville. He was principal of the old eight-room public school at the corner of Devonshire Road and Wyandotte street, and, on the completion of the King Edward school, was made its principal. He held this office up to the time of his death.

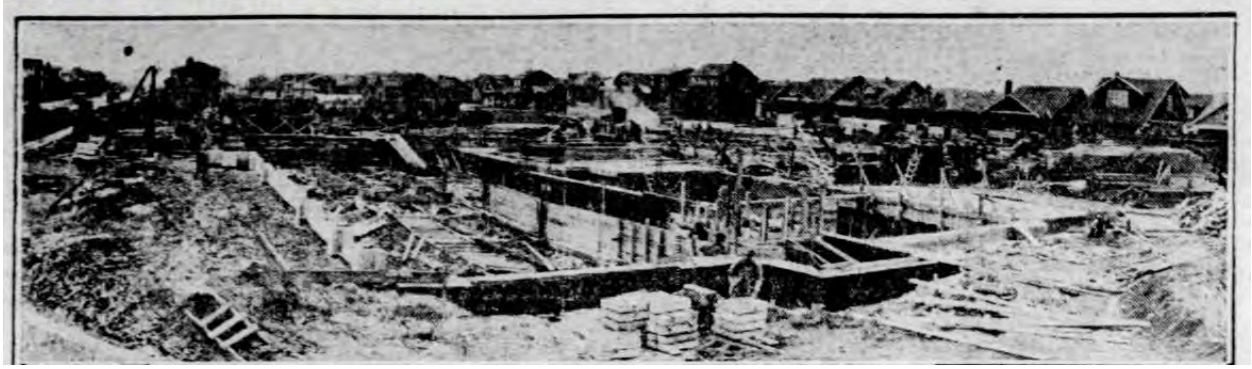
ROOM NEEDED

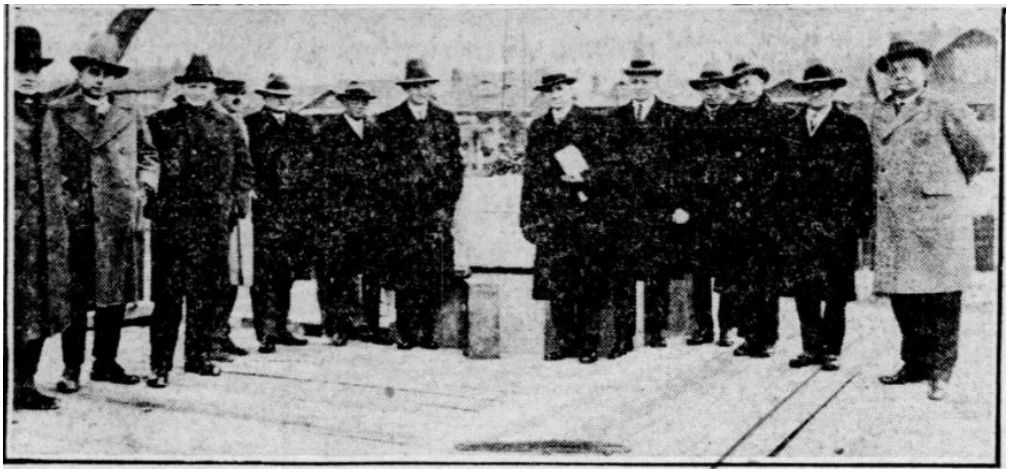
Rapid development in South Walkerville in recent years led to the construction of this school. Public school pupils increased in number to such an extent that makeshift arrangements, in the opinion of the Board of Education, would not be satisfactory, and the new school was considered necessary.

No program has been planned for this afternoon's cornerstone laying ceremonies, but officials of the Board of Education and others will be in attendance.

[ProQuest Historical Newspapers – The Border Cities' Star, December 19, 1928] *(pg. 5 of 36)*

Hugh Beaton School Cornerstone Laid in Walkerville





Ceremony Marks Laying Of Stone at New School

SIMPLE ceremonies yesterday afternoon marked the laying of the cornerstone of the new Hugh Beaton public school, now under construction in Walkerville.

There was no speechmaking. The stone was swung into position and Nate K. Cornwall, chairman of the Walkerville Board of Education, assisted by Harry Howe, a former mayor of the town, declared it "well and truly laid." Rev. George Kersey, a Board of Education member, pronounced the blessing.

In the stone were placed three pieces of currency—a nickel, a dime and a quarter, each of 1928 coinage; a picture of Walkerville's first public school; a copy of The Border Cities Star of December 18, and three copies of the Walkerville News—its amalgamation extra of December 11, 1926, a copy of the first edition published, and a copy of the latest edition.

The school, a picture of which was placed in the stone, is the one that stood at the corner of Devonshire Road and Wyandotte street. Hugh Beaton, after whom the new school is named, was the first principla of this eight-room school.

Mayor Robert L. Daniels, members of the Board of Education, and a few others, were present at the cornerstone laying.

ProQuest Historical Newspapers – The Border Cities Star, December 20, 1928 (pg. 5 of 40)

Research Document – 1648 Francois Road, David Maxwell School

PROPERTY OVERVIEW	
Property address:	1648 Francois Rd
Property Roll Number:	010-250-16600-0000
Property name (if known):	David Maxwell School
Current use (observed):	Educational
Date constructed:	1928
Architect(s) (if known):	Pennington & Boyde

Photos/Pictures of Property















Site Visit, Heritage Planning Staff (May 2025)

Historical Photos



Left: Windsor Star, "David Maxwell Public School celebrates 90th year of education", June 14, 2019







Above & left: International Metropolis – David Maxwell School, January 21, 2008

Research/Supporting Material

R	1648 Francois Rd	David Maxwell School	1928	Arch. Pennington & Boyde	Riverside

Windsor Municipal Heritage Register, pg. 5 of 23

Pennington, James Carlisle

PENNINGTON, James Carlisle (1885-1963), the acknowledged dean of the architectural scene in Windsor and Essex County, and who was active for over fifty years in the following offices:

Crane & Pennington, with dual offices in Windsor, Ont. and Detroit, Mich. (with **C. Howard Crane**)
J.C. Pennington, Windsor, Ont. 1913-1920
Pennington & Boyde, Windsor, Ont. 1921-1937 (with **John R. Boyde**)
J.C. Pennington, Windsor, Ont., 1937 to 1950 and after

PENNINGTON & BOYDE (Institutional & Ecclesiastical works in Windsor)

MASONIC TEMPLE, Ouellette Avenue at Erie Street, a commission won in a competition by **J.C. Pennington** in 1915, but not built until 1921 (Evening Record [Windsor], 3 June 1915, 2; C.R., xxxv, 25 May 1921, 60, t.c.; Border Cities Star [Windsor], 28 April 1921, 3; 25 June 1921, 4, illus. & descrip.; 17 Dec. 1921, 5, illus. & extensive descrip.)
OUELLETTE PUBLIC MARKET BUILDING, 1922 (Border Cities Star [Windsor], 24 Feb. 1922, 11)
KNIGHTS OF COLUMBUS HALL, Ouellette Avenue, major addition at the rear of the present building, facing Pellisier Street, 1922 (Border Cities Star [Windsor], 19 April 1922, 7; 1 June 1922, 3, illus. & descrip.)
DOUGALL AVENUE PUBLIC SCHOOL, major addition of auditorium and gymnasium, 1925 (Border Cities Star [Windsor], 27 June 1925, 5)
OUR LADY OF PROMPT SUCCOR ROMAN CATHOLIC CHURCH, McEwan Avenue at Wyandotte Street West, church and rectory, 1926 (C.R., xl, 31 March 1926, 51; Border Cities Star [Windsor], 18 Jun. 1927, 3, illus. & descrip.; R.A.I.C. Journal, v, Jan. 1928, 7-13, illus. & descrip.)
WOOLLATT CHURCH HOUSE & SUNDAY SCHOOL HALL, Lincoln Road near Wyandotte Street East, 1926, adjacent to, and attached to, Lincoln Road United Church (Border Cities Star [Windsor], 28 Aug. 1926, Section Two, 11, illus. & descrip.; inf. Andrew Foot, Windsor)
WEST END UNITED CHURCH, London Street West, a Sunday School for the church, 1927 (C.R., xli, 15 April 1927, 52)
SACRED HEART ROMAN CATHOLIC CHURCH, Ottawa Street at Benjamin Avenue, 1927 (C.R., xli, 2 Feb. 1927, 50)
WESTERN PUBLIC SCHOOL, Peter Street West near Grove Avenue, 1927 (Border Cities Star, 18 June 1927, 5; C.R., xli, 29 June 1927, 50)
VILLA MARIA, a Roman Catholic Home for the Aged & Orphans, near the Roseland Golf & Country Club, 1929 (Border Cities Star [Windsor], 1 Feb. 1929, 1, illus. & descrip.; C.R., xliii, 3 July 1929, 62, t.c.; Detroit Free Press, 5 May 1929, Section Seven, 1 & 2, illus.; 5, descrip.)
ST. GENEVIEVE ROMAN CATHOLIC SCHOOL, Irvine Street, 1929 (C.R., xliii, 29 May 1929, 180; dwgs. Windsor City Archives)
ST. FRANCOIS ROMAN CATHOLIC SCHOOL, Tuscarora Street, 1930 (C.R., xliv, 19 Feb. 1930, 58)
H.E. GUPPY PUBLIC SCHOOL, Tecumseh Road at Highland Avenue, 1929-30 (Detroit Free Press, 16 Sept. 1927, 4; and 19 Dec. 1928, 17, descrip., and 5 May 1929, Section Seven, 3; C.R., xliv, 6 Aug. 1930, 64)
HOTEL DIEU HOSPITAL, Ouellette Avenue, major addition, 1932. Nurse's Residence, 1946 (C.R., xlvi, 9 March 1932, 112; Windsor Star, 28 May 1938, 14-15, illus. & descrip., Canadian Hospital, xv, Sept. 1938, 26-7, 49, illus. & descrip., xxiii, June 1946, 40-1, illus.)

PENNINGTON & BOYDE (Commercial and Industrial works in Windsor)

CRAWFORD HOUSE HOTEL, Sandwich Street, major addition, 1921 (C.R., xxxv, 19 Oct. 1921, 47)
KING BLOCK, Ouellette Avenue, 1922 (dwgs. Windsor City Archives)
GRINNELL BROTHERS MUSIC STORE, Ouellette Avenue, 1925 (Border Cities Star [Windsor], 7 March 1925, 5, descrip.)
BAYER ASPRIN CO. LTD., [also called Sterling Products], Elliott Street West at Oak Avenue, large 3 storey factory and offices, 1925 (C.R., xxxix, 25 March 1925, 51, t.c.; Border Cities Star [Windsor], 25 April 1925, 3, descrip.; and 21 May 1925, 5, descrip.)
SECURITY BUILDING, Pelissier Street at London Street, a 10 storey office tower, 1927-28 (Border Cities Star [Windsor], 31 Dec. 1926, Section Three, 13, illus., and 29 Oct. 1927, Section Three, 4-10; illus. & detailed architectural descrip.; C.R., xli, 7 Dec. 1927, 24, illus. in advert.)
U.S. PLAYING CARD CO., Mercer Street, factory, 1927 (C.R., xli, 17 Aug. 1927, 54, t.c.)
METROPOLITAN BUILDING, London Street at Victoria Avenue, office tower, 1928-29 (C.R., xlii, 30 May 1928, 174; and 26 Dec. 1928, 45, illus. in advert.; Detroit Free Press, 22 July 1928, Section Six, p. 3, illus. & descrip.; Border Cities Star [Windsor], 1 June 1929, Section Four, 1-6, illus. & detailed architectural descrip.)
MERLORAY TOWER, London Street at Ouellette Avenue, an 18 storey skyscraper for Louis A. Merlo and John A. Ray, 1929 (Detroit Free Press, 3 March 1929, Section Seven, 2, descrip.)
STERLING PRODUCTS LTD., Elliott Street, major addition, 1930 (Detroit Free Press, 3 April 1930, 10)
PASCOE BLOCK, Ouellette Avenue at Maiden Lane, 1931 (C.R., xlv, 16 Dec. 1931, 1499)
A.S. BOYLE CO., College Avenue at Campbell Avenue, factory, 1932 (C.R., xlvi, 13 April 1932, 47, t.c.)

PENNINGTON & BOYDE (Residential works in Windsor)

RIVERSIDE DRIVE, residence for Fred J. White, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
VICTORIA AVENUE, residence for J. Deshirst, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
VICTORIA AVENUE, residence for E.A. Cleary, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
VICTORIA AVENUE, at Hanna Street, large residence for John Digby Chick, 1922 (Border Cities Star [Windsor], 18 May 1922, 3)
KAPLAN APARTMENTS, Moy Avenue at Wyandotte Street, a three storey block of stores and apartments, for Louis Kaplan, 1922 (Border Cities Star [Windsor], 5 July 1922, 3, descrip.)

PENNINGTON & BOYDE (Institutional & Ecclesiastical works outside Windsor)

WALKERVILLE, ONT., Collegiate Institute, Richmond Street at Argyle Road, 1921-22 (C.R., xxxvi, 26 July 1922, 746, 748, illus., Const., xvi, Jan. 1923, 2-3, illus. & descrip.; Border Cities Star [Windsor], 2 Nov. 1922, 15, descrip.)
AMHERSTBURG, ONT., High School, 1921, major addition, 1930 (C.R., xxxv, 16 March 1921, 39, Jun., Sept. 1930, 122-3, t.c.)
ESSEX, ONT., High School, 1923, with major addition, 1948 (Border Cities Star [Windsor], 30 May 1921, 5; 2 July 1921, 17, t.c.; C.R., xxxv, 13 July 1921, 48, t.c.; Ira, May 1948, 176)
CHATHAM, ONT., Blessed Sacrament Roman Catholic Church, Victoria Avenue, 1922 (C.R., xxxvi, 5 April 1922, 98, t.c.; Border Cities Star [Windsor], 19 April 1922, 7; and 11 Jan. 1923, 2, descrip.)
TECUMSEH, ONT., Beach Grove Country Club, a new clubhouse, Riverside Drive East, 1922 (Border Cities Star [Windsor], 19 April 1922, 7; 18 May 1922, 3)
FORD CITY, ONT., Holy Rosary Roman Catholic Separate School, Drouillard Road, 1922; with major addition of classrooms and auditorium in 1923 (C.R., xxxvi, 9 May 1922, 14, t.c.; Border Cities Star [Windsor], 17 March 1923, Session Two, p. 5, illus.)
PETITE COTE, ONT., Sacred Heart Roman Catholic Church, 1923 (Border Cities Star [Windsor], 10 Jan. 1922, 14, descrip.; C.R., xxxvi, 17 May 1922, 139)
LEAMINGTON, ONT., St. Michael's Roman Catholic Church, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
WOODSLEE, ONT., Roman Catholic Convent, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
LEAMINGTON, ONT., major addition to the High School, 1922 (Border Cities Star [Windsor], 13 July 1922, 11; C.R., xxxvi, 13 Sept. 1922, 50)
OLINDA, ONT., public school, 1922 (Border Cities Star [Windsor], 13 July 1922, 11)
RIVERSIDE, ONT., St. Rose de Lima Roman Catholic Church, Intersection Road near Ottawa Street, 1924 (Border Cities Star [Windsor], 17 Dec. 1923, 3, descrip.; and 23 June 1924, 5, descrip.; C.R., xxxviii, 27 Feb. 1924, 52)
PORT ARTHUR, ONT., St. Andrew's Roman Catholic Church, Arthur Street, 1924 (C.R., xxxviii, 21 May 1924, 49)
FORD CITY, ONT., St. Jules Roman Catholic School, Elizabeth Road at Normand Road, 1924 (Border Cities Star [Windsor], 8 July 1924, 9, t.c., and 27 March 1925, 3, illus.)
FORD CITY, ONT., Roman Catholic School, near Pillette Road and Tecumseh Road, 1924 (Border Cities Star [Windsor], 19 July 1924, 3)
FORD CITY, ONT., Roman Catholic School, Rossini Street, between Ottawa Street and the CNR tracks, 1924 (Border Cities Star [Windsor], 19 July 1924, 3)
PETIT COTE, ONT., a two room school, River Front Road, 1924 (Border Cities Star [Windsor], 21 Aug. 1924, 9, t.c.)
FORD CITY, ONT., St. Joseph's Roman Catholic School, 1925 (Border Cities Star [Windsor], 6 May 1925, 3)
LONDON, ONT., Brescia Hall, for the Ursuline Sisters, near Western Road at Sarnia Road, on the campus of the University of Western Ontario, 1924-25 (C.R., xxxviii, 2 Jan. 1924, 46; Border Cities Star [Windsor], 19 Sept. 1924, 8, descrip.; Const., xxx, Jan. 1926, 4-12, illus. & descrip.)
LONDON, ONT., St. Peter's Roman Catholic Seminary, Huron Street, at Sunshine Park, designed 1923, built 1925-26; addition of a cloister, 1928; Chapel, 1928-30 (Border Cities Star [Windsor], 15 Nov. 1923, 3; and 3 Feb. 1925, 1, illus. & descrip.; and 27 May 1925, 3, detailed descrip.; Free Press [London], 12 Dec. 1929, 32, illus. & descrip.; C.R., xli, 13 July 1927, 74, illus. in advert.; and xliii, 20 March 1929, 68, R.A.I.C. Journal, vii, Oct. 1930, 361-73, illus. & descrip.)
WALKERVILLE, ONT., Metropolitan General Hospital, Lens Avenue at Byng Road, a project won in a competition, 1926-28; with Nurse's Residence, 1942; major additions to hospital, 1946, 1950 (Border Cities Star [Windsor], 4 Dec. 1926, 3, illus. & descrip.; C.R., lx, 10 Feb. 1926, 54, and xlix, 10 July 1929, 17, illus. in advert. and lv, 29 July 1942, 27, and lvii, 22 March 1944, 29, and lxiii, July 1950, 121, Detroit Free Press, 15 May 1927, Section Four, 8, illus., and 6 Feb. 1928, 2 & 20, illus. & descrip.)
WALKERVILLE, ONT. Fire Hall, Huron Street at Walker Road, 1927 (C.R., xli, 8 June 1927, 55)
TECUMSEH, ONT., clubhouse for the Beach Grove Country Club, 1927 (Daily Commercial News [Toronto], 30 July 1927, 5; Border Cities Star [Windsor], 31 Dec. 1927, Section Four, 9, illus. & descrip., and 13 July 1929, Section Three, 5, illus. & descrip.)
SARNIA, ONT., St. Joseph's Roman Catholic Church, Stuart Street, 1928 (C.R., xlii, 9 May 1928, 153)
FORD CITY, ONT., David Maxwell Public School, Francois Road at Alice Street, 1928 (C.R., xlii, 28 March 1928, 48, t.c., inf. Andrew Foot, Windsor)
WALKERVILLE, ONT., Public Market Hall, Huron Street at Walker Road, 1928 (C.R., xlii, 28 March 1928, 48)

PENNINGTON & BOYDE (Commercial and Industrial works outside Windsor)

FORD CITY, ONT., commercial block of stores and apartments for Samuel K. Baum, Drouillard Road, between Charles Street and Huron Street, 1924 (Border Cities Star [Windsor], 6 Feb. 1924, 3)
WALKERVILLE, ONT., Chrysler Corp. of Canada, Tecumseh Road East at Walker Road, major addition of a third floor above the existing assembly building, 1928-29 (Gazette [Montreal], 19 April 1928, 19; C.R., xliii, 7 Aug. 1929, 17, illus. in advert., inf. Scott Ellsworth)
SANDWICH, ONT., rebuilding of a large factory for the Sandwich Foundry Co., to replace building destroyed by fire, 1929-30 (Detroit Free Press, 21 Dec. 1929, 20)
CHATHAM, ONT., William Pitt Hotel, Sixth Street at King Street, 1930 (Canadian Hotel Reviews, viii, Nov. 1930, 17-20, illus. & descrip.; C.R., xlv, 23 Dec. 1931, 51, illus. in advert.)

PENNINGTON & BOYDE (Residential works outside Windsor)

WALKERVILLE, ONT., residence for S.A. Griggs, Argyle Road, 1921 (C.R., xxxv, 2 March 1921, 61)
SANDWICH, ONT., residence for Lorne Wilkie, 1921 (C.R., xxxv, 2 March 1921, 60)
FORD CITY, ONT., residence for Joseph Lapierre, 1922 (Border Cities Star [Windsor], 19 April 1922, 7)
WALKERVILLE, ONT., residence and rectory for Rev. Father Neville, next to St. Anne's Roman Catholic Church, Argyle Road, 1923 (Border Cities Star [Windsor], 20 Jan. 1923, 3)
WALKERVILLE, ONT, residence for Henry A. White, Niagara Street, between Kildare Road and Devonshire Road, 1924 (Border Cities Star [Windsor], 23 June 1924, 5, illus. & descrip.)
WALKERVILLE, ONT., The Walker Apartments (a/k/a. The Argyle Apartments), Argyle Road at Tuscarora Street, 1925; still standing in 2023 (Border Cities Star [Windsor], 31 Dec. 1925, Section Three, p. 7, illus. & descrip.)
WALKERVILLE, ONT., The Renfrew Apartments, Argyle Road near Wyandotte Street East, 1925, still standing in 2023 (Border Cities Star [Windsor], 29 Oct. 1927, Section Three, 8, list of works by Pennington & Boyde)
WALKERVILLE, ONT., 'Cooper Court', a large residence for James S. Cooper, Devonshire Road at Ontario Street, 1925 (Const., xix, Jan. 1926, 29-7, illus. & descrip.)
WALKERVILLE, ONT., residence for Dr. Reginald B. Dobson, Devonshire Road, 1928 (C.R., xlii, 21 March 1928, 67, t.c.)
WALKERVILLE, ONT., residence for Charles W. Issacs, Willisted Crescent, 1929 (C.R., xliii, 27 Feb. 1929, 148)
WALKERVILLE, ONT., residence for A.E. Thompson, Willisted Crescent, 1929 (C.R., xliii, 14 Aug. 1929, 69)

Pennington, James Carlise – Biographical Dictionary of Architects in Canada 1800-1950

INSPECTOR DAVID A. MAXWELL DIES AT KINGSVILLE

Pioneer in School Work Ends Career

LEADER OF COUNTY EDUCATIONAL SYSTEM FOR 48 YEARS IS TAKEN BY DEATH; WAS WIDELY KNOWN

D. A. MAXWELL, B.A., M.A., Ph.D., LL.B., died shortly before 8 o'clock this morning at Kingsville, after an extended illness.

Dr. Maxwell was widely known as a leader in educational matters and for 18 years was inspector of public schools in South Essex. For some years he also inspected the schools of Windsor, Walkerville and Ford City, as well as the English-speaking schools in North Essex.

Born in Middlesex

Born in Delaware township, Middlesex County, about 82 years ago, David Alexander Maxwell received his early education in an old log school house. His father died while he was still an infant and as a result he was forced at an early age, to assist his mother in work about the farm. He went to school only in the winter months, but being a real student and a great reader, he advanced rapidly. When only 16 years of age he secured a certificate as a teacher, graduating from a district school of London. After a short period he passed other examinations which made his certificate good in all parts of the province. He taught school at Cornwall, in a rural school on the page near Wallaceburg and later in the old Central School at Chatham. He was principal of that school. Later he went to Strathroy, where he became principal of the high school and of the first model school in the province.

In 1878 he was appointed inspector of schools in South Essex, which post he retained until superannuated, following a severe illness, in 1926. He was then the oldest inspector, in point of service, in the province, and held an all-time record for continuous service.

Premier Ferguson Lauds Dr. Maxwell

Special to the Border Cities Star

TORONTO, Jan. 3.—Word of the death of Inspector David Maxwell in Kingsville today was received with profound regret by officials of the department and of the government. He was characterized by officials as a most diligent, competent and able official.

"He was one of the department's oldest and most experienced officials," Premier G. Howard Ferguson, minister of education, stated. "The ability, industry and intelligent leadership which characterized his work has long been recognized in educational circles."

Constant Student

During the early years of his work as inspector, he continued his studies, doing his reading while driving from school to school. He wrote examinations, in a post-graduate course in Victoria College, and secured his Arts standing. Later he took his degree as Bachelor of Laws in Wesleyan University, in Illinois. None of his degrees were complimentary. He was a constant reader and had a very retentive memory. His relaxation from school duties was an hour with a book on Greek or some other language, and he enjoyed the odd hour with the classics.

Interest in school work extended beyond the mere preparing and teaching of prescribed subjects. Teachers soon learned that the inspector wanted them to assist in research and to become students of social economy, child psychology and hygiene. He urged particular attention to heating and ventilation of buildings and to the organization of play-hour activities. Such problems were also presented to the school trustees and as a result South Essex has some of the most modern and best-arranged rural schools in the province. In fact these schools have been cited by the department of education as examples for other sections of the country. Particular stress was always laid on ventilation and lighting.

Familiar Figures

When Dr. Maxwell became inspector of schools in South Essex he had some 50 odd teachers under his jurisdiction. Schools were far apart and the number of pupils very limited. During fall and spring months, mud roads made travel exceptionally hard, and in the winter the snow was a severe problem, but the inspector made his rounds with marked regularity; his horse and buggy were familiar figures on the roads of the county as he spent five and sometimes six days a week going about his duties.

Before the South Essex schools were divided into two inspectorates, just shortly before Dr. Maxwell was superannuated the teachers under his jurisdiction numbered over 180. The log schoolhouses had given place to modern brick structures, in many instances, or commodious frame buildings, and the number of pupils had increased in proportion to the number of teachers.

Remained in County

About 1890, Dr. Maxwell was asked to become inspector of the schools in Windsor and Walkerville. The county council agreed to this and for a number of years he continued in this work, until the growth of the schools made the work so heavy that Windsor decided to have an inspector of its own. The county council asked Dr. Maxwell to remain with the county schools, and he did so.

Keenly interested in Bible study, Dr. Maxwell was recognized by many as a deep student and a leader. While resident in Amherstburg he and Mrs. Maxwell were active leaders in the work of the Methodist church and Sunday school. They were members of the choir and for years Dr. Maxwell was superintendent of the Sunday school, with Mrs. Maxwell teaching a class of young

people. Their interest was particularly with the young folk and their home was a mecca where many hours were spent by the 'teen-age members of the school. Even in all the social gatherings there was the spirit of education, and the games were that character. When Dr. and Mrs. Maxwell moved to Windsor their interest in church work continued, and they were members of the Central Methodist church, now Central United, although they did not take such an active part as they did in Amhersburg.

Temperance Champion

Always a staunch supporter of the temperance cause, Dr. Maxwell stressed this problem in his school work, and was a member of organizations working against the liquor traffic. Mrs. Maxwell was president of the Essex County W. C. T. U. for more than 30 years, and during her residence in Windsor she was also active in the work of the Home of the Friendless, being president of that board for several years.

On December 27, 1876, David A. Maxwell and Catherine Ann Luckham were married in Strathroy, where he was principal of the high and normal schools, and she was a teacher. In the summer of 1878 they moved to Amherstburg, when he was appointed as inspector in South Essex. In 1898 they moved to Windsor, and in 1919 they moved to Kingsville. Mrs. Maxwell died on December 29, 1927, after an extended illness.

4 Sons Survive

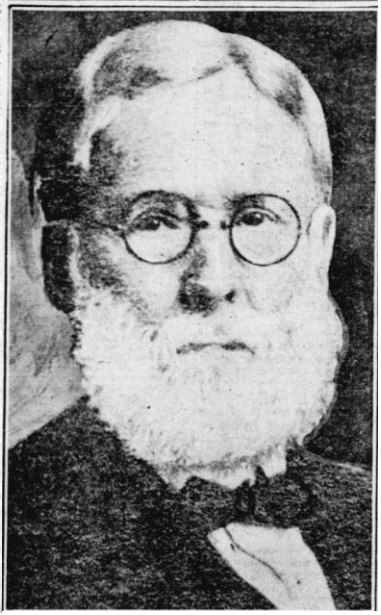
Surviving members of the family are four sons: Manly M., of the staff of The Border Cities Star, Windsor; Ernest D. L., who is in business in Vancouver, B.C.; William A., with the Ontario Hydro-Electric Power Commission in Toronto, and who lives near Port Credit; Theodore Victor in business in Kingsville.

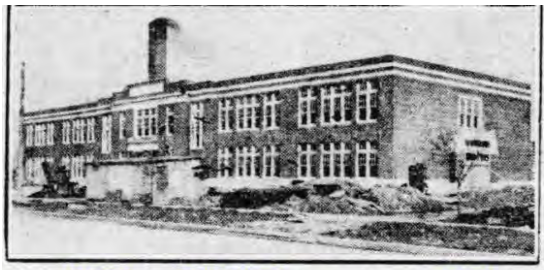
Funeral arrangements have not yet been completed.

Dr. Maxwell was a charter member of Parthenon Lodge, A., F. and A. M., in Chatham, but later transferred his membership to Thistle Lodge in Amherstburg. He was a member of Rose Lodge, I. O. O. F., in Amherstburg.

He had been a member of the senate of the University of Western Ontario, an Essex county representative since the university's inception.

Educator and His Monument





DR. DAVID A. MAXWELL, Essex County school inspector, who died today, is shown above together with the David A. Maxwell school in Ford City, named for the veteran educator. The school will be opened to classes next Monday, and will be formally dedicated next Friday. Dr. Maxwell was to have assisted in the dedication.

Colleagues, Friends Praise Late Inspector Maxwell

NEWS of the death today of Dr. David A. Maxwell, pioneer Essex County school inspector, called forth the following tributes from men who had been closely associated with him in public life during his long term of service to the county and the Border Cities:

PRINCIPAL ROBERT MEADE, Walkerville: "I am very sorry to hear of the death of Dr. Maxwell. In his demise education has lost an outstanding friend. I knew him quite well. His knowledge of human nature added to expectations, painstaking way in which he carried out his duties, brought the schools over which he was placed to the highest state of efficiency."

JOHN F. HILLEN, county treasurer: "I was attending school when he came here as an inspector. He was very efficient and painstaking—a first-class official in every respect. He was a great man, but only for system, and reform of school matters, and took a great interest, not only in educational matters but in public affairs."

MISS MARTHA A. DICKINSON, city clerk: "He was a very great friend of our family, and we esteemed him very highly. I considered him a very good school inspector, and one who had the interests of education at heart. He was an active church worker, and also active in temperance circles."

INSPECTOR JAMES E. BENSON, Windsor: "His services as a school inspector for nearly 50 years created a record in Ontario. He saw many changes, and served under every minister of education since the time of Dr. Ryerson. A man highly respected by his colleagues, he had great influence with the various ministers of education and departmental heads during his long tenure of office, and he left his mark on Essex County, where his name will remain a household word for many generations to come."

TRUSTEE D. E. GUPPY, Windsor: "I was a near neighbor of his for a number of years and found him a fine man, an outstanding man. He was a fine, old, solid, type of citizen, and an educator of marked ability."

EX-TRUSTEE W. H. MCGREGOR, Windsor: "He was school inspector for the county when I went to school — a very good inspector, a fine type of citizen and one who accomplished a great deal for the cause of education in this district."

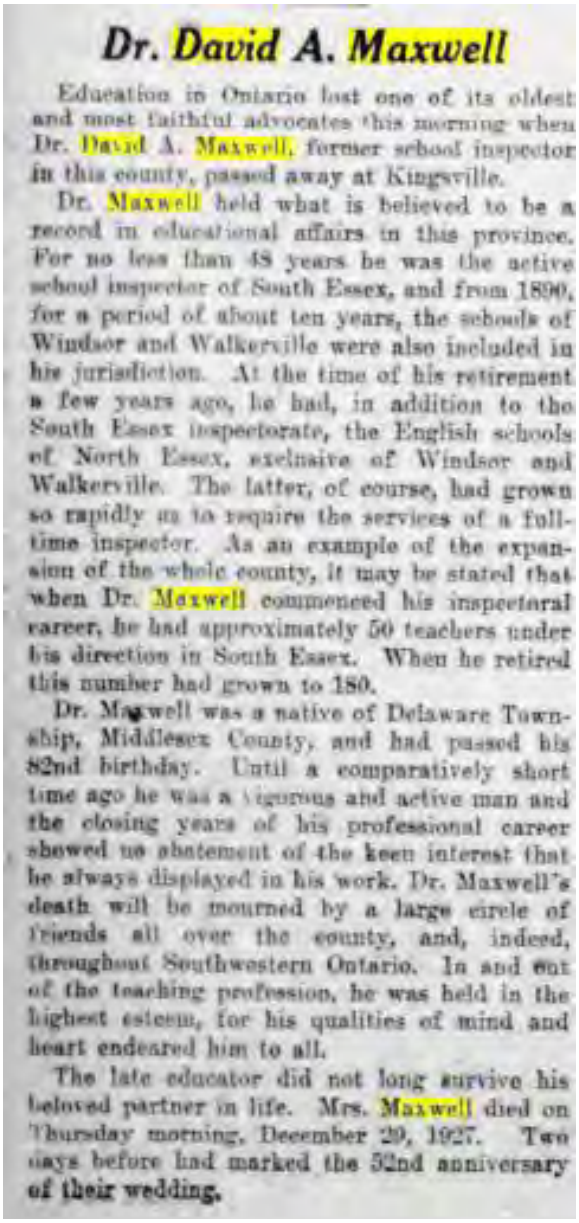
HON. DR. J. O. REAUME, Sandwich: "He was school inspector in South Essex when I was teaching school in North Essex, and I became well acquainted with his work at the various educational conventions that were held. He was a very excellent man,—a good man; a fine educator, and a great organizer. At first, there were some who did not take kindly to his new ideas on education, but in due course of time, these were accepted and found to be excellent. He was a good type of citizen, and a man whose life can well be used as a pattern by young men."

W. P. COYLE, county clerk: "I have known him for years and years, and regarded him as a very efficient inspector, a fine man, and an excellent citizen. The length of service that he gave to the cause of education in Essex County was remarkable."

Driver Acquitted Of Stealing Fares

A charge of stealing taxi fares was dismissed against Wilmer Laramie, 405 Albert street, driver for the Border Cab Company, by Police Magistrate D. M. Boodle today. The complaint was filed by the owner of the taxi company December 28, 1928, when, he alleged, Laramie converted $16 in fares he had collected on that day to his own use.

[ProQuest Historical Newspapers – The Border Cities' Star, January 3, 1929](#) *(Pg. 3 of 30)*



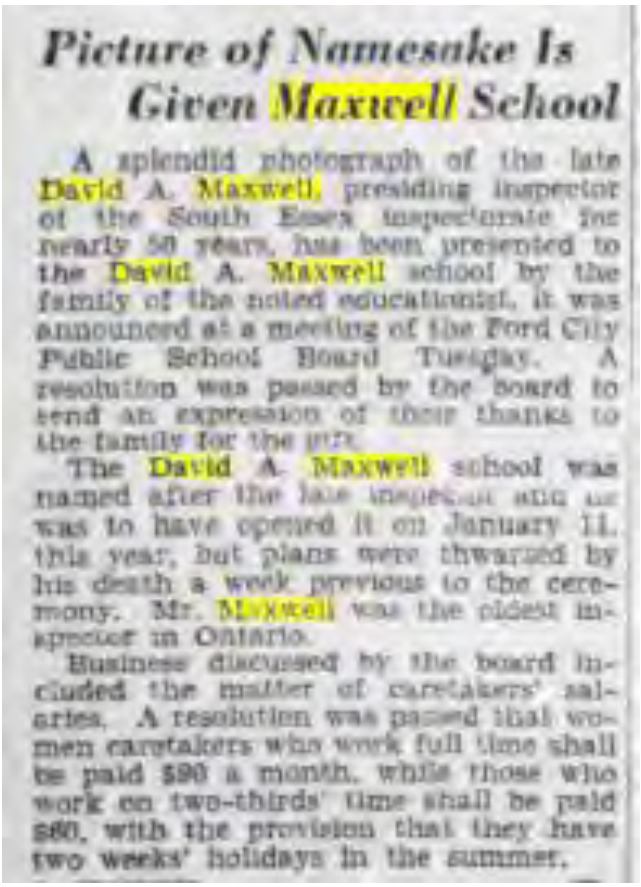
Dr. David A. Maxwell

Education in Ontario lost one of its oldest and most faithful advocates this morning when Dr. David A. Maxwell, former school inspector in this county, passed away at Kingsville.

Dr. Maxwell held what is believed to be a record in educational affairs in this province. For no less than 48 years he was the active school inspector of South Essex, and from 1890, for a period of about ten years, the schools of Windsor and Walkerville were also included in his jurisdiction. At the time of his retirement a few years ago, he had, in addition to the South Essex inspectorate, the English schools of North Essex, exclusive of Windsor and Walkerville. The latter, of course, had grown so rapidly as to require the services of a full-time inspector. As an example of the expansion of the whole county, it may be stated that when Dr. Maxwell commenced his inspectoral career, he had approximately 50 teachers under his direction in South Essex. When he retired this number had grown to 180.

Dr. Maxwell was a native of Delaware Township, Middlesex County, and had passed his 82nd birthday. Until a comparatively short time ago he was a vigorous and active man and the closing years of his professional career showed no abatement of the keen interest that he always displayed in his work. Dr. Maxwell's death will be mourned by a large circle of friends all over the county, and, indeed, throughout Southwestern Ontario. In and out of the teaching profession, he was held in the highest esteem, for his qualities of mind and heart endeared him to all.

The late educator did not long survive his beloved partner in life. Mrs. Maxwell died on Thursday morning, December 29, 1927. Two days before had marked the 52nd anniversary of their wedding.



Picture of Namesake Is Given Maxwell School

A splendid photograph of the late David A. Maxwell, presiding inspector of the South Essex inspectorate for nearly 50 years, has been presented to the David A. Maxwell school by the family of the noted educationist, it was announced at a meeting of the Ford City Public School Board Tuesday. A resolution was passed by the board to send an expression of their thanks to the family for the gift.

The David A. Maxwell school was named after the late inspector and it was to have opened it on January 14, this year, but plans were thwarted by his death a week previous to the ceremony. Mr. Maxwell was the oldest inspector in Ontario.

Business discussed by the board included the matter of caretakers' salaries. A resolution was passed that women caretakers who work full time shall be paid $90 a month, while those who work on two-thirds' time shall be paid $60, with the provision that they have two weeks' holidays in the summer.

Left: ProQuest Historical Newspapers – The Border Cities' Star, January 3, 1929 (Pg. 4 of 30)

Right: ProQuest Historical Newspapers – The Border Cities' Star, May 24, 1929 (Pg. 5 of 36)

MAXWELL SCHOOL WELL BUILT

Serves Expanding District in Ford

FINE STRUCTURE TAKES NAME FROM EDUCATOR WHO DIRECTED EDUCATION IN ESSEX COUNTY FOR NEARLY HALF-CENTURY

RATED by builders and school authorities as a perfectly constructed and perfectly designed structure, the new David A. Maxwell public school, Ford City, stands complete today on its site at Reginald street and Francois Road.

Is Completed

Classes were opened in the school on January 7, and the formal opening was held on the night of January 17. The building was not quite complete at that time, but the work that was undone then has since been finished.

The David A. Maxwell school, which takes its name from the late school inspector who labored in this inspectorate for nearly 50 years, was built and equipped at a cost of approximately $180,000. It contains 12 large, bright and well-ventilated classrooms, a combination auditorium and gymnasium, and a principal's room, a teachers' room, rooms for medical officers, and the like.

The principal of the new school is Ruskin Keyes. Kenneth O. Horton is supervising principal of all the Ford City public schools, four in number.

latter, and in some cases had to walk about a mile and a half to school.

Already more than one-half of the rooms in the school are occupied. The others are held in reserve to accommodate the increase in school attendance during the next year or two. Additions can be made to the building when conditions warrant the extension.

New David A. Maxwell School



THIS is the new David A. Maxwell public school, in Ford City, which has just been completed. The school was opened for classes on January 7, and the formal opening was held four days later, but a few odds and ends of construction still awaited completion at that time. The school has 12 classrooms, a combination auditorium and gymnasium, as well as rooms for teachers and medical officers. The total cost, including equipment, was approximately $180,000.

GREAT LAKES CZAR GOT $40 AT START

Hany Coulby Asked Boss For Raise; Didn't Get It

CLEVELAND, Jan. 19.—Harry Coulby,

Action Is Asked On Death Penalty

LANSING, Jan. 19.—Governor Fred W. Green hopes for early disposition of capital punishment by the legislature, he said today.

The executive has indicated to members that he believes the issue should either be passed or rejected promptly.

GIVEN LAST RITES

William Hall, 73, Buried At Dresden

DRESDEN, Jan. 19.—William Hall, aged 73, died at his home here.

country when 26 years of age. He has been a resident of Dresden and vicinity for over 50 years.

OFFICERS ARE ELECTED

WALLACEBURG, Jan. 19.—The annual meeting of the Chancel Guild of the St. James Anglican church was held at the home of Mrs. A. K. Fraser. Rev. F. V. Vair gave a very splendid

Builders Praised

The general contractors on the job were Muxlow & Wilson, to whom tributes were paid by school officials who spoke at the formal opening. Inspector T. Preston, ex-Chairman Edward Morris, D. M. Eagle, principal of the English-French Teachers' Training School, Sandwich, and others, complimented the contractors on the excellence of their work at this meeting.

Not only the general contractors, but the architects, the sub-contractors, and the companies that supplied materials, came in for their share of praise on that occasion.

Won in Contest

Pennington & Boyde, Windsor architects, designed the building. Their plans were selected in a competition open to Border architects, and judged by a competent Toronto architect.

The interior decorating of the school, which has been attracting considerable attention since the building was opened, was done by Peacock & Brettell, of 1026 Wyandotte street east.

The plastering was done by Joseph Brown, plastering contractor, of 500 Tecumseh Road west; and the electrical work and fixtures were looked after by Bolton and Newby, electrical contractors, of 164 Turner Road.

Materials that went into the building were supplied by the River Sand Brick Company, of 30 Sandwich street, Ford City; Pennington & Laing, sheet metal and roofers, 561 Caron avenue; and the Border Cities Wire and Iron Works, of Assumption street, Walkerville.

Was Badly Needed

The school was built to meet with the requirements of the fast-growing Pillette Road district, which, formerly, had no school facilities. Public school pupils who lived within that area, attended either the Gordon McGregor or Ontario street schools, principally the

J. C. PENNINGTON, JOHN R. BOYDE
ARCHITECTS and ENGINEERS
John W. Leighton Jr. Associate
1002 Security Building
WINDSOR, ONTARIO

Architects for the David Maxwell School

ProQuest Historical Newspapers – The Border Cities' Star, January 19, 1929, pg. 20 of 46

Research Document – 949 Giles Boulevard East, Prince Edward School

PROPERTY OVERVIEW	
Property address:	949 Giles Blvd E
Property Roll Number:	030-370-03900-0000
Property name (if known):	Prince Edward School
Current use (observed):	Educational
Date constructed:	1921
Architect(s) (if known):	Albert H. McPhail

Photos/Pictures of Property










Boys






PRIVATE PROPE












Site Visit, Heritage Planning Staff (June 2025)

Historical Photos

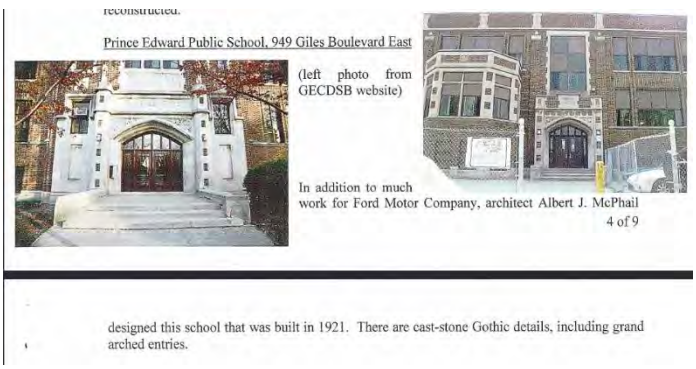




Left: *Windsor Public Library – A view of Prince Edward School at 949 Giles Boulevard East, November 29, 1957*

Right: *Windsor Public Library – A rear view of Prince Edward School at 949 Giles Boulevard East, November 29, 1957*




reconstructed.

Prince Edward Public School, 949 Giles Boulevard East

(left photo from GECDSB website)

In addition to much work for Ford Motor Company, architect Albert J. McPhail designed this school that was built in 1921. There are cast-stone Gothic details, including grand arched entries.

4 of 9

Left: Heritage Property File – HER-2372, pg. 15 of 15; Right: *HER-2372, pg. 7 of 15*



Left: *Walkerville Times Collection, 1923, donated by Neil J. MacPhee, retrieved from Southwestern Ontario Digital Archive*



Valentine & Sons United Publishing Co. Ltd., "Entrance to Lanspeary Park, Giles Boulevard, Windsor, Ont., Canada", retrieved from Southwestern Ontario Digital Archive

Research/Supporting Material

Your Committee submits the following recommendations:

I. That the following properties remain on the Windsor Municipal Heritage Register, under provisions of the *Ontario Heritage Act:*
Gordon McGregor Public School, 1646 Alexis Road
Hugh Beaton Public School, 2229 Chilver Road
J. L. Forster Public School, 749 Felix Avenue
David Maxwell Public School, 1648 Francois Road
W. D. Lowe Secondary School, 874 Giles Boulevard East
Prince Edward Public School, 949 Giles Boulevard East
Marlborough Public School, 3557 Melbourne Road
William G. Davis Public School, 2855 Rivard Avenue
Victoria Public School, 1376 Victoria Avenue

II. That the Ministry of Education and the local school boards **BE ENCOURAGED** to provide sufficient funds for ongoing capital maintenance of all school buildings, in order to provide good places for students to learn and staff to work, and to extend the useful life of the buildings and reduce costs of rehabilitation and/or demolition and replacement.

Heritage Property File – HER-2372, pg. 2 of 15

Architectural and Other Considerations:

Any one of the three considerations in Ontario Regulation 9/06 may be used for designation: Each of the school buildings "displays a high degree of craftsmanship or artistic merit" that distinguishes it from other buildings of its age. Most of the school buildings were designed by notable local architects; therefore demonstrate "the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community". Most of the schools were built about the same time as the surrounding neighbourhoods. They are "important in defining, maintaining or supporting the character" of their surroundings, and in many cases they are recognized as landmarks.

Therefore the schools are eligible to be listed on the heritage register.

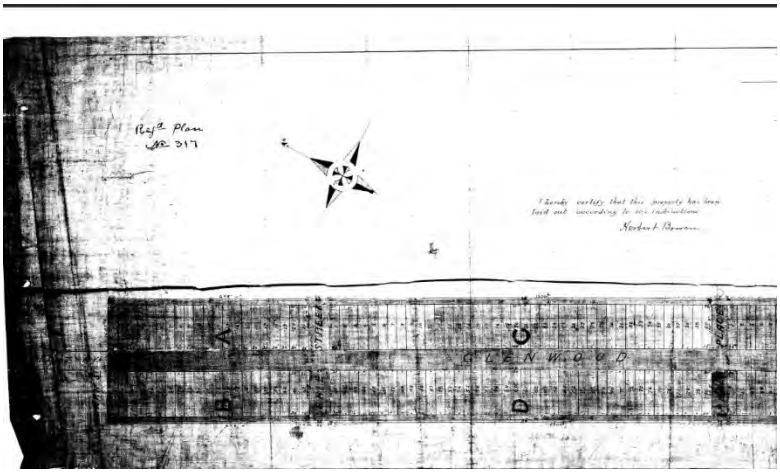
Beyond the heritage value inherent in each school property, some of the buildings are located in potential heritage neighbourhoods. The long-term existence of schools in those neighbourhoods

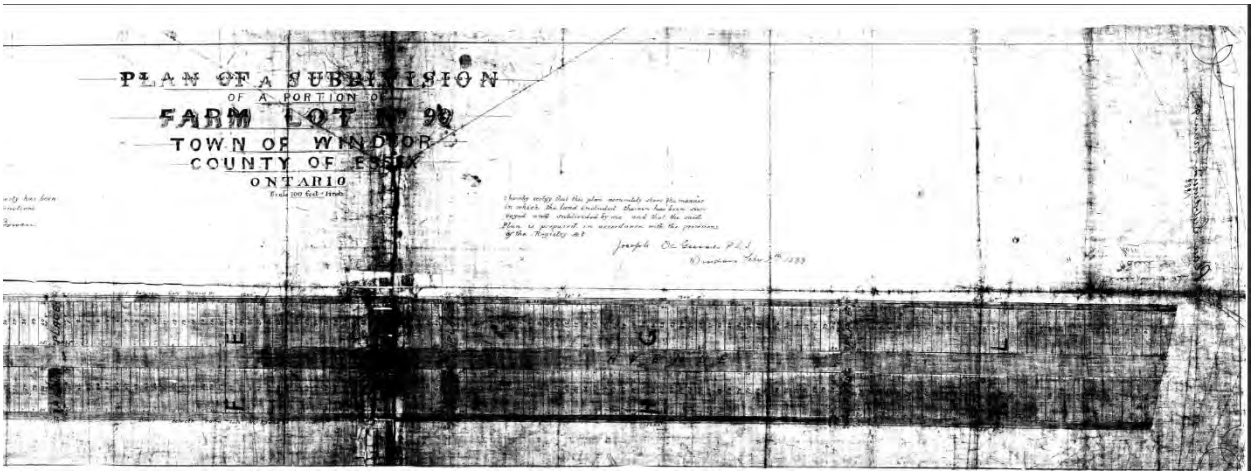
7 of 9

Heritage Property File – HER-2372, pg. 10 of 15

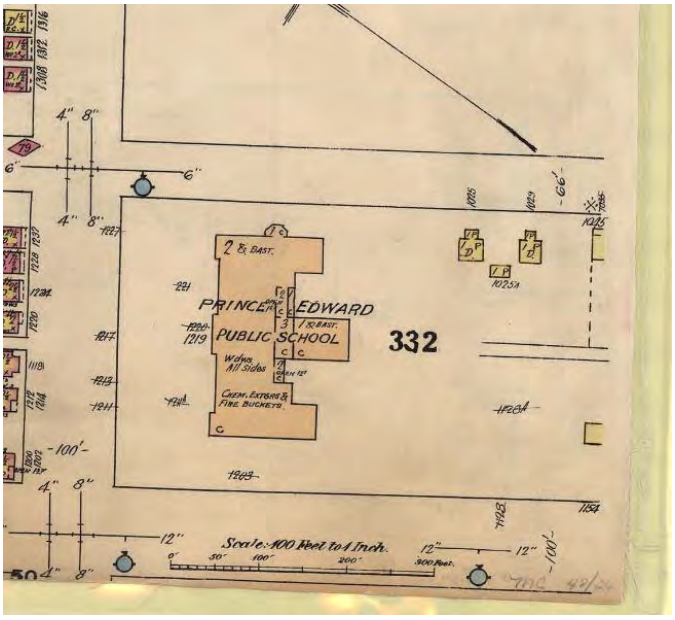


Windsor Star, "From the Vault: 1932 Prince Edward Girls Basketball", March 9, 2012





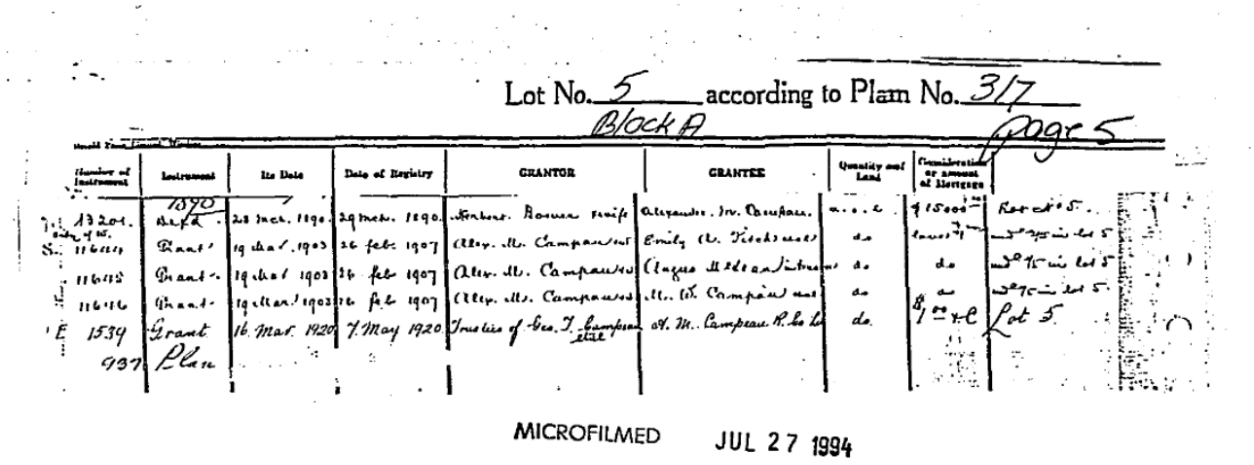
Plan of Subdivision, Lot No. 90, RP-0317a



Snippet of Insurance Plan of the City of Windsor (1924), Map 22

Legal Description	PLAN 317; LOTS 5 TO 21; PT LOT 4; PLAN 148; PT LOT F & PT CLOSED ALLEY

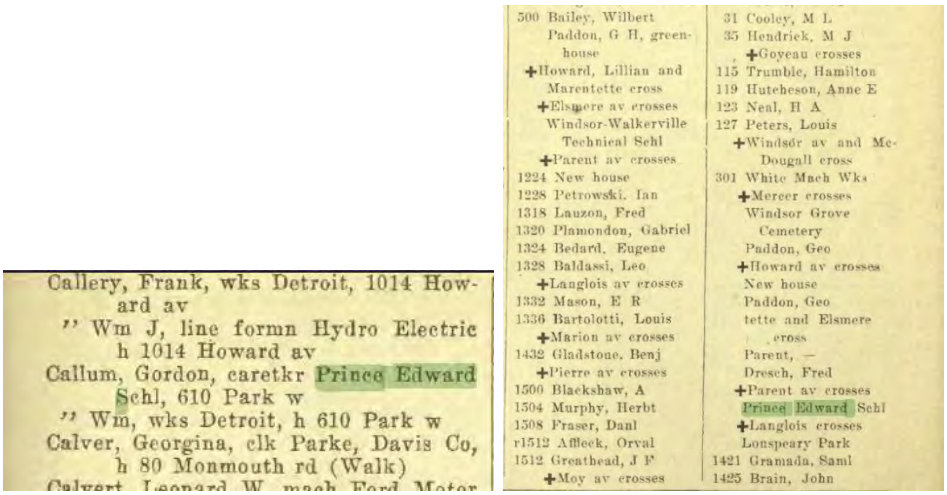
Property Summary for 949 Giles Boulevard East



Land Registry Records – Plan 317, Lot No. 5 (pg. 18 of 413)

R	949 Giles Blvd E	Prince Edward School	1921	Arch. Albert H. McPhail	Core

Windsor Municipal Heritage Register (pg. 5 of 23)



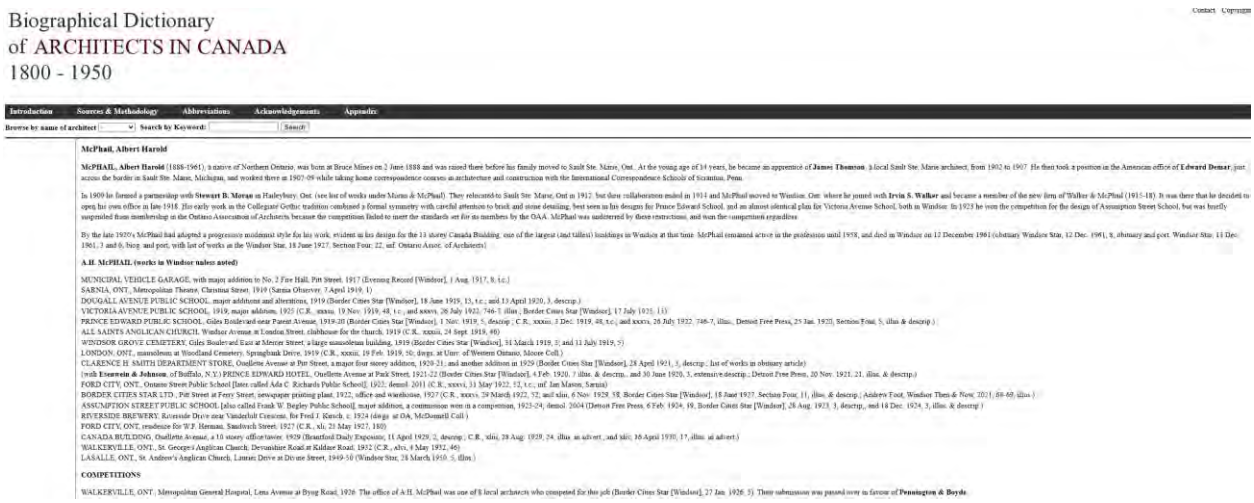
Callery, Frank, wks Detroit, 1014 Howard av
" Wm J, line formn Hydro Electric h 1014 Howard av
Callum, Gordon, caretkr Prince Edward Schl, 610 Park w
" Wm, wks Detroit, h 610 Park w
Calver, Georgina, clk Parke, Davis Co, h 80 Monmouth rd (Walk)
Calvert, Leonard W, mach Ford Motor

500 Bailey, Wilbert
Paddon, G H, greenhouse
+Howard, Lillian and Marentette cross
+Elsmere av crosses
Windsor-Walkerville Technical Schl
+Parent av crosses
1224 New house
1228 Petrowski, Ian
1318 Lauzon, Fred
1320 Plamondon, Gabriel
1324 Bedard, Eugene
1328 Baldassi, Leo
+Langlois av crosses
1332 Mason, E R
1336 Bartolotti, Louis
+Marion av crosses
1432 Gladstone, Benj
+Pierre av crosses
1500 Blackshaw, A
1504 Murphy, Herbt
1508 Fraser, Danl
r1512 Affleck, Orval
1512 Greathead, J F
+Moy av crosses

31 Cooley, M L
35 Hendrick, M J
+Goyeau crosses
115 Trumble, Hamilton
119 Hutcheson, Anne E
123 Neal, H A
127 Peters, Louis
+Windsor av and McDougall cross
301 White Mach Wks
+Mercer crosses
Windsor Grove Cemetery
Paddon, Geo
+Howard av crosses
New house
Paddon, Geo
tette and Elsmere
cross
Parent, —
Dresch, Fred
+Parent av crosses
Prince Edward Schl
+Langlois crosses
Lonspeary Park
1421 Gramada, Saml
1425 Brain, John

Left: 1922-1923 Vernon's City of Windsor Directory (pg. 221 of 691)

Right: 1922-1923 Vernon's City of Windsor Directory (pg. 63 of 691)



Biographical Dictionary
of ARCHITECTS IN CANADA
1800 - 1950

Introduction | Sources & Methodology | Abbreviations | Acknowledgements | Appendix

Browse by name of architect | Search by Keyword: | Search

McPhail, Albert Harold

McPHAIL, Albert Harold (1888-1961), a native of Northern Ontario, was born at Bruce Mines on 2 June 1888 and was raised there before his family moved to Sault Ste. Marie, Ont. At the young age of 14 years, he became an apprentice of **James Thomson**, a local Sault Ste. Marie architect, from 1902 to 1907. He then took a position in the American office of **Edward Demar**, just across the border in Sault Ste. Marie, Michigan, and worked there in 1907-09 while taking home correspondence courses in architecture and construction with the International Correspondence Schools of Scranton, Penn.

In 1909 he formed a partnership with **Stewart B. Moran** in Haileybury, Ont. (see list of works under Moran & McPhail). They relocated to Sault Ste. Marie, Ont in 1912, but their collaboration ended in 1914 and McPhail moved to Windsor, Ont. where he joined with **Irvin S. Walker** and became a member of the new firm of Walker & McPhail (1915-18). It was there that he decided to open his own office in late 1918. His early work in the Collegiate Gothic tradition combined a formal symmetry with careful attention to brick and stone detailing, best seen in his designs for Prince Edward School, and an almost identical plan for Victoria Avenue School, both in Windsor. In 1923 he won the competition for the design of Assumption Street School, but was briefly suspended from membership in the Ontario Association of Architects because the competition failed to meet the standards set for its members by the OAA. McPhail was undeterred by these restrictions, and won the competition regardless.

By the late 1920's McPhail had adopted a progressive modernist style for his work, evident in his design for the 13 storey Canada Building, one of the largest (and tallest) buildings in Windsor at that time. McPhail remained active in the profession until 1958, and died in Windsor on 12 December 1961 (obituary Windsor Star, 12 Dec. 1961, 3; obituary and port. Windsor Star, 13 Dec. 1961, 3 and 6; biog. and port, with list of works as the Windsor Star, 18 June 1927, Section Four, 22, inf. Ontario Assoc. of Architects)

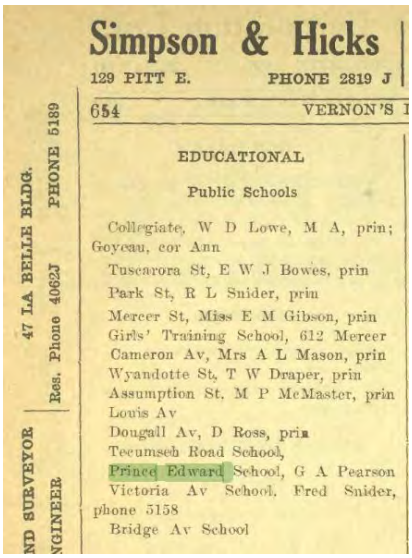
A.H. McPHAIL (works in Windsor unless noted)

MUNICIPAL VEHICLE GARAGE, with major addition to No. 2 Fire Hall, Pitt Street, 1917 (Evening Record [Windsor], 1 Aug. 1917, 8, t.c.)
SARNIA, ONT., Metropolitan Theatre, Christina Street, 1919 (Sarnia Observer, 7 April 1919, 1)
DOUGALL AVENUE PUBLIC SCHOOL, major additions and alterations, 1919 (Border Cities Star [Windsor], 18 June 1919, 13, t.c.; and 13 April 1920, 3, descrip.)
VICTORIA AVENUE PUBLIC SCHOOL, 1919, major addition, 1925 (C.R., xxxix, 19 Nov. 1919, 48, t.c., and xxxvi, 26 July 1922, 746-7, illus.; Border Cities Star [Windsor], 17 July 1925, 11)
PRINCE EDWARD PUBLIC SCHOOL, Giles Boulevard near Parent Avenue, 1919-20 (Border Cities Star [Windsor], 1 Nov. 1919, 5, descrip.; C.R., xxxix, 3 Dec. 1919, 48, t.c.; and xxxvi, 26 July 1922, 746-7, illus., Detroit Free Press, 25 Jan. 1920, Section Four, 5, illus & descrip.)
ALL SAINTS ANGLICAN CHURCH, Windsor Avenue at London Street, clubhouse for the church, 1919 (C.R., xxxix, 24 Sept. 1919, 46)
WINDSOR GROVE CEMETERY, Giles Boulevard East at Mercer Street, a large mausoleum building, 1919 (Border Cities Star [Windsor], 31 March 1919, 5; and 11 July 1919, 5)
LONDON, ONT., mausoleum at Woodland Cemetery, Springbank Drive, 1919 (C.R., xxxix, 19 Feb. 1919, 50; drngs. at Univ. of Western Ontario, Moore Coll.)
CLARENCE H. SMITH DEPARTMENT STORE, Ouellette Avenue at Pitt Street, a major four storey addition, 1920-21; and another addition in 1929 (Border Cities Star [Windsor], 28 April 1921, 3, descrip.; list of works in obituary article)
(with **Emerson & Johnson**, of Buffalo, N.Y.) PRINCE EDWARD HOTEL, Ouellette Avenue at Park Street, 1921-22 (Border Cities Star [Windsor], 4 Feb. 1920, 7 illus. & descrip., and 30 June 1920, 3, extensive descrip.; Detroit Free Press, 20 Nov. 1921, 21, illus. & descrip.)
FORD CITY, ONT., Ontario Street Public School [later called Ada C. Richards Public School], 1923; demol. 2011 (C.R., xxxvi, 31 May 1922, 52, t.c.; inf. Jan Mason, Sarnia)
BORDER CITIES STAR LTD., Pitt Street at Ferry Street, newspaper printing plant, 1922, office and warehouse, 1927 (C.R., xxxvi, 29 March 1922, 52, and xlii, 6 Nov. 1929, 58; Border Cities Star [Windsor], 18 June 1927, Section Four, 11, illus. & descrip.; Andrew Foot, Windsor Then & Now, 2011, 88-89, illus.)
ASSUMPTION STREET PUBLIC SCHOOL [also called Frank W. Begley Public School], major addition, a commission won in a competition, 1923-24; demol. 2004 (Detroit Free Press, 6 Feb. 1924, 19; Border Cities Star [Windsor], 28 Aug. 1923, 3, descrip., and 16 Dec. 1924, 3, illus. & descrip.)
RIVERSIDE BREWERY, Riverside Drive near Vanderlott Crescent, for Fred J. Kirsch, c. 1924 (drngs. at OA, McDonnell Coll.)
FORD CITY, ONT., residence for W.F. Herman, Sandwich Street, 1927 (C.R., xli, 21 May 1927, 180)
CANADA BUILDING, Ouellette Avenue, a 16 storey office/tower, 1929 (Beaufort Daily Exposure, 11 April 1929, 2, descrip.; C.R., xlii, 28 Aug. 1929, 24, illus. as advert., and xliii, 16 April 1930, 17, illus. as advert.)
WALKERVILLE, ONT., St. George's Anglican Church, Devonshire Road at Kildare Road, 1932 (C.R., xlvi, 4 May 1932, 46)
LASALLE, ONT., St. Andrew's Anglican Church, Laurier Drive at Divine Street, 1949-50 (Windsor Star, 28 March 1950, 5, illus.)

COMPETITIONS

WALKERVILLE, ONT., Metropolitan General Hospital, Lens Avenue at Byng Road, 1926. The office of A.H. McPhail was one of 8 local architects who competed for this job (Border Cities Star [Windsor], 27 Jan. 1926, 5). Their submission was passed over in favour of **Pennington & Boyde**.

McPhail, Albert Harold – Biographical Dictionary of Architects in Canada 1800-1950



Simpson & Hicks
129 PITT E. PHONE 2819 J

654 VERNON'S

EDUCATIONAL

Public Schools

Collegiate, W D Lowe, M A, prin; Goyeau, cor Ann
Tuscarora St, E W J Bowes, prin
Park St, R L Snider, prin
Mercer St, Miss E M Gibson, prin
Girls' Training School, 612 Mercer
Cameron Av, Mrs A L Mason, prin
Wyandotte St, T W Draper, prin
Assumption St, M P McMaster, prin
Louis Av
Dougall Av, D Ross, prin
Tecumseh Road School,
Prince Edward School, G A Pearson
Victoria Av School, Fred Snider, phone 5158
Bridge Av School

47 LA BELLE BLDG. Res. Phone 40627 PHONE 5189
ND SURVEYOR
NGINEER

Left: 1922-1923 Vernon's City of Windsor Directory (pg. 677 of 691)

Research Document – 245 Tecumseh Road East, W.C. Kennedy High School / Kennedy Collegiate Institute

PROPERTY OVERVIEW	
Property address:	245 Tecumseh Rd E
Property Roll Number:	040-600-12903-0000
Property name (if known):	W.C. Kennedy High School Kennedy Collegiate Institute
Current use (observed):	Educational
Date constructed:	1929
Architect(s) (if known):	D. J. Cameron and W. Ralston [Cameron & Ralston]

Photos/Pictures of the Property

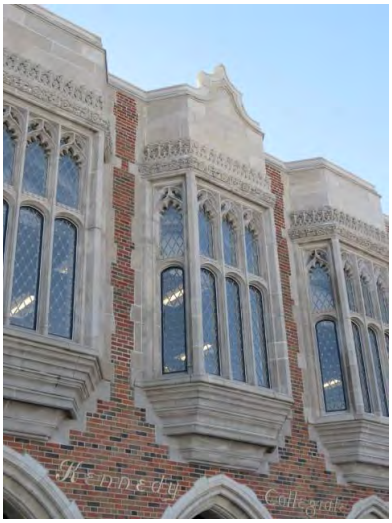




Site Visit Heritage Planning Staff, Various Dates

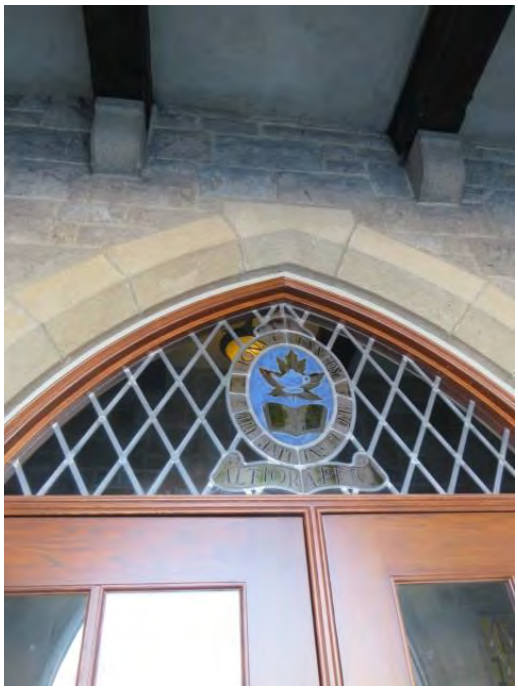




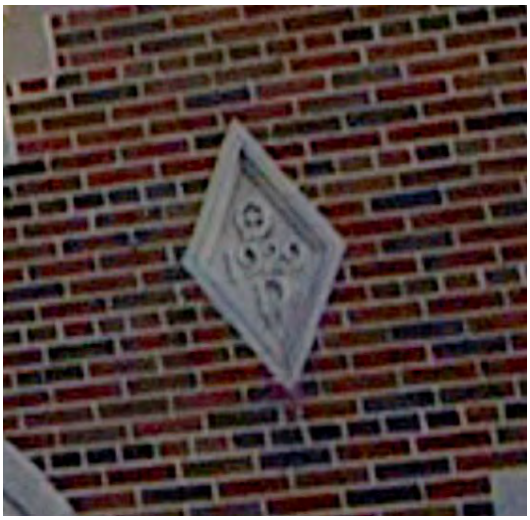






Site Visit Heritage Planning Staff, Various Dates





Site Visit Heritage Planning Staff, Various Dates

Historical Photos



Mike Skreptak Collection; Red Binder – "Kennedy Collegiate, Windsor, Ont., Canada", 1936, retrieved from Southwestern Ontario Digital Archive

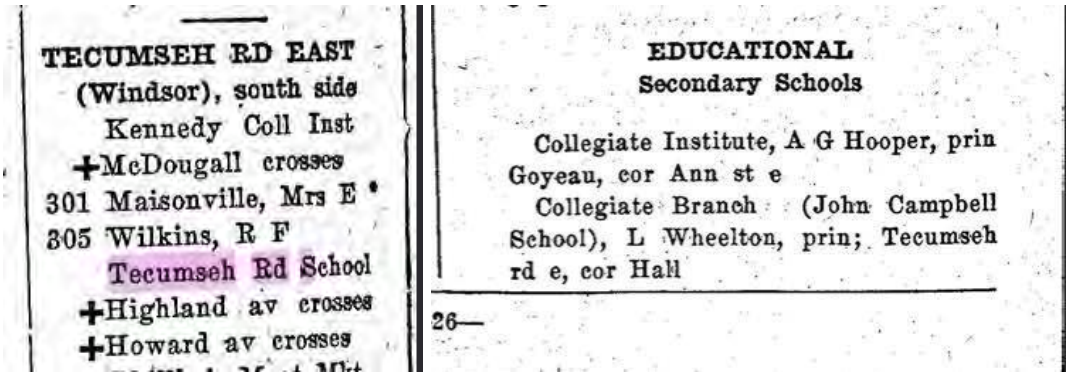


Mike Skreptak Collection; Red Binder – "Hon. W. C. Kennedy Collegiate Institute", 1965 (Viewed from Jackson Park's Sunken Gardens), retrieved from Southwestern Ontario Digital Archive



Left: Mike Skreptak Collection; Red Binder – "Sunken Garden, Jackson Park, And Kennedy Collegiate, Windsor, Canada.", 1956, retrieved from Southwestern Ontario Digital Archive

Research/Supporting Material



TECUMSEH RD EAST
(Windsor), south side
Kennedy Coll Inst
✚McDougall crosses
301 Maisonville, Mrs E
305 Wilkins, R F
Tecumseh Rd School
✚Highland av crosses
✚Howard av crosses

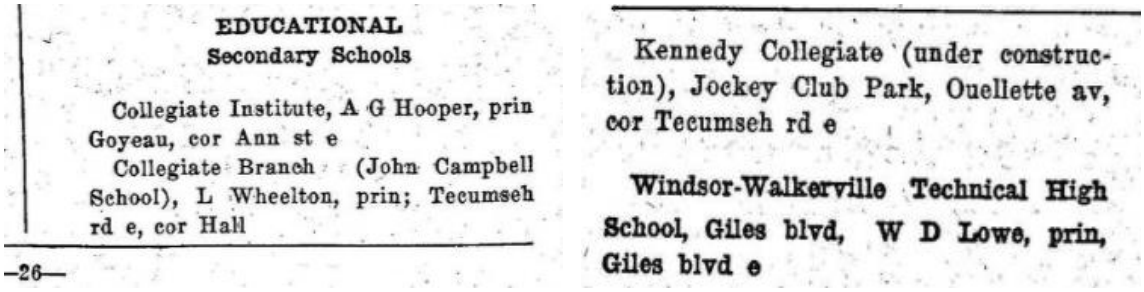
EDUCATIONAL
Secondary Schools

Collegiate Institute, A G Hooper, prin
Goyeau, cor Ann st e
Collegiate Branch (John Campbell School), L Wheelton, prin; Tecumseh rd e, cor Hall

26—

Left: 1929-1930 Vernon's City of Windsor Directory, pg. 974 (pg. 1015 of 1189), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1018&context=windsor-directories, currently accessible via hyperlink herein

Right: 1929-1930 Vernon's City of Windsor Directory, pg. 26 (pg. 11 of 1189), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1018&context=windsor-directories, currently accessible via hyperlink herein



EDUCATIONAL
Secondary Schools

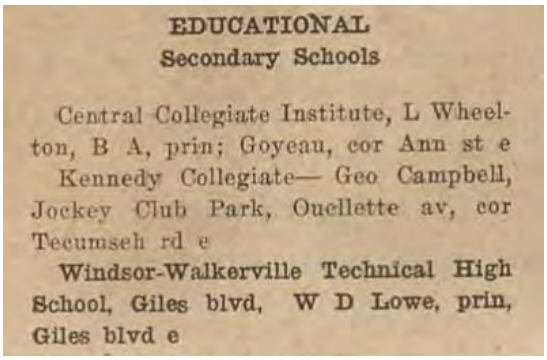
Collegiate Institute, A G Hooper, prin
Goyeau, cor Ann st e
Collegiate Branch (John Campbell School), L Wheelton, prin; Tecumseh rd e, cor Hall

—26—

Kennedy Collegiate (under construction), Jockey Club Park, Ouellette av, cor Tecumseh rd e

Windsor-Walkerville Technical High School, Giles blvd, W D Lowe, prin, Giles blvd e

1929-1930 Vernon's City of Windsor Directory, pg. 26-27 (pg. 11 of 1189), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1018&context=windsor-directories, currently accessible via hyperlink herein



EDUCATIONAL
Secondary Schools

Central Collegiate Institute, L Wheelton, B A, prin; Goyeau, cor Ann st e
Kennedy Collegiate— Geo Campbell, Jockey Club Park, Ouellette av, cor Tecumseh rd e
Windsor-Walkerville Technical High School, Giles blvd, W D Lowe, prin, Giles blvd e

Left: 1930 Vernon's City of Windsor Directory, pg. 27 (pg. 17 of 1105), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1079&context=windsor-directories, currently accessible via hyperlink herein



TECUMSEH RD EAST
(Windsor), south side
Jackson Park
Kennedy Coll Inst
+McDougall crosses
301 Maisonville, Mrs E
305 Hillock, John
Tecumseh Rd School
+Highland av crosses
+Howard av crosses
605 Phillip's Meat Mkt
605½ Vacant
607 Whittle, Harry, gro
607½ Mailey, Thos

Left: 1930 Vernon's City of Windsor Directory, pg. 1010 (pg. 969 of 1105), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1079&context=windsor-directories, currently accessible via hyperlink herein



CORNER STONE WILL BE LAID

Kennedy Collegiate Rites Planned For Tomorrow

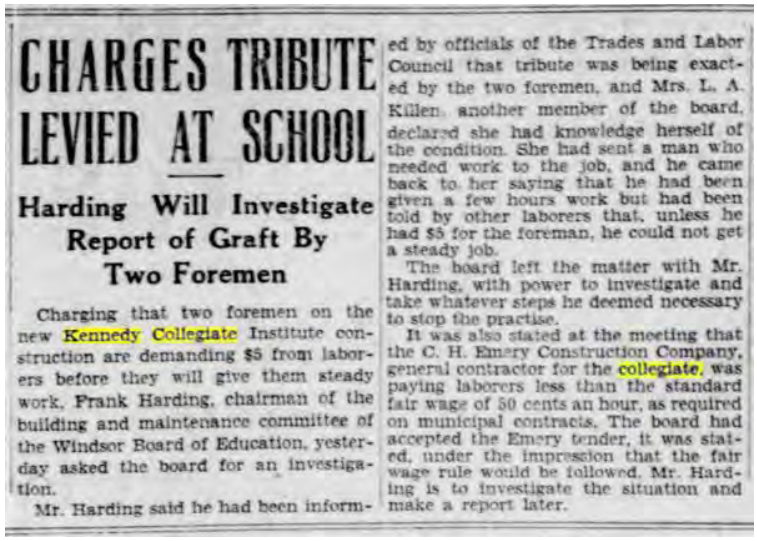
Invitations have been extended to the members of the various service clubs of Windsor to attend the laying of the cornerstone of the new Kennedy Collegiate Institute in Jockey Club Park tomorrow afternoon at 2.30 o'clock.

MRS. KENNEDY

Mrs. Kennedy, widow of the late Hon. William Costello Kennedy, for whom the $685,000 collegiate is named, will place the stone. Rev. M. C. Davies, vice-chairman of the Board of Education, will recite part of the invocation, and Rev. Fr. E. G. Doe will complete the invocation.

WILL BE BRIEF

It is not intended that the ceremonies shall be especially elaborate, because the middle of December is not suitable for extended open-air meetings. It is desired by the board, however, that as many citizens of Windsor as possible be present for the brief rites.



CHARGES TRIBUTE LEVIED AT SCHOOL

Harding Will Investigate Report of Graft By Two Foremen

Charging that two foremen on the new Kennedy Collegiate Institute construction are demanding $5 from laborers before they will give them steady work, Frank Harding, chairman of the building and maintenance committee of the Windsor Board of Education, yesterday asked the board for an investigation.

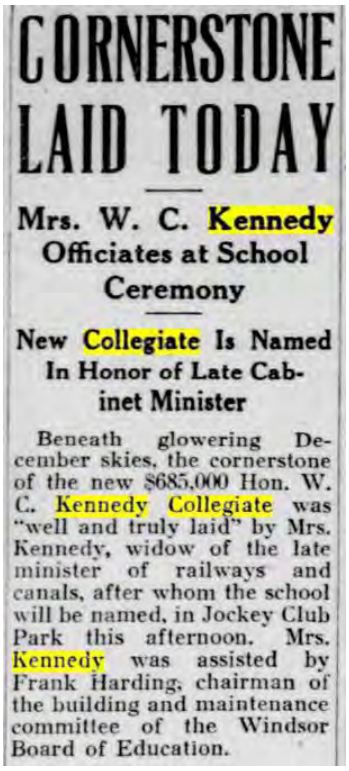
Mr. Harding said he had been informed by officials of the Trades and Labor Council that tribute was being exacted by the two foremen, and Mrs. L. A. Killen, another member of the board, declared she had knowledge herself of the condition. She had sent a man who needed work to the job, and he came back to her saying that he had been given a few hours work but had been told by other laborers that, unless he had $5 for the foreman, he could not get a steady job.

The board left the matter with Mr. Harding, with power to investigate and take whatever steps he deemed necessary to stop the practise.

It was also stated at the meeting that the C. H. Emery Construction Company, general contractor for the collegiate, was paying laborers less than the standard fair wage of 50 cents an hour, as required on municipal contracts. The board had accepted the Emery tender, it was stated, under the impression that the fair wage rule would be followed. Mr. Harding is to investigate the situation and make a report later.

Left: ProQuest Historical Newspapers – The Border Cities' Star, December 14, 1928 (pg. 5 of 54)

Right: ProQuest Historical Newspapers – The Border Cities' Star, December 14, 1928 (pg. 7 of 54)



CORNERSTONE LAID TODAY

Mrs. W. C. Kennedy Officiates at School Ceremony

New Collegiate Is Named In Honor of Late Cabinet Minister

Beneath glowering December skies, the cornerstone of the new $685,000 Hon. W. C. Kennedy Collegiate was "well and truly laid" by Mrs. Kennedy, widow of the late minister of railways and canals, after whom the school will be named, in Jockey Club Park this afternoon. Mrs. Kennedy was assisted by Frank Harding, chairman of the building and maintenance committee of the Windsor Board of Education.

PICTURES IN STONE

Just before the ceremony had begun, pictures of Mr. and Mrs. Kennedy, copies of The Border Cities Star and documents pertaining to the building and the construction of the school were placed inside the stone.

The ceremony was attended by many citizens.

THE SPEAKERS

Among the speakers were Mayor Cecil E. Jackson, A. F. Fuerth, separate school board representative, H. E. Guppy, of the board of education and A. G. Hooper, M.A., who will be principal of the new school when it is completed according to the announcement of the board today.

A trowel with which to perform the ceremony, was presented to Mrs. Kennedy. The trowel, a beautiful piece of silver, was suitably inscribed.

The invocation was delivered by Rev. M. C. Davies, vice-chairman of the board, and Rev. Fr. E. G. Doe.



Officiates at Stone Laying

MRS. W. C. KENNEDY, widow of the late minister of railways and canals, who this afternoon laid the cornerstone of the new $685,000 Hon. W. C. Kennedy Collegiate Institute in Jockey Club Park before a large gathering. Mrs. Kennedy performed the ceremony with a silver trowel which had been presented to her by the Windsor Board of Education.

ProQuest Historical Newspapers – The Border Cities' Star, December 15, 1928 (pg. 5 of 62)



AUDITORIUM IS DEBATED

Seating in Gymnasium At Kennedy C. I. Is Problem

Windsor Trustees Defer Talk on Smaller Board Move

Adequate auditorium accommodation in the new Hon. W. C. Kennedy Collegiate Institute, is the question that is now puzzling the Board of Education, it was indicated at last night's meeting of the board, when the matter was discussed at considerable length.

CREATES PROBLEM

Failure of the board to include an auditorium in the final plans for the building, in order to cut the cost, has given rise to the problem of making suitable seating arrangements in the gymnasium, it was pointed out.

As a result the board instructed the building committee to confer with Principal A. G. Hooper in an effort to devise a suitable plan, and report back at the next meeting.

Introduced by Principal Hooper, who asked what arrangements were being made, the question caused a discussion which focussed on the wisdom of the board's action in not including an auditorium and became so sharp, at one time, that members asked for the minutes of last year's meeting in order to refresh memories on their previous attitudes.

"I'm beginning to think that the elimination of an auditorium was a big mistake," Trustee F. Begley ventured.

"SERIOUS MATTER"

Trustee H. E. Guppy: "It will be a serious matter to have to place chairs in the gymnasium once a week."

"I don't see any other way of solving the problem, except by putting in the chairs and a portable platform when required," declared Trustee P. P. McCallum.

Trustee H. J. Neal: "It looks to me as though we have been penny wise and pound foolish."

Trustee Guppy questioned Principal Hooper as to whether or not regulations of the department of education called for an auditorium. He replied in the affirmative.

Trustee Begley: "You were one of the members of the board who opposed an auditorium, Mr. Guppy."

"That's the first I've heard of it."

"You will find it in the minutes."

"If it is I would like to see them."

Trustee Harding: "We figured we would save $100,000 by leaving out the auditorium. If my memory serves me right, Mr. Hooper told us we could get along without one."

"I wasn't here at the time," replied the principal.

Trustee A. F. Fuerth pointed out that the question had been thoroughly discussed before and that the members had agreed they could save 10 or 12 rooms at a cost of $100,000 by leaving out the auditorium and using the gym for this purpose.

"We could get along without the auditorium, but it means two or three hours' work each day moving chairs back and forth," Principal Hooper stated.

REPORTS

Reports of the audit, management and building and maintenance committees, as recommended at Tuesday's committee meetings, were adopted almost without discussion, with the exception of the building committee's report on tenders for laboratory supplies, as reported elsewhere in this issue.

Additional tenders for supplies were approved by the board as follows: 3,000 portfolios, W. J. Gage Co., $66.05; 400 reams of art paper, George M. Hendry Co., $216.50; 50,000 ruled scribblers, J. P. Whyte, $1,015; 20,000 unruled scribblers, J. P. Whyte, $390; 250,000 sheets mimeograph paper, Stephen Sales Co., $290; 350 boxes chalk, A. J. McRae Co., $362.50; 100 boxes chalk, George M. Hendry Co., $34.50; hardware, W. J. Douglas Co., $128.06; household science supplies, C. H. Smith Co., $227.33; Reycraft's Store, $85.50, and Bartlet, Macdonald and Gow, $52.50.

DELAY DEBATE

With the hour dragging on past midnight, the board decided to withhold discussion on Trustee H. J. Neal's motion "that the council of the city of Windsor be asked to submit at the next municipal election a plebiscite asking the electors to express their opinion on the question of reducing the membership of the Board of Education to six elected members from the public school electors; said six members, with two members appointed by the Separate School Board, to compose the Board of Education for the city." It will be introduced again at the next meeting of the board.

In a letter of acknowledgment to the board, Premier G. Howard Ferguson expressed his thanks for the invitation to be present at the opening of the new Kennedy Collegiate Institute in September, but stated he could not give a definite answer at the present time.

The request of the Dougall Avenue Home and School Club for playground equipment was referred to the physical training committee.

ASK INVITED

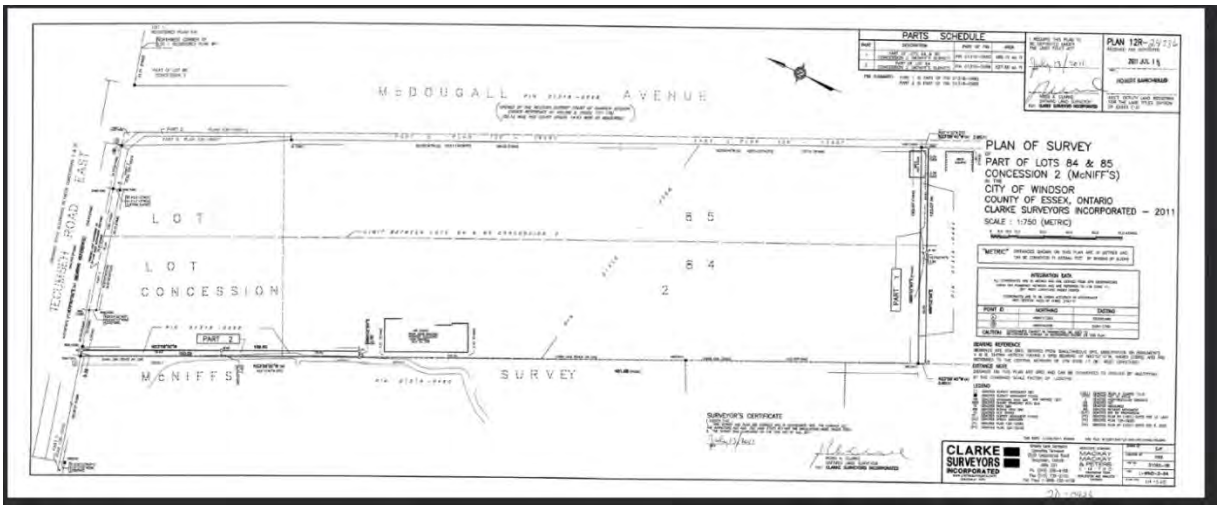
Invitations were received from the Business and Professional Women's Club to attend a dinner at the Prince Edward hotel on February 19 and from the John Campbell Home and School Club to attend a presentation on the same date. Both were accepted.

The question of additional seating accommodations in the new gymnasium at the Kennedy Collegiate was briefly discussed and the building and maintenance committee was empowered to widen the balcony so as to give more seating space. It will be eight feet wide instead of five feet as previously proposed.

The proposed move to transfer vocational classes to the technical school was dropped when Trustee Frank Begley, chairman of a special committee on the matter, reported that this was frowned on by the technical school inspector and accommodations in the Tech building were too crowded.

Before adjournment the board passed a resolution of sympathy, in the death of the father of Vice-Chairman Frank Harding.

Left: ProQuest Historical Newspapers – The Border Cities' Star, February 15, 1929 (pg. 5 of 38)



[Plan of Survey 12R-24736]



Snippet of Insurance Plan of the City of Windsor (1937) Volume 1 – Overview and Sheet 33

HON. WILLIAM KENNEDY, P.C.

Key Facts:

- MEDIA RELEASES
- EMPLOYMENT/JOB POSTINGS

Born: August 27, 1868 Ottawa; Died, in office, January 17, 1923

1903: President of the Windsor Gas Company

1909-1910: President Windsor Board of Trade

1913-1918: Member, Windsor Board of Education

1913-1918: Councillor, Municipality of Ojibway

Elected Member of Parliament: Riding of Essex North, December 1917 (Liberal)

Re-elected 1921; named Minister of Railways and Canals by Prime Minister Mackenzie King

New public secondary school posthumously built and named in his honour October 1929

Born in Ottawa, William Costello Kennedy spent his formative years in Toronto, where his father was a civil servant for the Ontario government. Through his father's connections, young Kennedy obtained the opportunity to serve as a page within the Legislative Assembly.

Kennedy's career began in 1887 as a clerk in the business offices of the London and Canadian Loan and Agency Company of Toronto. A decade later, he moved to Essex County to take a posting with a local gas company, at that time controlled by Hiram Walker. His success in developing the gas distribution side of the business led to Kennedy become the president of Windsor Gas Company in 1903, a position he held until 1917.

During this time, Kennedy developed an interest in civic affairs and worked to advance the prospects of the Windsor region. In 1913 he sought and won a position on council as the representative for Ojibway, a responsibility he held until 1918. During the same time he also served on the Board of Trade and the Board of Education.

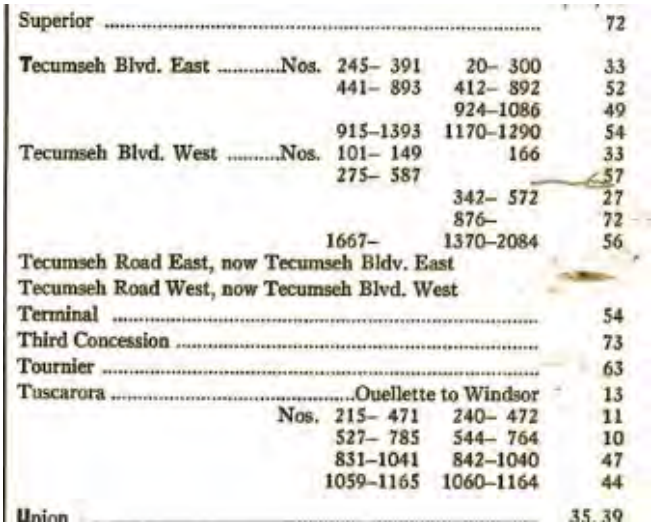
For the federal election of 1917, Kennedy accepted the nomination to run as the candidate for the Liberal Party in the riding of Essex North. The candidate for the Conservatives was the well-known barrister and former time mayor of Windsor, Ernest S. Wigle. The contentious issue of conscription for the war effort, imposed by the Conservative party in power, became the deciding factor in this area of the province, and Kennedy won by a majority.

The new member distinguished himself as an able opposition financial critic, catching the attention of William Lyon Mackenzie King. After King was chosen to succeed Wilfred Laurier as the leader of the Liberal Party and then went on to win the general election of 1921, he named Kennedy to his cabinet, making the representative from Essex North the Minister of Railways and Canals. In the early part of the twentieth century, smooth running rail systems were vital to the economy. As Minister, Kennedy used his business acumen and negotiation skills to reorganize the confused networks of competing rail systems , in particular co-ordinating the parallel lines of the CNR and Grand Trunk Railroads.

Part way through his term of office, Kennedy became ill. An operation was performed in the summer of 1922 with hopes it would improve his condition. In September that year, a second operation was performed. Afterwards Kennedy returned to Windsor to recuperate. Following Christmas he and his family travelled to Florida for further rest and recovery, but their stay was cut short when Kennedy suffered sudden fatal heart attack.

In 1928, the Windsor School Board approached Kennedy's widow for permission to name a new facility after her late husband. Kennedy Collegiate Institute, officially opened on October 9 1929, is built on part of the former Windsor Jockey club site, located between Ouellette and McDougall Avenues.

Windsor Public Library, "Hon. William Kennedy, P.C."

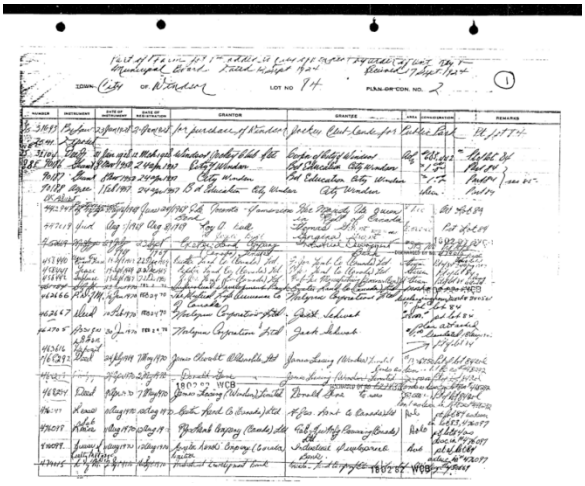


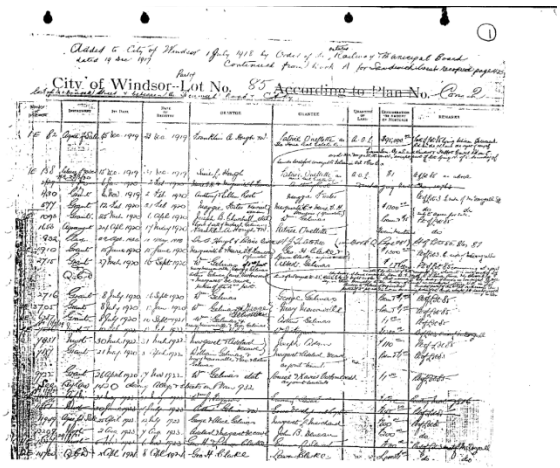
Superior			72
Tecumseh Blvd. East ....Nos.	245– 391	20– 300	33
	441– 893	412– 892	52
		924–1086	49
	915–1393	1170–1290	54
Tecumseh Blvd. West ....Nos.	101– 149	166	33
	275– 587		57
		342– 572	27
		876–	72
	1667–	1370–2084	56
Tecumseh Road East, now Tecumseh Bldv. East			
Tecumseh Road West, now Tecumseh Blvd. West			
Terminal			54
Third Concession			73
Tournier			63
Tuscarora ....Ouellette to Windsor			13
Nos.	215– 471	240– 472	11
	527– 785	544– 764	10
	831–1041	842–1040	47
	1059–1165	1060–1164	44
Union			35, 39

Snippet of Insurance Plan of the City of Windsor (1937) Volume 1 – Index to Streets

R	245 Tecumseh Rd E	W.C. Kennedy High School	1929	Arch. Cameron & Ralston	Core
R	245 Tecumseh Rd E / McDougall St / Logan Ave	Windsor Stadium	c1929	Soccer Stadium; Shows	Core

Windsor Municipal Heritage Register, pg. 16 of 23





OnLand Land Registry Records – Abstract/Parcel Register Book, Essex (12), Windsor, Concession 2; Lot 84 (pg. 3 of 7) and Lot 85 (pg. 3 of 15)



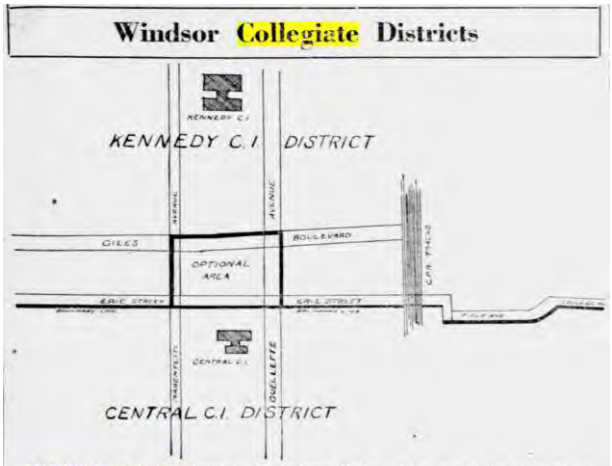






Heritage Property File – HER-2712 (Top Row: pgs.48 & 49 of 95 -- Bottom Row: pg. 52 of 95)

Windsor Collegiate Districts



KENNEDY Collegiate Institute in Jackson Park, will be ready for opening on Tuesday, September 3, and pupils who live on Erie street, or south of Erie street and south of Field avenue and College avenue on the west side of the C.P.R. tracks may attend, with the following exceptions:

Students whose homes are in the area bounded on the east by Marentette avenue, on the north by Erie street, on the south by Giles Boulevard, and on the west by Ouellette avenue, may attend either collegiate they choose.

Pupils who last year were registered in German, Spanish or Greek, in the Central Collegiate, will this year attend the Kennedy Collegiate, regardless of the district in which they live.

This new school will relieve the congestion at Central Collegiate Institute, Ann and Goyeau streets, which also opens on September 3. The chart above, prepared by the Windsor Board of Education, shows the districts which the two collegiates will serve. Students are asked to study the chart, to correct a considerable amount of misunderstanding that has arisen as to which students shall attend which collegiate.

ProQuest Historical Newspapers – The Border Cities' Star, August 31, 1929 (pg. 5 of 29)

School Opens Next Tuesday

More Than 30,000 Boys And Girls to Attend Classes

Battalions of Border schoolboys and schoolgirls will troop back to the public and separate schools, collegiates, high and continuation schools, and all the various "halls of learning," next Tuesday morning, more than 30,000 strong.

BIG INCREASE

Plans to accommodate an increase of 1,500 in the school enrolment have been worked out during the summer, and the finishing touches have been put on three fine new buildings designed to relieve school congestion in the more rapidly growing sections of the community. Other schools will open extra rooms, and a few additions, to accommodate the overflow. At Sandwich, where efforts to build a new school fell through, classrooms will be improvised in corridors.

St. Mary's Academy, one of the finest and most up-to-date buildings in the district, will open its doors Tuesday, with some classes starting Wednesday. The new Kennedy Collegiate will open its doors to first year students at 9 a.m., and to other students at 1.15 p.m. The same arrangement is in force at the Central and Walkerville collegiates. The new Hugh Beaton school in Walkerville will take care of the public school increase in that district. Colin Lees, the principal of that school, arrived in town today from Ottawa.

Besides the three new schools there is the new two-room St. Edward Separate School, on Prince Road, at King street, Sandwich, which will be ready in a month. In the meantime students who are to attend that school will attend St. Francis school.

The new Kennedy Collegiate will relieve congestion at the Central Col-

CONTINUED ON PAGE 7

Schools Open Next Tuesday

CONTINUED FROM PAGE 5

legiate, and at the John Campbell school, where classrooms have been used for high-school students.

EAST WINDSOR

In East Windsor there will be three new classrooms at the David Maxwell School, which will relieve conditions there, temporarily. Three more rooms will be ready at the Ontario School by the end of the year. The six new rooms, however, are intended merely to relieve congestion in one of the fastest growing districts in the country.

There will be three new class rooms at the Windsor-Walkerville Technical School, and two at the Walkerville Collegiate.

At the General Byng School in Sandwich it will be necessary to open two classrooms in the corridors. Another room will be provided at the Prince of Wales School.

ORGANIZE STAFFS

Inspector J. E. Benson, of the Windsor public schools, declared today that all principals had reported during the morning and were busily organizing their staffs for the opening day.

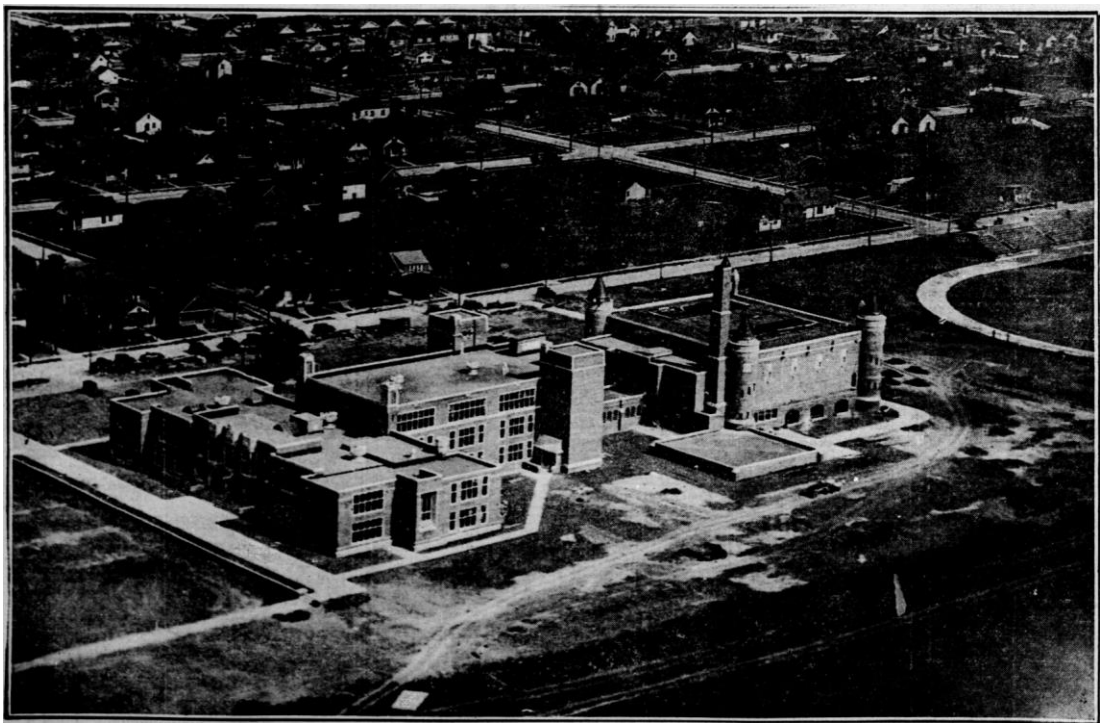
There will be many new teachers in the schools, and many pupils shifting from school to school, with a resulting unsettled condition that is expected to continue through the first weeks.

The students, however, will start right into work, and all work, including manual training, will start as soon as the pupils have reached their seats. In the case of the public schol students, there will be school all day. Most of the high school students will attend but a half day on Tuesday, beginning actual work on Wednesday.

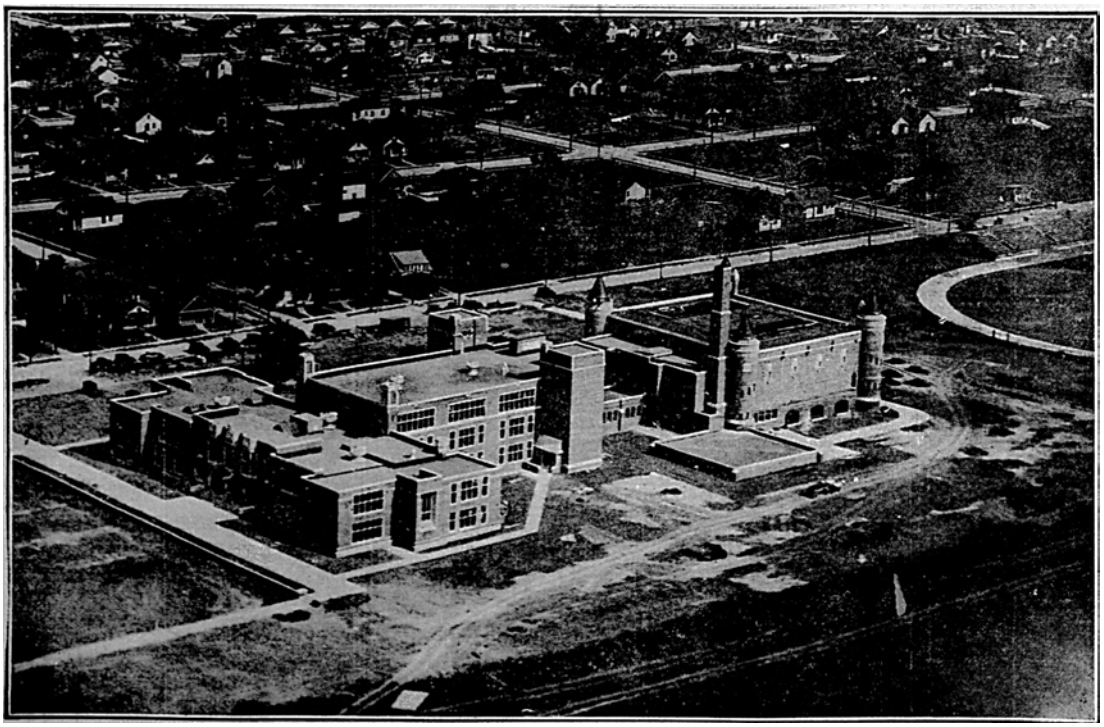
High school graduates, who plan to attend college, will have from several weeks to a month as additional holidays. A large number, as usual, will begin their college courses in Detroit. Others are planning to journey to Western, Toronto, Queen's, Michigan, McGill, and, a few, to even more distant places.

ProQuest Historical Newspapers – The Border Cities' Star, August 31, 1929 (pgs. 5 & 7 of 29) []

The Gothic Towers and Arches of Kennedy Collegiate as Seen From the Air



Below: The above photo, edited to see features sharper



New Collegiate Is Fine Building

Named For Late Hon. William Costello Kennedy, It Is of Late Gothic Architecture; Total Cost $750,000; 11-Acre Site

CONTAINING 41 major rooms, ranging in size from 12 by 12 feet to 110 by 65 feet, the new Hon. W. C. Kennedy Collegiate Institute, Windsor, to cost when completed and equipped more than $750,000, is one of the finest collegiate buildings in Canada. Cameron & Ralston, Windsor architects, designed the magnificent institution.

On 11-Acre Site

Situated on a beautiful 11-acre site which is supplemented in the front of the school facing Tecumseh Boulevard by an additional three acres of parkland, the Kennedy Collegiate is set back a distance of 400 feet from this main border highway and lends to the boulevard much of its beauty in that section of Windsor.

The general style of architecture adopted in the collegiate building is late Gothic, a style that renders more striking the ultimate beauty of Windsor's newest and greatest educational building. The main feature on the entrance front of the collegiate is a group of three pointed arches surmounted by three oriels, corbelled out from the face of the building, while divided with mullions and trasoms which are terminated in cusped heads.

Crowning the windows which surmounted the main entrance is a concentrated decoration of late Gothic ornament with a carved cheneau. Back of the carving the oriels terminate in flats of stone, effectively contrasting with the elaboration of the carving.

Flanking the oriel windows are two long pointed Gothic windows with deep moulded reveals and carved paterae. All of these windows are filled with leaded glass, the group lighting the most important room in the collegiate.

Effectively Simple

The effective simplicity of the library interior brings to Windsor the type of architecture found in the ancient seats of learning, such as Oxford and Cambridge, England.

In the main section of the collegiate and entirely separate from the physical training building, there are 41 rooms in addition to lavatories and corridors. Of these, 19 are spacious classrooms, each measuring 30 by 23 feet. Other rooms, and their dimensions, include the art room, 32 by 23 feet; four laboratories, each 36 by 33 feet; two lecture rooms, each 23 by 20; two equipment rooms, each 23 by 12; schoc' library, 60 by 24; two teachers' rooms, each 20 by 12; doctor's room, 12 by 12; dentist's room, 12 by 12; school office, 20 by 20; principal's room, 16 by 12; two dining rooms for teachers, each 18 by 18; school cafeteria, 110 by 65 and two bicycle parkir rooms in basement each measuring 60 by 23 feet.

The architect points out that the present larg cafeteria will eventually be transformed into six future classrooms, making 25 classrooms in all when these are required.

The large rear part of the Kennedy Collegiate development is d..vcted entirely to the purposes of a physical training building and may be said to be the equal of any such building in Can-

Continued on Page 6,Column 5 This Section

Collegiate To Open At 9 A.M.

First Year Students Will Arrive Then; Others At 1:15 P.M.

Opening of the Honorable W. C. Kennedy Collegiate Institute will take place Tuesday at 9 a.m. for first-year students, and at 1:15 p.m. for all other students, as announced today by the Windsor Board of Education.

The Kennedy Collegiate, when completed, will be one of the most modern and fully equipped collegiates in Canada, and provides complete facilities to meet the demands of the present courses of study, board members point out.

The date of formal opening of the collegiate will be announced later.

The Board of Education, Wind... comprises the following memb... L. Howell, chairman; H. J. Neal... man audit commttee; P. P. M... chairman of build'ng and ma... committee; Dr. C. R. Weber... of management committee; ... ley, chairman of physical t... recreation committee; Gor... ler, Mrs. L. A. Killen, H. ... L. Mason, Mrs. Gordon ... Spencer and Separate S... tatives, C. D. Ferrari...

Back to

Left: ProQuest Historical Newspapers – The Border Cities' Star, August 31, 1929 (pg. 29 of 29)



The KenColl 1945, pg. 27 of 48



Windsor, Ontario's Past, Present and Memories, Facebook Post (2024), "A picture from 1929 of Kennedy Collgiate Windsor Ontario

CAMERON & RALSTON (works in Windsor unless noted)

SANDWICH, ONT., sanatorium for the Essex County Council, Prince Road, 1922 (C.R., xxxvi, 26 July 1922, 743, illus. & descrip.)
GALT, ONT., major addition and alterations to Galt Collegiate Institute, Water Street North, 1922-24 (C.R., xxxvi, 6 Sept. 1922, 52, t.c.)
KITCHENER, ONT., mausoleum at the public cemetery, 1923 (C.R., xxxvii, 14 Feb. 1923, 53)
WALKERVILLE, ONT., residence for Dr. Peter A. Dewer, Kildare Road, 1923 (C.R., xxxvii, 28 Feb. 1923, 50; Const., xix, April 1926, 128-9, illus. & descrip.)
BRANTFORD, ONT., mausoleum at the public cemetery, 1923 (C.R., xxxvii, 14 March 1923, 52)
BARTLET BUILDING, London Street West at Pelissier Street, 1924 (C.R., xxxviii, 11 June 1924, 61; dwgs. at Windsor Municipal Archives)
NIAGARA STREET, at Devonshire Road, residence for John Duck, c. 1925 (dwgs. at Windsor Municipal Archives)
PUCE, ONT., St. Andrew's Church, 1925 (Const., xix, June 1926, 198-99, illus. & descrip.)
FONTHILL, ONT., mausoleum, 1926 (C.R., xl, 12 May 1926, 58)
WOODSTOCK, ONT., mausoleum for Canada Mausoleums Ltd., 1926 (C.R., xl, 12 May 1926, 58)
AYLMER, ONT., mausoleum at the public cemetery, 1927 (C.R., xli, 9 March 1927, 64)
INGERSOLL, ONT., mausoleum at the public cemetery, Harris Street, 1927 (C.R., xli, 6 July 1927, 60, t.c.)
HAMILTON, ONT., mausoleum adjoining Woodland Cemetery, 1927-28 (C.R., xli, 6 July 1927, 60, t.c.; Const., xxi, Nov. 1928, 362-73, illus. & descrip.)
MAYFAIR PUBLIC SCHOOL, Chandler Road at Ypres Avenue, 1927 (Border Cities Star [Windsor], 1 Oct. 1927, 7, illus.)
OWEN SOUND, ONT., mausoleum at Greenwood Cemetery, 1927-28 (C.R., xli, 5 Oct. 1927, 53; Owen Sound Daily Sun-Times, 30 April 1928, 5, illus. & descrip.; and 1 June 1923, 1 & 11, detailed architectural descrip.)
WALKERVILLE, ONT., 'Gray Gables', a residence for Frederick M. Allworth, Niagara Street at Kildare Road, 1927 (C.H.G., v, Feb. 1928, 33-5, illus.; April 1928, 44, illus.)
KITCHENER, ONT., mausoleum and Roman Catholic chapel at Woodland Cemetery, 1928 (C.R., xlii, 4 Jan. 1928, 50)
SANDWICH, ONT., John Richardson Branch Library, Wyandotte Street West, 1928 (C.R., xlii, 1 Feb. 1928, 46, t.c.; R.A.I.C. Journal, ix, Dec. 1932, 268-9, illus.)
WINDSOR TRUCK & STORAGE CO., Shepherd Street East at Windsor Avenue, 1928 (C.R., xlii, 29 Feb. 1928, 51)
ROSELAND GOLF CLUB, Dougall Avenue, clubhouse, 1928 (C.R., xlii, 4 April 1928, 53)
GRAHAM PAIGE MOTOR CAR CO., Wyandotte Street East, auto showroom, offices and garage, 1928 (C.R., xlii, 25 April 1928, 57; Detroit Free Press, 2 Sept. 1928, Section Five, 4, descrip.)
FIRST LUTHERAN CHURCH, Victoria Avenue near Giles Boulevard, 1928 (dwgs. at Winsdor Municipal Archives, RG4, item 211)
GUELPH, ONT., mausoleum and chapel at Union Cemetery, 1928 (C.R., xlii, 16 May 1928, 62)
WALKERVILLE, ONT., residence for Mrs. E.N. Bartlett, Willistead Crescent, 1928 (C.R., xlii, 30 May 1928, 173)
WILLIAM C. KENNEDY COLLEGIATE INSTITUTE, Tecumseh Road East at McDougall Street, 1928-29 (C.R., xlii, 12 Sept. 1928, 52, t.c.; Windsor Daily Star, 6 July 1929, Section One, 5, illus.; Section Two, 8, illus.)
OTTAWA, ONT., mausoleum at Beechwood Cemetery, 1929-30 (C.R., xliii, 28 Aug. 1929, 58)
GREEN LAWN MEMORIAL CEMETERY, Talbot Road, mausoleum, 1929-30 (Border Cities Star [Windsor], 2 Feb. 1929, Section One, 2, illus. in advert.; C.R., xliii, 11 Dec. 1929, 53, t.c.)

Biographical Dictionary of Architects in Canada 1880-1950, Cameron, David John, originally retrieved from http://www.dictionaryofarchitectsincanada.org/node/1602; currently accessible via hyperlink herein

Research Document – 1376 Victoria Avenue, Victoria School

PROPERTY OVERVIEW	
Property address:	1376 Victoria Ave
Property Roll Number:	040-480-05400-0000
Property name (if known):	Victoria School Victoria Avenue Public School Queen Victoria Public School
Current use (observed):	Educational Institution
Date constructed:	1922
Architect(s) (if known):	Albert H. McPhail

Photos/Pictures of Property





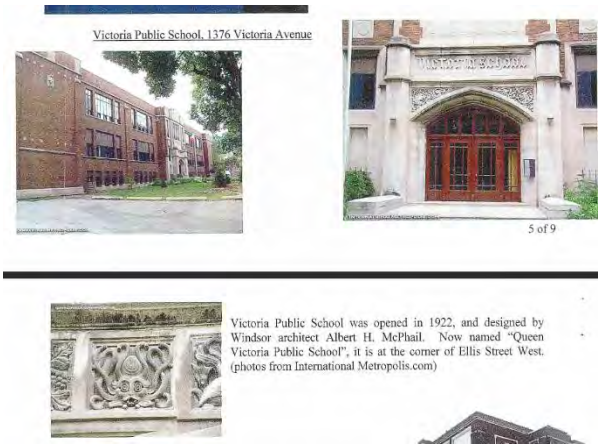






Site Visit, Heritage Planning Staff (November 2019)

Historical Photos

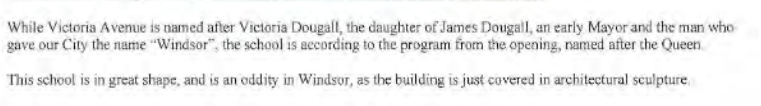




Left: Heritage Property File, HER-2765, pgs. 7 & 8 of 25; Right: HER-2765, pg. 13 of 25









Left: HER-2765, pg. 14 of 25; Right: HER-2765, pg. 15 of 25







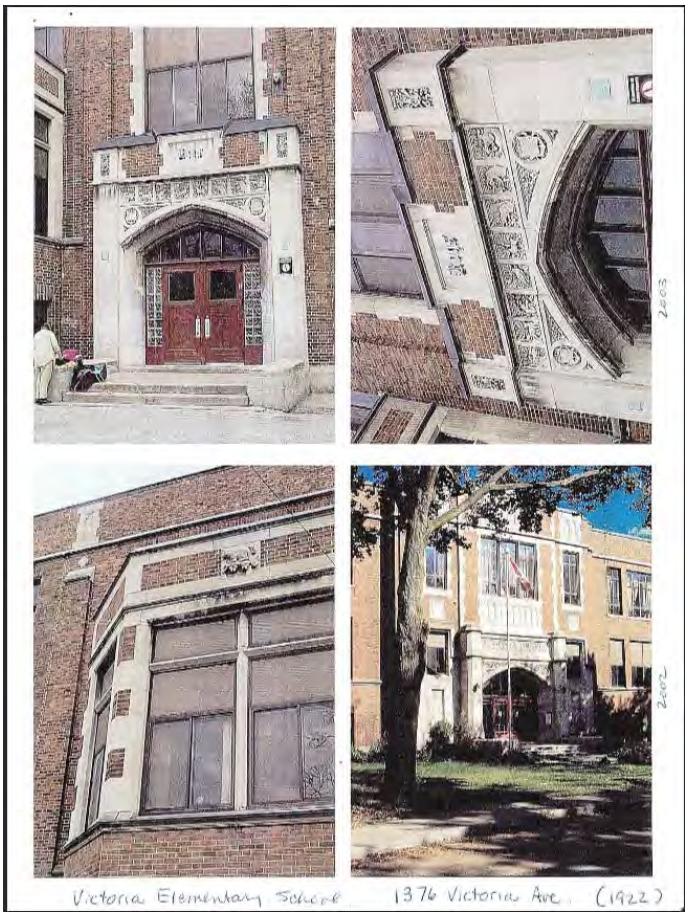


Left: HER-2765, pg. 16 of 25; Right: HER-2765, pg. 17 of 25



1376 Victoria – Victoria Public School

Left: HER-2765, pg. 20 of 25



Left: HER-2765, pg. 24 of 25

Research/Supporting Material



Walkerville Times Collection; donated by John F. Duck, "Victoria Avenue Public School: Class Photograph 1927" retrieved from Southwestern Ontario Digital Archive

City Wide: x Ward(s):

1. RECOMMENDATION:

(1) That the Committee recommend that the following properties remain on the Windsor Municipal Heritage Register, under provisions of the Ontario Heritage Act:

- Gordon McGregor Public School, 1646 Alexis Road
- Hugh Beaton Public School, 2229 Chilver Road
- J.L. Forster Public School, 749 Felix Avenue
- David Maxwell Public School, 1648 Francois Road
- W.D. Lowe Secondary School, 874 Giles Boulevard East
- Prince Edward Public School, 949 Giles Boulevard East
- Marlborough Public School, 3557 Melbourne Road
- William G. Davis Public School, 2855 Rivard Avenue
- Victoria Public School, 1376 Victoria Avenue

(2) That the Committee defer a recommendation concerning the following property for additional information:

- J.E. Benson Public School, 1556 Wyandotte Street West

(3) That the Committee states a resolution to urge the Ministry of Education and the local school boards to provide sufficient funds for ongoing capital maintenance of all school buildings, in order to provide good places for students to learn and staff to work, and to extend the useful life of the buildings and reduce costs of rehabilitation and/or demolition and replacement.

HER-2765, pg. 3 of 25

Architectural and Other Considerations:

Any one of the three considerations in Ontario Regulation 9/06 may be used for designation: Each of the school buildings "displays a high degree of craftsmanship or artistic merit" that distinguishes it from other buildings of its age. Most of the school buildings were designed by notable local architects; therefore demonstrate "the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community". Most of the schools were built about the same time as the surrounding neighbourhoods. They are "important in defining, maintaining or supporting the character" of their surroundings, and in many cases they are recognized as landmarks.

Therefore the schools are eligible to be listed on the heritage register.

Beyond the heritage value inherent in each school property, some of the buildings are located in potential heritage neighbourhoods. The long-term existence of schools in those neighbourhoods

7 of 9

HER-2765, pg. 11 of 25



supported the decision to rename Victoria, Queen Victoria Public School, in the interests of preserving our school's heritage.

Last year was Victoria's 75th anniversary, and as a parent volunteer, one of my jobs was to put together a commemorative booklet to mark the occasion.

When I began work on the booklet, I believed, as does Mrs. Aubry, that Victoria Public School was named after Victoria Dougall.

However, while searching through historic materials at the school, we found a carton of commemorative books from the school's opening ceremonies in April of 1922. These books contain an article written for the opening ceremonies which begins with the following paragraph:

"Victoria School, named after the good Queen, whose memory is now and ever will be revered and honoured by pupils and adults alike throughout the British Empire, and indeed the world at large, is an institution to which the citizens of Windsor may point with pride."

This would appear to unequivocally prove that Victoria is, indeed, named after the Queen and not Victoria Dougall.

The dignitaries and school board officials attending the opening of their new school would certainly have had accurate information as to the origins of the name.

It is also significant to note that although Victoria Avenue was in fact named after Victoria Dougall, Victoria Public School was not named "Victoria Avenue Public School" by the Windsor Public School Board.

It would seem that the Border Cities Star journalists that Mrs. Aubry quoted simply made the erroneous assumption that the school was named after the street.

BETSY MAGNER
Windsor

Schools generally named after street

Re: Name Part of Our History, May 1:

After reading Camilla Aubry's thoughtful and passionate letter regarding the renaming of Victoria Public School, a few thoughts come to mind.

It was obvious that she took great pride, and with justification, in the many accomplishments of James Dougall, her illustrious great-great grandfather, after whom Dougall Avenue is named.

And after assuring us that it is generally assumed that Mr. Dougall named the adjoining street, Victoria Avenue, after his daughter, she then expressed feelings of dismay and astonishment at the public board's recent decision to change Victoria Public School to Queen Victoria Public School.

The question arises: How did Victoria Public School — which was completed in 1922 by the S.E. Dinsmore Company Ltd., using plans prepared by Windsor architect, Albert H. McPhail — receive its name?

Public elementary schools in Windsor during the latter part of the 19th century and early part of the present century were generally named for the adjacent street.

For example, the 1924-25 Windsor City Directory list of schools included the following: Tuscarora Street School, Park Street, Mercer Street, Cameron Avenue, Wyandotte Street (now J.E. Benson), Assumption Street (now Frank Begley), Louis Avenue, Bridge Avenue, Dougall Avenue and Victoria Avenue School.

With the recent merging of the Windsor and Essex County public boards, the new board was in a quandary.

There were now two schools named Victoria: one in Tecumseh, apparently named for Victoria Clapp; and one in Windsor, named for the adjacent street.

The board's solution?

Not wanting to name the Tecumseh school Victoria Clapp, they chose instead to rename the Windsor school Queen Victoria.

On another matter raised by Ms. Aubry as to who was Windsor's first mayor.

That honour goes to attorney Samuel Smith Macdonell.

He was Windsor's first reeve upon its incorporation as a village in 1854; and first mayor when its status was elevated to "town," effective 1858.

He subdivided his two properties, naming the streets: Goyeau, Glengarry (the Macdonell clan was from Glengarry, Scotland), Aylmer, Howard, Brant, Tuscarora, Niagara, Erie, Wyandotte and Brodhead.

The latter street he named for his wife, Ellen Brodhead. The spelling became corrupted to Broadhead during the present century.

Macdonell's son, Sir Archibald Cameron Macdonell, was a high-ranking general who fought with distinction during the First World War.

MICHAEL GLADSTONE WHITE
Windsor

HER-2765, pg. 22 of 25 (snippet of Windsor Star article from May 12, 1998)



Camilla Aubry, great-great niece of Victoria Dougall, doesn't want the name of Victoria Avenue Public School changed.
Star photo: Mike Weaver

1376 Victoria WS 5/2/98

Name part of our history

LETTER OF THE DAY

This letter is in response to the March 7 article, School Name Change. I deeply regret the Greater Essex County District School Board's decision to change Victoria Avenue Public School in Windsor to Queen Victoria School. Therefore, I would like to share some local history with the people of Windsor.

Victoria Avenue is named after Victoria Dougall, whose father is James Dougall (1810-1888). He is my great great grandfather.

James Dougall, originally from Paisley, Scotland, was Windsor's first elected mayor. It was James Dougall who named the City Windsor after Windsor, England. He was a merchant for the Hudson's Bay Company, nurseryman, landowner and a member of the Windsor board of education for many years.

It is because of this pioneer, James Dougall, that Windsor is known as the City of Windsor, Dougall Avenue and Dougall School are named after him.

This founding father of Windsor, James Dougall, married Susan Baby, who was the daughter of the prominent Francois Baby.

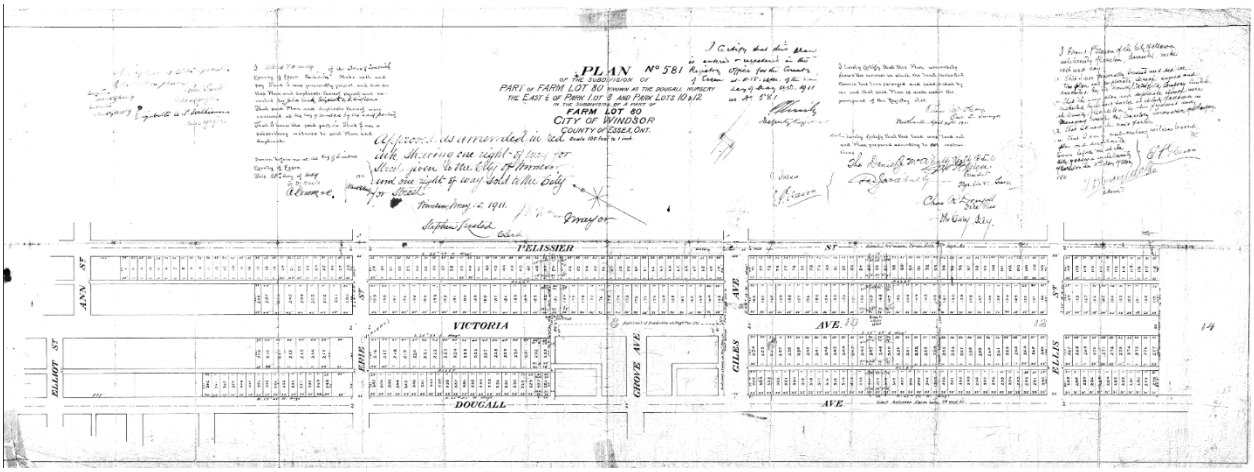
One of their children was Victoria Dougall, for whom Victoria Avenue was named. (She is my great great aunt.)

James Dougall owned much Windsor property from Glengarry to Crawford Avenue. The elite Victoria Avenue was on the "Dougall Euphorium" property. So it is with deep regret that I view the board's decision to rename Victoria Avenue School, Queen Victoria School. This is a very archaic choice to make in the 1990s, to name a school after the monarchy. Victoria Dougall's name is perpetuated in the street as well as the school.

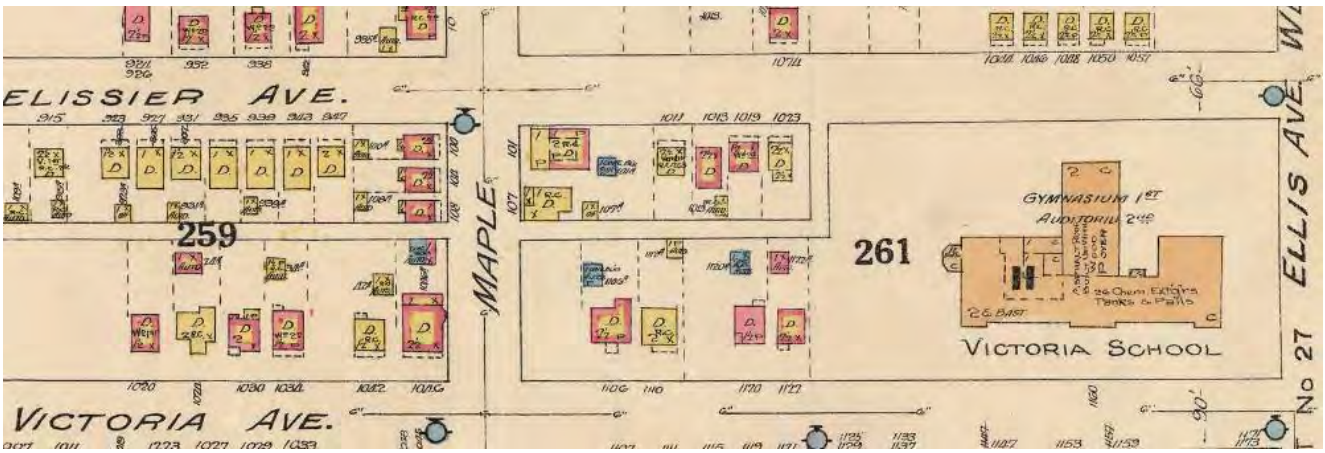
The Border Cities Star of 1922, in the Windsor public archives, states that the school was called Victoria Avenue Public School. No mention is made of it referring to Queen Victoria, nor was it called Queen Victoria School then.

CAMILLA AUBRY
Windsor

HER-2765, pg. 23 of 25 (snippet of Windsor Star article from May 2, 1998)



Registered Plan 581



Snippet of Insurance Plan of the City of Windsor (1924), Map 26

Legal Description	PLAN 581; LOTS 130 TO 140; LOTS 95 TO 106 & PT CLOSED ALLEY

Snippet of Property Summary for 1376 Victoria Ave.

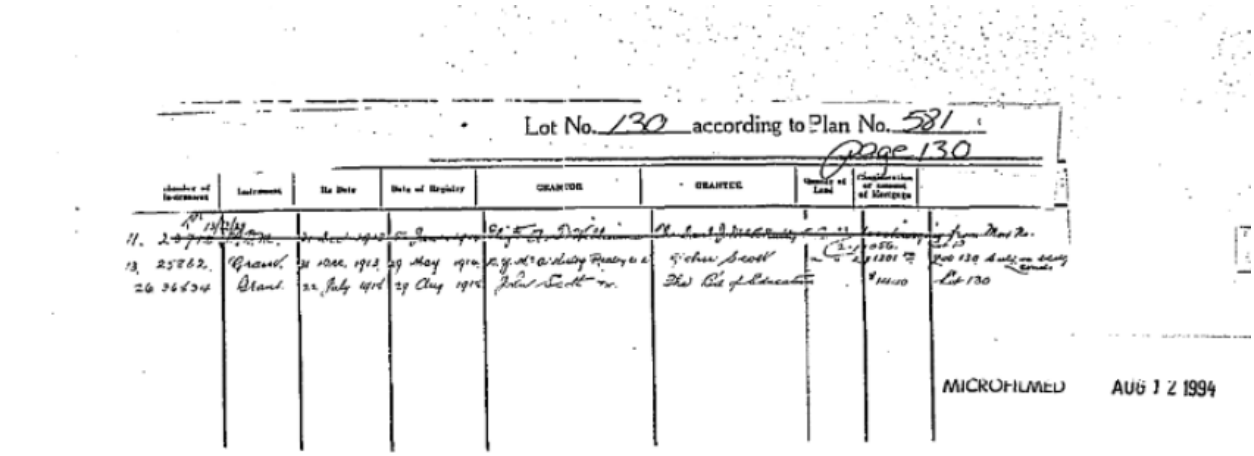
R	1376 Victoria Ave	Victoria School	1922	Arch. Albert H. McPhail	Core

Windsor Municipal Heritage Register, pg. 18 of 23)

While Victoria Avenue is named after Victoria Dougall, the daughter of James Dougall, an early Mayor and the man who gave our City the name “Windsor”, the school is according to the program from the opening, named after the Queen.

This school is in great shape, and is an oddity in Windsor, as the building is just covered in architectural sculpture.

International Metropolis – Victoria School (May 24, 2010)



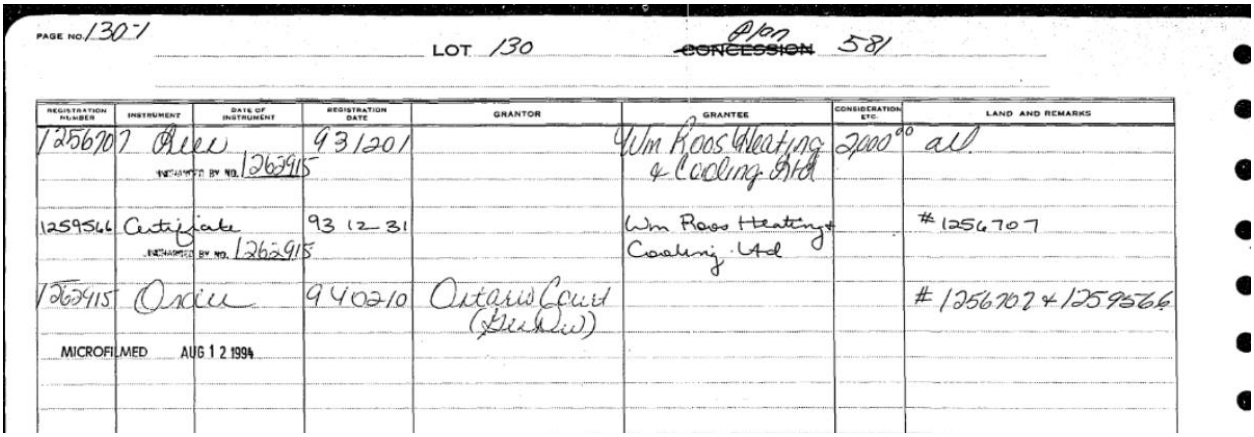
Lot No. 130 according to Plan No. 581

Page 130

Instrument	Date of Instrument	Date of Registry	Grantor	Grantee	Consideration or Amount of Mortgage
Grant	22 June 1912	29 May 1912	[illegible]	Richard Arnold	$1301.72
Grant	22 July 1914	29 May 1915	John Scott [illegible]	The Bd of Education	$100.00

Lot 130

MICROFILMED AUG 1 2 1994



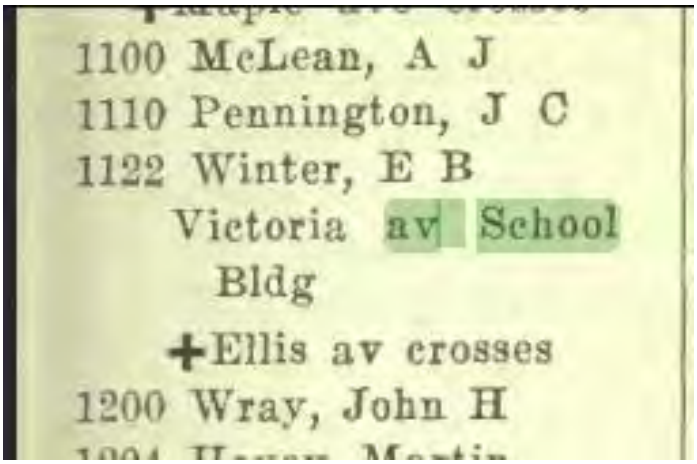
PAGE NO. 130-1

LOT 130 ~~CONCESSION~~ Plan 581

Registration Number	Instrument	Date of Instrument	Registration Date	Grantor	Grantee	Consideration $	Land and Remarks
1256707	Deed		931201		Wm Ross Heating & Cooling Ltd	2000.00	all
	Entered by No. 1262915						
1259566	Certificate	93 12 31			Wm Ross Heating & Cooling Ltd		#1256707
	Entered by No. 1262915						
1262915	Order	940210		Ontario Court (Windsor)			#1256707 & 1259566

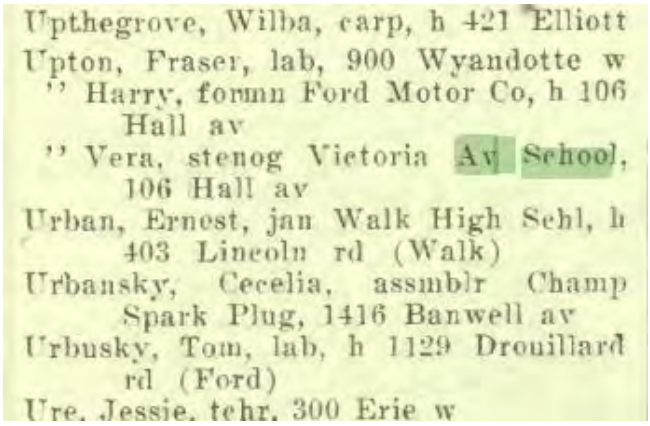
MICROFILMED AUG 1 2 1994

OnLand Land Registry Records – Essex (12), Windsor, Plan 581; Lot 1 to 199, pgs. 322 & 323 of 507

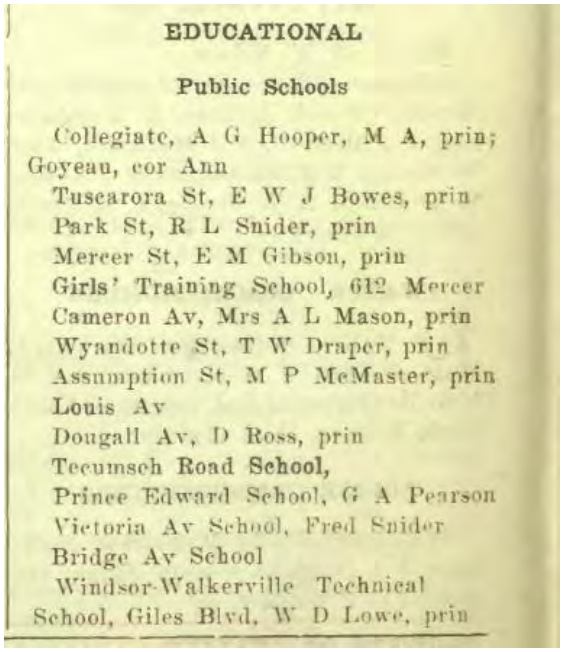


1100 McLean, A J
1110 Pennington, J C
1122 Winter, E B
Victoria av School
Bldg
+Ellis av crosses
1200 Wray, John H

1923-1924 Vernon's City of Windsor Directory, pg. 165 (pg. 143 of 681), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1038&context=windsor-directories; currently accessible via hyperlink herein



Upthegrove, Wilba, carp, h 421 Elliott
Upton, Fraser, lab, 900 Wyandotte w
" Harry, formn Ford Motor Co, h 106 Hall av
" Vera, stenog Victoria Av School, 106 Hall av
Urban, Ernest, jan Walk High Schl, h 403 Lincoln rd (Walk)
Urbansky, Cecelia, assmblr Champ Spark Plug, 1416 Banwell av
Urbusky, Tom, lab, h 1129 Drouillard rd (Ford)
Ure, Jessie, tchr, 300 Erie w



EDUCATIONAL

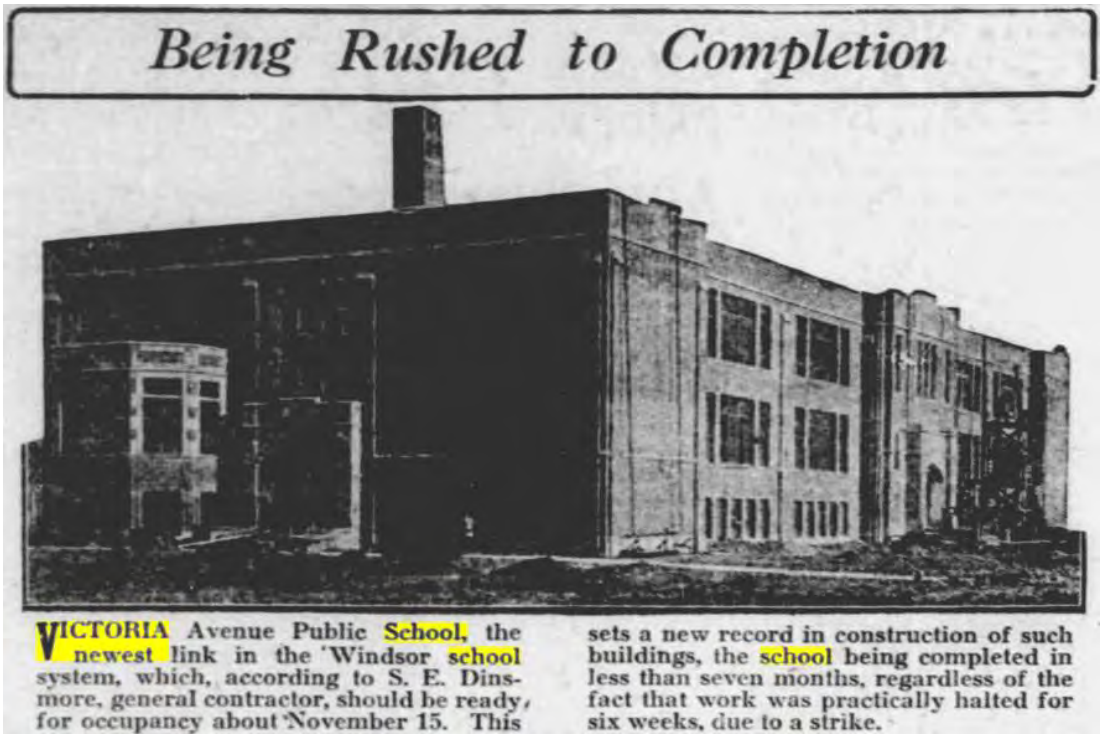
Public Schools

Collegiate, A G Hooper, M A, prin; Goyeau, cor Ann
Tuscarora St, E W J Bowes, prin
Park St, R L Snider, prin
Mercer St, E M Gibson, prin
Girls' Training School, 612 Mercer
Cameron Av, Mrs A L Mason, prin
Wyandotte St, T W Draper, prin
Assumption St, M P McMaster, prin
Louis Av
Dougall Av, D Ross, prin
Tecumseh Road School,
Prince Edward School, G A Pearson
Victoria Av School, Fred Snider
Bridge Av School
Windsor-Walkerville Technical School, Giles Blvd, W D Lowe, prin

Left: 1923-1924 Vernon's City of Windsor Directory, pg. 566 (pg. 571 of 681), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1038&context=windsor-directories, currently accessible via hyperlink herein

Right: 1923-1924 Vernon's City of Windsor Directory, pg. 654 (pg. 665 of 681), originally retrieved from https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1038&context=windsor-directories, currently accessible via hyperlink herein

2026 ADDITIONS:



Being Rushed to Completion

VICTORIA Avenue Public School, the newest link in the Windsor school system, which, according to S. E. Dinsmore, general contractor, should be ready for occupancy about November 15. This sets a new record in construction of such buildings, the school being completed in less than seven months, regardless of the fact that work was practically halted for six weeks, due to a strike.



NEW MARK SET IN SCHOOL ERECTION

Victoria Avenue Building Completed In Less Than Seven Months

That the building of the new Victoria avenue public school will set a record in regard to actual time consumed in construction is the confident expectation of S. E. Dinsmore, who is the general contractor for the building. In proof of his assertion, he cites the fact that, if everything continues to run smoothly, November 15 should see the school ready for occupancy.

The distinctive nature of this achievement may be appreciated when it is considered that work started on the building as late as February 20 of this year. According to these figures, the entire job will be completed in just less than seven months total time consumed, and this is the more remarkable in view of the fact that activities were at a standstill for six weeks due to strikes.

Hindered By Tie-up

This tie-up was particularly troublesome to Mr. Dinsmore, more so than to many other contractors, in that it struck him just at the time when intensive building operations on the job were most important. The school at the time had progressed to the point where real progress could be made, so that the cessation of activities for this length of time constituted a serious handicap.

At the present time, the school stands with all the exterior work absolutely completed, in addition to much of the interior trim. The remaining work consists of several small details of interior construction, such as hanging doors, laying floors and setting blackboards. Much of the marble has already been installed, and the job is being rushed to completion along this line. The lockers were installed last week, and every days sees new pieces of work completd.

Has 16 Classrooms

The school is one of 16 classrooms, and this is in addition to principal's and teachers' rooms, gymnasium, auditorium and other appurtenances of an up-to-date school. The new building will be a distinct acquisition to the chain of public schools already possessed by Windsor.

Mr. Dinsmore is the general contractor, while various firms have taken sub-contracts. Roofing and like material is being supplied and installed by Pennington and Laing, iron work by T. J. Eansor and Sons, marble by the Excelsior Granite and Marble Company, lockers by the McLaughlin Sales Company, painting and decorating by H. Post, and terrazo floors by George Bertini.

ProQuest Historical Newspapers – The Border Cities' Star, October 31, 1921 (pg. 12 of 20)



"If You Grew Up In Windsor, ON You Remember…", Julienne Rousseau, April 25, 2022, Facebook Post

Research Document – 1860 Chandler Road, St. Bernard School Reconstructed Wall

PROPERTY OVERVIEW	
Property address:	1860 Chandler Rd
Property Roll Number:	010-350-08911-0000
Property name (if known):	St. Bernard School Reconstructed Wall
Current use (observed):	Educational Institution
Date constructed:	1930; Reconstructed in 2019
Architect(s) (if known):	Original Arch. Albert J. Lothian

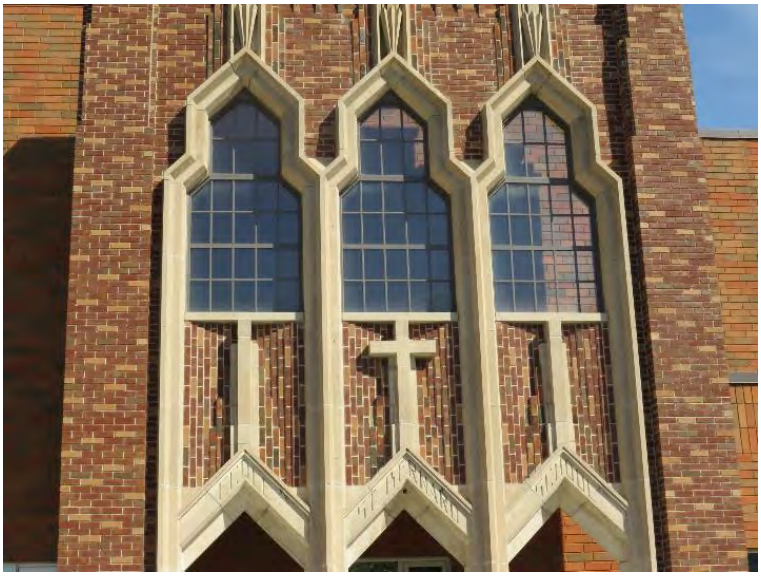
Photos/Pictures of Property









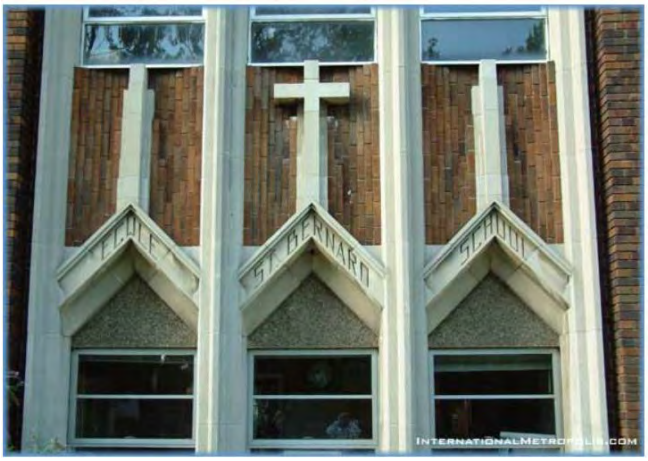




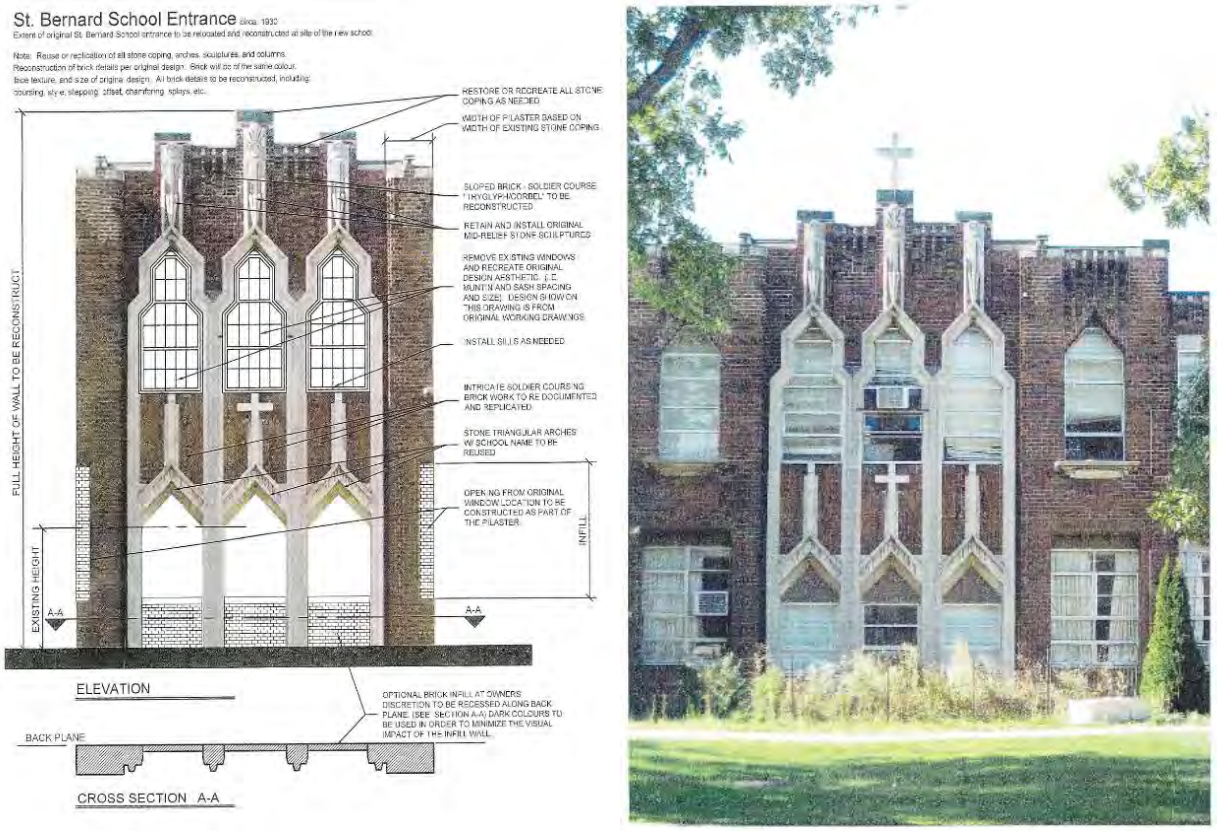
Historical Photos







International Metropolis – "Photo Du Jour – October 26, 2005 – Works of Albert J. Lothian"



Left: Heritage Property File – HER-2903, pg. 11 of 457; Right: HER-2903, pg. 12 of 457



HER-2903, pg. 416 of 457

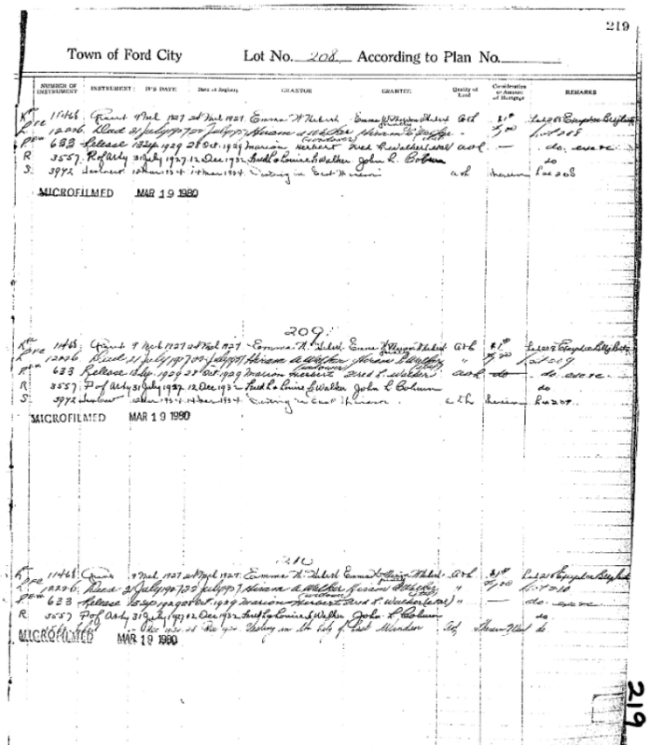
Research/Supporting Material

Legal Description	PLAN 1083 LOTS 208 TO 218 PT LOTS 207 AND 219 PLAN 1098 LOTS 4 TO 15 110 TO 116 135 TO 141 PT LOT 3 PT MEIGHAN RD PT ALLEY RP 12R25458 PARTS 7 TO 18 22 TO 24

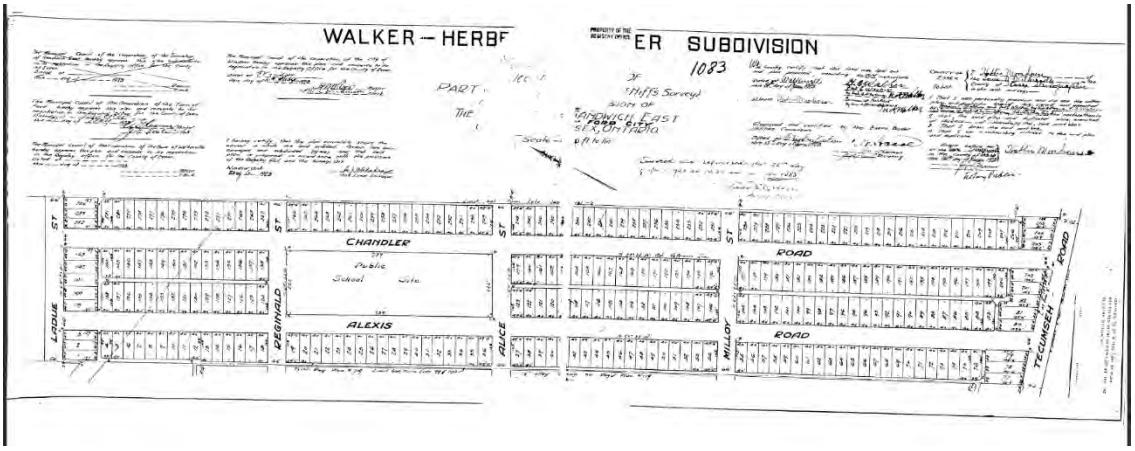
EIS Property Summary for 1860 Chandler Road

R	1860 Chandler Rd	St. Bernard School Reconstructed Wall	1930	Reconstructed in 2019; Original Arch. Albert J	Ford City

Windsor Municipal Heritage Register, pg. 2 of 23



OnLand Land Registry Records – Essex (12), Ford City, Plan 1083, Lot 208



Registered Plan 1083 (on file)

The original building was listed as:

- 1847 Meldrum Rd - St. Bernard School- 1930- Arch. Albert J. Lothian- Ford City



Google Streetview 2014

In 2014, Council approved the request to demolish St Bernard School at 1847 Meldrum School provided that the existing façade be incorporated into the exterior façade of the new school. Site Plan Approval process provided the ability to require the documentation and monitoring of the deconstruction, and specifications for the reconstruction. New brick was used however followed the pattern, coursing, and size to match existing, while many of the limestone pieces were salvaged and reinstalled. The heritage wall were reconstructed to measured drawings and specifications, and now serves as an interesting feature of the new St. Teresa of Calcutta Catholic School Building. The heritage register listing will be updated as below to match current location and description.

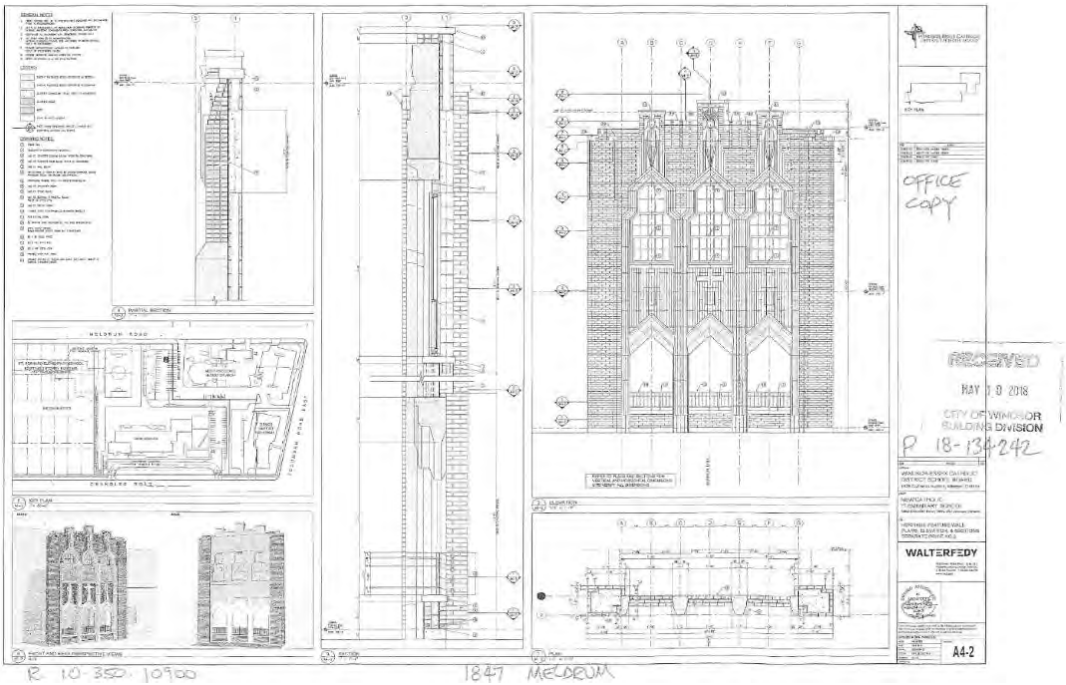
- 1860 Chandler Rd – former St. Bernard School Wall – 1930 (reconstructed 2019)- original Arch. Albert J. Lothian- Ford City

The heritage register listing is to be limited to the reinstalled heritage wall sections.



Views of Heritage Wall at new St. Teresa of Calcutta Catholic School Building, 1860 Chandler Road.

Heritage Property File – HER-2903, pg. 3 of 457



HER-2903, pg. 4 of 457

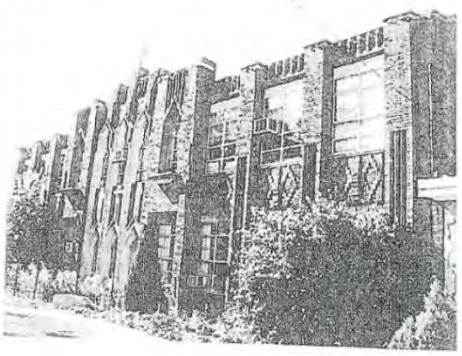
Report No. 344 – Committee 6/11/2014; Council 6/30/2014 (M285-2014):
That the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Heritage Register, **BE DENIED** and further, that the City Clerk **BE AUTHORIZED** to public a Notice of Intention to Designate the St. Bernard School, located at 1847 Meldrum Road (Plan 1098; Lots 99 to 116; Lots 135 to 152 and part closed alley), in accordance with Part IV of the *Ontario Heritage Act* for the reasons stated; and that said Notice shall include only exterior features of the main facade of the original building.
Council motion: that the report **BE NOT APPROVED**, and that the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Register **BE APPROVED** provided that the existing facade be incorporated into the exterior facade of the new school.

HER-2903, pg. 18 of 457

1. RECOMMENDATION: City Wide: ____ Ward(s): 5

That the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Heritage Register, be decided with one of these two options:

Option A: That the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Heritage Register, **BE GRANTED**, provided that details of the east façade may not be removed until the entire building is being demolished.



Option B: THAT the request to demolish St. Bernard School, at 1847 Meldrum Road, listed on the Windsor Municipal Heritage Register, **BE DENIED**; and

That the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the St. Bernard School, located at 1847 Meldrum Road (Plan 1098; Lots 99 to 116; Lots 135 to 152 & part closed alley), in accordance with Part IV of the *Ontario Heritage Act* for the reasons stated; and



2. BACKGROUND:

On April 14, 2014, representatives of the Windsor-Essex Catholic District School Board (WECDSB) filed for a demolition permit for this property. The WECDSB granted an extension for Council decision to June 30, beyond the statutory maximum of 60 days.

Although the possibility of demolition of St. Bernard School has been discussed by the Windsor Heritage Committee, this is the first formal request for demolition.

St. Bernard School was listed on the heritage inventory for many years before August 2007, when it was included in the first Windsor Municipal Heritage Register that included non-designated properties.

In October 2011, several members of the Windsor Heritage Committee and the Heritage Planner, and representatives of the Windsor Region Branch of the Architectural Conservancy of Ontario met with WECDSB staff and a Board member to tour the school. The consensus of Committee members was that the most important feature to retain was the centre front (original entrance) of the 1930 building, with detailed brick and cast stone work (below the cross), and that it would be desirable to retain the entire facade facing Meldrum Road. In December 2011, Committee members presented a request to the WECDSB Board that they consider alternatives to demolition of the entire building; included was a suggestion for rehabilitation as was done for nearby John Campbell (public) School. Committee members emphasized that good heritage conservation results in buildings that work well for students, staff and parents, not in run-down facilities considered undesirable. Correspondence between the WECDSB and Windsor Heritage Committee is attached as Appendix 'C'.

In March 2012, the WECDSB determined officially that the current school building would be surplus for their needs, and asked other publicly funded entities (including the City) if they would be interested in taking ownership. The City stated that there was no anticipated municipal use for the building, but began discussions about the property.

Also in early 2012, the City of Windsor determined that Long Park, immediately west of the school grounds, was surplus to municipal needs. The City prepared a conceptual subdivision plan for residential lots that included the St. Bernard School property, assuming demolition. An application for rezoning of Long Park and the current St Bernard School site was submitted jointly by the WECDSB and the City and considered by the Planning and Economic Development Standing Committee and City Council in 2013. The application was approved and allows for residential uses in the northern portion of both Long Park and St. Bernard school. The balance of Long Park and the school property were rezoned to an institutional uses (See Appendix 'A').

The WECDSB proposed a design for a new school on the south end of the Long Park property; a revised version was submitted to the City for site plan review in 2014. In early 2014, the City

Left: HER-2903, pg. 20 of 457; Right: HER-2903, pg. 21 of 457

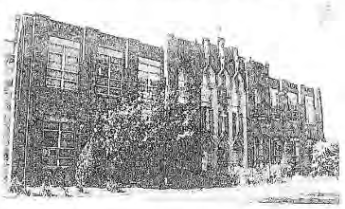
3. DISCUSSION:

Proposal:

The WECDSB proposal is to demolish all of the current St. Bernard School building and clear the property. The owner's intention is to keep the existing school in use through June 2015, or until a new school is completed on the adjacent property.

Legal provisions:

City Council has two options when an owner requests demolition of a property that is listed on the Windsor Municipal Heritage Register, but not designated: Designate, or grant the demolition. Under provisions of the Ontario Heritage Act, the owner files a notice of intent at least 60 days prior to the work. During that time, City Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition through the process and/or through appeals including the Ontario Conservation Review Board. City Council could decide that there is no objection to demolition, or take no action (which would allow demolition 60 days after application).



A notice of intention to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06, prescribed for the purposes of clause 29 (1) (a) of the Ontario Heritage Act, Part IV [underlines for emphasis]:

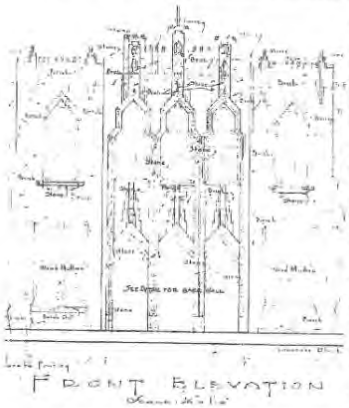
"A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   ii. displays a high degree of craftsmanship or artistic merit, or
   iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
   i. is important in defining, maintaining or supporting the character of an area,
   ii. is physically, functionally, visually or historically linked to its surroundings, or
   iii. is a landmark."

The "heritage attributes of the property" are those features that are considered important to retain if any alterations to the property are proposed after designation.

If the Committee would like to pursue designation, the cultural heritage value and the heritage attributes need to be included in the statement about the designation in the recommendation for Council's decision. A proposed statement is in Appendix 'B'.



Architectural Considerations:

In 1930, the East Windsor Separate School Board constructed St. Bernard School, according to a design by local architect Albert J. Lothian. With an Art Deco style, the distinctive features include three gothic-pointed arches over the main entry doors (now enclosed) with three figures at the parapet, corbelled brickwork, and contrasting brick diamonds between the two floors. Two one-storey additions were completed in the 1960s, and rear details of the original building have been covered with metal siding. Further details are identified in the proposed designation features (Appendix 'B').

Lothian's details are available from the original drawings (excerpt left).

The proposed designation includes only features of the main façade of the original school building. Some intricate brickwork also remains on the sides and rear, but other parts are covered in metal siding. The original windows have been replaced with aluminum units, awkwardly cut to fit some triangles. The cross centred on the parapet is not on the plans and may be non-original. The north addition, built in 1964, was designed by J.P. Thomson; the south addition was built about 1970, replacing an earlier addition. The interior includes some angled bracing in the hallways, but other details have been covered or modified including the conversion of the main entrance to offices with drop ceilings. All these elements are considered of less heritage importance than the original main façade.

The WECDSB proposes to remove part of the centre detail of the current building for use as a decorative feature within the new building. This idea was introduced after the last discussion with the Windsor Heritage Committee.

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Appendix 'A': Lands Subject of Approved Zoning Amendment in 2013



Appendix 'B': Heritage Designation By-Law Proposal

St. Bernard School, 1847 Meldrum Road

REASONS FOR DESIGNATION

Description of Historic Place

St. Bernard School was constructed in 1930 as a Catholic school at 1847 Meldrum Road. Its unusual Art Deco design is by Windsor architect Albert J. Lothian.

Historic Value

St. Bernard School was built in 1930 for the East Windsor Separate School Board, when its location was in the municipality of East Windsor, formerly Ford City. It has been continuously used (through 2015) as a Catholic school and is now administered by the Windsor-Essex Catholic District School Board.

Architectural Value

St. Bernard School is a two-storey brick building, in the Art Deco style designed by Windsor architect Albert J. Lothian (1897-1952). In Windsor, Lothian is credited with several houses and commercial buildings, and one other (intact) school building, Assumption High School (1928), now Dillon Hall of the University of Windsor. Lothian also designed St. Clare Church (now St. Peter's Maronite), 166 Tecumseh Road West (1931, designated 2001).

The original building is symmetrical with a centred entry. It is faced with red brick, some with grey and yellow shading. The brickwork includes offsets, folds, stacking, vertical bonds and zigzags. Stone features dominate the entrance, with surrounds of several layers for the three doors and upper floor windows; the doorways also have angled headers with carved "ECOLE", "ST. BERNARD" and "SCHOOL"; a simple cross is above the centre doorway. At the parapet there are three stone figures above the windows; the centre figure has a feathered headdress. In the bays flanking the entrance the second-storey windows have stepped stone sills and peaked brick headers.

Other parts of the façade include full height brick pilasters with fluting (of brick zigzags) on the lower 2/3, corner pilasters with fluting on the upper 1/3, stacked bricks that look like dentils just below the parapet, and diamonds of yellowish brick between the floors.

Contextual Value

St. Bernard School is situated within a neighbourhood of single-family houses built in the 1940s and 1950s, with the former Ford Motor Company Test Track to the north, now a large city park. When built it was about two blocks from the closest house. It is located on a secondary street two blocks from a major thoroughfare, Tecumseh Road East.

Character Defining Elements

Items that contribute to the historical value of St. Bernard School include:

- Constructed in 1930 for the East Windsor Separate School Board.

Left: HER-2903, pg. 27 of 457; Right: HER-2903, pg. 28 of 457

- Continuously used as a Catholic School from its opening until 2015.
- Designed by Windsor Architect Albert J. Lothian, who also designed St. Clare (St. Peter's Maronite) Church, and other schools, homes, commercial and industrial buildings.

Exterior features that contribute to the architectural value of St. Bernard School include:

- Highly detailed Art Deco style.
- Two storey, symmetrical façade.
- Brick patterns include offsets, folds, stacking, vertical bonds and zigzags.
- Red brick mixed with grey and yellowish hues.
- Centred entry, featuring stone surrounds of several layers for the three doors and upper floor windows; the doorways also have angled headers with carved "ECOLE", "ST. BERNARD" and "SCHOOL"; a simple cross is above the middle doorway.
- The centre of the parapet has three stone figures above the windows, the middle figure has a feathered headdress.
- The bays flanking the entrance have second-storey windows with stepped stone sills and peaked brick headers.
- Other parts of the façade include full height brick pilasters with fluting (of brick zigzags) on the lower 2/3, corner pilasters with fluting on the upper 1/3, stacked bricks that look like dentils just below the parapet, and diamonds of yellowish brick between the floors.

Characteristic that contributes to the contextual value of St. Bernard School include:

- Its location on a secondary street in a neighbourhood of single-family homes.

Above: HER-2903, pg. 29 of 457

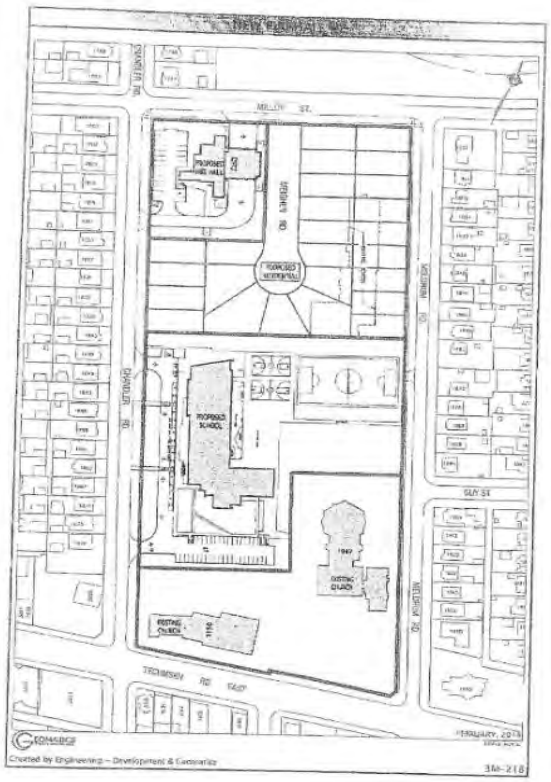
Heritage Conservation

- In that the 1847 Meldrum Road property is listed on the City's Municipal Heritage Register, the Board had previously considered the option of rehabilitating the existing building in lieu of constructing a new school. After due consideration, the Board of Trustees gave direction to Board Administration to proceed with the construction of a new school and to incorporate parts of the existing building façade into the new school where feasible.
- With respect to the existing St. Bernard School building, representatives of the Windsor Heritage Committee previously made a presentation to the Board of Trustees regarding the preservation of the building's architectural components.
- A presentation was subsequently made by the Board to the Heritage Committee confirming that the Board had no intention of the long term continued use of the existing building as a school. The Board confirmed its intention to sell the building "as is" to the City or, failing that, to a third party.
- The Board is looking to incorporate the façade of the existing building in some manner into the new school building, in order to preserve this feature.

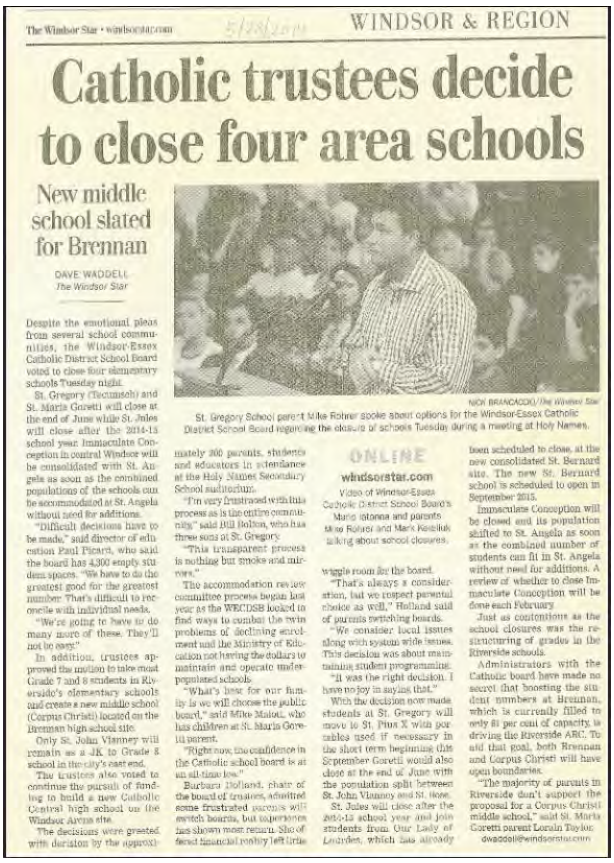
Conclusion

- The Board will be proceeding with the construction of a new Catholic elementary school on the Long Park property.
- The Board will be selling the existing St. Bernard School property at 1847 Meldrum Road, whether to the City or to another third party.
- The City has an agreement in principle with the Board, as approved by City Council, to acquire the 1847 Meldrum property, contingent on the Board providing the City with a clean site.
- The Board has made application to the City to permit the demolition of the 1847 Meldrum property in order to be in a position to deliver a clean site to the City as required. Demolition would proceed once the new school construction is completed and the students moved into the new school.
- If a demolition permit is not approved by the City, the 1847 Meldrum property, when no longer required by the Board, would remain vacant until sold by the Board in the future to a third party purchaser. While the Board does not have any funding committed to maintain or repair the school, the Board would ensure that the vacant school is secure.

Based on all of the foregoing, we respectfully request your consideration in supporting the application for demolition of the building at 1847 Meldrum.



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The Windsor Star • windsorstar.com

WINDSOR & REGION

Catholic trustees decide to close four area schools

New middle school slated for Brennan

DAVE WADDELL
The Windsor Star

Despite the emotional pleas from several school communities, the Windsor-Essex Catholic District School Board voted to close four elementary schools Tuesday night.

St. Gregory (Tecumseh) and St. Maria Goretti will close at the end of June while St. Jules will close after the 2014-15 school year. Immaculate Conception in central Windsor will be consolidated with St. Angela as soon as the combined populations of the schools can be accommodated at St. Angela without need for additions.

"Difficult decisions have to be made," said director of education Paul Picard, who said the board has 4,300 empty student spaces. "We have to do the greatest good for the greatest number. That's difficult to reconcile with individual needs.

"We're going to have to do many more of these. They'll not be easy."

In addition, trustees approved the motion to take most Grade 7 and 8 students in Riverside's elementary schools and create a new middle school (Corpus Christi) located on the Brennan high school site.

Only St. John Vianney will remain as a JK to Grade 8 school in the city's east end.

The trustees also voted to continue the pursuit of funding to build a new Catholic Central high school on the Windsor Arms site.

The decisions were greeted with duration by the approximately 300 parents, students and educators in attendance at the Holy Names Secondary School auditorium.

"I'm very frustrated with this process as is the entire community," said Bill Bolton, who has three sons at St. Gregory.

"This transparent process is nothing but smoke and mirrors."

The accommodation review committee process began last year as the WECDSB looked to find ways to combat the twin problems of declining enrolment and the Ministry of Education not having the dollars to maintain and operate underpopulated schools.

"What's best for our family is we will choose the public board," said Mike Maioli, who has children at St. Maria Goretti parent.

"Right now, the confidence in the Catholic school board is at an all-time low."

Barbara Holland, chair of the board of trustees, admitted some frustrated parents will switch boards, but experience has shown most return. She offered financial reality left little wiggle room for the board.

"That's always a consideration, but we respect parental choice as well," Holland said of parents switching boards.

"We consider local issues along with system wide issues. This decision was about maintaining student programming.

"It was the right decision. I have no joy in saying that."

With the decision now made, students at St. Gregory will move to St. Pius X with portables used if necessary. In the short term beginning this September Goretti would also close at the end of June with the population split between St. John Vianney and St. Rose.

St. Jules will close after the 2014-15 school year and join students from Our Lady of Lourdes, which has already been scheduled to close, at the new consolidated St. Bernard site. The new St. Bernard school is scheduled to open in September 2015.

Immaculate Conception will be closed and its population shifted to St. Angela as soon as the combined number of students can fit in St. Angela without need for additions. A review of whether to close Immaculate Conception will be done each February.

Just as contentious as the school closures was the restructuring of grades in the Riverside schools.

Administrators with the Catholic board have made no secret that boosting the student numbers at Brennan, which is currently filled to only 61 per cent of capacity, is driving the Riverside ARC. To add that goal, both Brennan and Corpus Christi will have open boundaries.

"The majority of parents in Riverside don't support the proposal for a Corpus Christi middle school," said St. Maria Goretti parent Lorain Taylor.

dwaddell@windsorstar.com

NICK BRANCACCIO/*The Windsor Star*

St. Gregory School parent Mike Rohrer spoke about options for the Windsor-Essex Catholic District School Board regarding the closure of schools Tuesday during a meeting at Holy Names.

ONLINE

windsorstar.com

Video of Windsor-Essex Catholic District School Board's Mario Iatonna and parents Mike Rohrer and Mark Kesslick talking about school closures.

LAND SWAP

A complex land swap between the City of Windsor and the Windsor Essex Catholic District School Board that would see a new 40-home development and a new St. Bernard school cleared its first hurdle Tuesday.

The city's planning committee voted in favour of the rezoning for the development, in which the city swaps half of the existing Long Park along Chandler Road between Milloy Street and Tecumseh Road East for a section of the former St. Bernard schoolyard next to it.

"We think that this school, complete with full-day kindergarten, will be an asset to the neighbourhood," said Mario Iatonna, the superintendent of business with the school board.

Long Park is one of the parks the city had targeted to sell off last year, due in part to the aging character of the neighbourhood and the fact that it sits just south of Ford Test Track Park.

The school board is consolidating the St. Bernard and Our Lady of Lourdes schools.

Iatonna said the board already has $8 million from the province for a new school.

The old St. Bernard building's facade would be preserved and incorporated into the new school building.

The city would retain the north section of the combined land package and then divide it into up to 40 residential lots.

Chris Thompson

3/28/2013 wtk

Left: HER-2903, pg. 43 of 457; Right: HER-2903, pg. 44 of 457

- In that the 1847 Meldrum Road property is listed on the City's Municipal Heritage Register, the Board had previously considered the option of rehabilitating the existing building in lieu of constructing a new school. After due consideration, the Board of Trustees gave direction to Board Administration to proceed with the construction of a new school and to incorporate parts of the existing building façade into the new school where feasible.

- With respect to the existing St. Bernard School building, representatives of the Windsor Heritage Committee previously made a presentation to the Board of Trustees regarding the preservation of the building's architectural components.

- A presentation was subsequently made by the Board to the Heritage Committee confirming that the Board had no intention of the long term continued use of the existing building as a school. The Board confirmed its intention to sell the building "as is" to the City or, failing that, to a third party.

- The Board is looking to incorporate the façade of the existing building in some manner into the new school building, in order to preserve this feature.

Conclusion

- The Board will be proceeding with the construction of a new Catholic elementary school on the Long Park property.

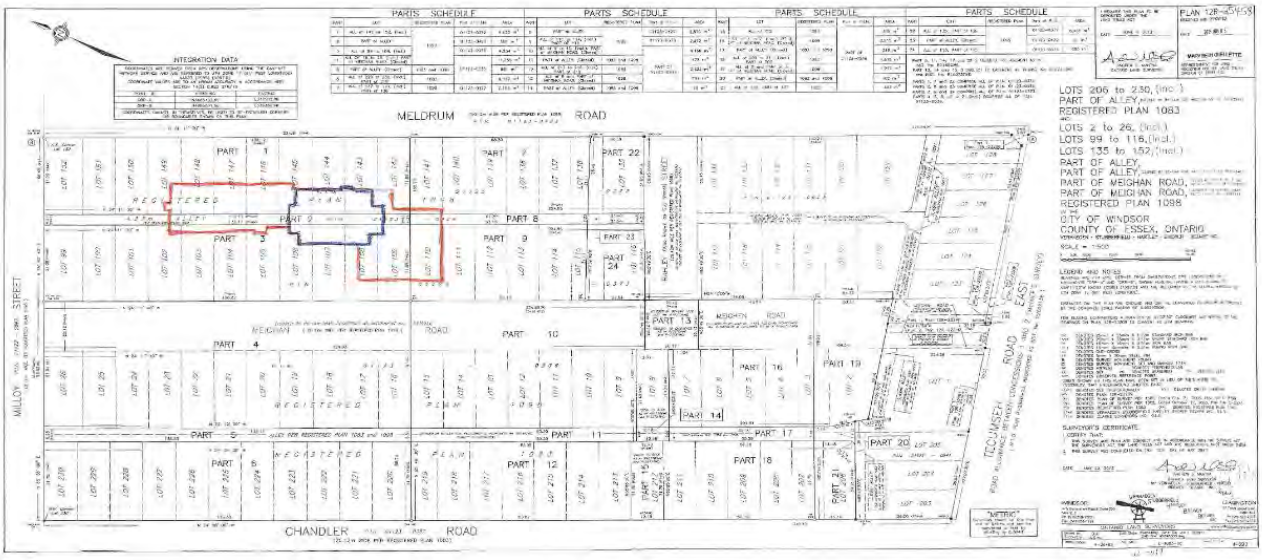
- The Board will be selling the existing St. Bernard School property at 1847 Meldrum Road, whether to the City or to another third party.

- The City has an agreement in principle with the Board, as approved by City Council, to acquire the 1847 Meldrum property, contingent on the Board providing the City with a clean site.

- The Board has made application to the City to permit the demolition of the 1847 Meldrum property in order to be in a position to deliver a clean site to the City as required. Demolition would proceed once the new school construction is completed and the students moved into the new school.

- If a demolition permit is not approved by the City, the 1847 Meldrum property, when no longer required by the Board, would remain vacant until sold by the Board in the future to a third party purchaser. While the Board does not have any funding committed to maintain or repair the school, the Board would ensure that the vacant school is secure.

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6. NEIGHBOURHOOD CHARACTERISTICS

The Ford Test Track Park located to the north is a major feature in this neighbourhood. It is designated as a Community and Regional Park on Schedule B: Greenway System, Open Space on Schedule D: Land Use. The majority of the surrounding area consists of residential uses on a traditional grid system. To the south, along Tecumseh Road East, there is a mix of commercial and institutional uses including a cluster of Places of Worship.

Two major industrial employers are located within 1 km of the subject parcels. The manufacturing operations of Ford Motor Company of Canada are located north of the Ford Test Track, while the assembly operations of Chrysler Canada are located to the southwest. An industrial and business park corridor is located to the southeast along Central Avenue, south of Tecumseh Road.

Chandler Road, Milloy Street and Meldrum Road are classified as Local Roads. Tecumseh Road East is a Class II Arterial Road with a five-lane cross section between Chandler and Meldrum. The intersection of Meldrum Road and Tecumseh Road is signalized. Both sides of Meldrum and the south side of Milloy Street have sidewalks. There is no sidewalk on Chandler.

Transit Windsor operates the Transway 1C bus route along Tecumseh Road East and the Central 3 along Drouillard Road, 250 metres west of the subject land.

7. CONSULTATION

DEPARTMENTS AND AGENCIES

Comments from municipal departments and external agencies are in Appendix A. No objections were received.

OPEN HOUSE

A joint Open House regarding the disposition of Long Park and the construction of the new St. Bernard Catholic Elementary School was held on November 20, 2012 at Most Precious Blood Church Hall. Representatives from the City of Windsor and the WECDSB were in attendance as was Councillor Sleiman (Ward 5). Meeting notes prepared by the WECDSB are attached as Appendix B.

PUBLIC NOTICE

Notice as required by the Planning Act was advertised in the Windsor Star. A courtesy notice was mailed to property owners and tenants within 120 metres (400 feet) of the subject parcels.

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Background:

In 1930, the separate school board constructed St. Bernard School, according to a design by Albert J. Lothian. With an Art Deco style, the distinctive features include three gothic-pointed arches over the main entry doors (now enclosed) with three figures at the parapet, corbelled brickwork, and contrasting brick diamonds between the two floors. Two one-storey additions were completed in the 1960s, and rear details of the original building have been covered with metal siding.



In Windsor, Albert J. Lothian is credited with several houses and commercial buildings, and one other school building, Assumption High School (1928), now Dillon Hall of the University of Windsor. Lothian also designed St. Clare Church (now St. Peter's Maronite), 166 Tecumseh Road West.

City Council added St. Bernard School to Windsor's heritage register with the first group of non-designated listings in 2007. It had been on the Inventory for many years.

On September 23, 2011, members of the Windsor Heritage Committee, the Architectural Conservancy of Ontario, and the Heritage Planner met at the offices of the Windsor-Essex Catholic District School Board (WECDSB) with their Superintendent of Business Mario Iatonna and staff. They met again and toured the school on October 4 with school board trustee Fred Alexander, noting many deficiencies but also observing many original interior and exterior details.

On October 29, the *Windsor Star* reported that the WECDSB had voted to close St. Bernard and another school, and combine the student body at a new school to be constructed on City park



Left: HER-2903, pg.240 of 457; Right: HER-2903, pg. 281 of 457

Land swap clears first hurdle

3/23/2013

A complex land swap between the City of Windsor and the Windsor Essex Catholic District School Board that would see a new 40-home development and a new St. Bernard school cleared its first hurdle this week. The city's planning committee voted unanimously in favour of the rezoning for the development, in which the city swaps half of the existing Long Park along Chandler Road between Milloy Street and Tecumseh Road East for a section of the former St. Bernard schoolyard next to it.

Long Park is one of the parks the city had targeted to sell off last year, due in part to the aging character of the neighbourhood and the fact that it sits just south of Ford Test Track Park.

The school board is in the process of consolidating the St. Bernard and Our Lady of Lourdes schools. The board already has $8 million from the province for a new school.

The old St. Bernard building's facade would be preserved and incorporated into the new school building.

RECONSTRUCTION MONEY SOUGHT

Parents and students waiting to hear about the future of Windsor's crumbling St. Bernard Catholic elementary school will have to wait a little bit longer.

"This is our No. 1 priority," superintendent of business Mario Iatonna told the Windsor-Essex Catholic District School Board on Tuesday.

The school board decided that St. Bernard needed to be replaced about three years ago, said Iatonna.

"It is not in good shape," Iatonna said. "There are ceiling issues, heating issues.... It is a daily struggle to maintain."

The money spent on maintaining the building could be better spent elsewhere, he said.

Iatonna said Ontario's Ministry of Education and Training is "overloaded" with more than 100 applications for reconstruction funds, but he expects the province to make a decision by September.

"We're continuing to sit tight as they have asked us to," said Iatonna.

WS 8/29/07

Left: HER-2903, pg. 282 of 457 (snippet of Windsor Star article dated March 23, 2013)

Right: HER-2903, pg. 413 of 457 (snippet of Windsor Star article dated August 29, 2007)

Board boss up to task

By Monica Wolfson
STAR EDUCATION REPORTER

When Catholic school trustees chose Joe Berthiaume to head the embattled board in May, employees breathed a sigh of relief, administrators say.

Berthiaume replaced Michael Moher, who ran the Windsor-Essex Catholic District School Board for seven years.

Berthiaume was put in charge while the board was weathering two major financial controversies. A Windsor Star investigation exposed lavish credit card spending and lax bookkeeping. And shortly before Berthiaume took the reins, trustees discovered two high school construction projects were $20 million over budget. In June the provincial government announced it was investigating the board's finances. And then in October, a bond rating agency cited the board's financial controversies as one of the reasons behind its bond rating review of the organization that floats school bonds.


Joe Berthiaume

"System-wide he's the best person to lead us," said Janet Ouellette, a long time colleague and 40-year veteran of the board who retires in January. "He comes to the job with a great deal of positive admiration from the system. He built it by doing an excellent job. He always dealt with people with dignity and respect."

Kathy Geml, who was recently promoted to superintendent of education, said Berthiaume can empathize with employees because he's done their jobs. "Everyone is treated equally," she said. "He's a people person. People pick up on that. It's genuine with him."

While Berthiaume was always interested in working with young people, he wasn't initially interested in being a teacher. He joined the Windsor police department after graduating from the University of Western Ontario.

"I wanted to work in the youth bureau, but it was a senior position," Berthiaume said.

Berthiaume, 55, worked at the police department for two years before applying to the faculty of education at the University of Windsor. He'd always been interested in special education because he has a disabled brother. Berthiaume spent 20 years as a Grade 7 and Grade 8 teacher, special education instructor in elementary and high schools. Eventually he became the first layperson to be principal of Assumption high school. Eight years ago Berthiaume joined the board executive as a special education consultant before becoming head of human resources.

While the past few months have been challenging, Berthiaume said the toughest years were earlier this decade when the board closed nine schools and had a tense relationship with its unions. "We cared deeply about the schools, but the funding model, we had to do it," Berthiaume said. Parents weren't as understanding and challenged the board's decision. But a judicial review supported the board.

"There was short-term pain for long-term gain," he said. "It was a very difficult time."

Employee strikes in the late 1990s also pained Berthiaume because he pushed for good employee relations. "I pride myself on knowing, talking and listening to people," he said.

Looking ahead, Berthiaume said he will follow the recommendations made in a provincial report that criticized the board for building the second and third most expensive high schools in southern Ontario. He also promised stricter oversight of employee use of purchase cards.

An accounting firm, PricewaterhouseCoopers, will also table a report this winter detailing how to fix the board's finances and restructure the business department.

Massive turnover in staff should make implementing new initiatives easier. Almost every senior manager has been on the job less than six months.

"Openness is what I want to instil in our team," Berthiaume said. "I think there is a shelf life for all of us in these jobs. Where we are blessed is the people coming in have wide, varied experience in education and municipal government. My style is one of consultation."

HER-2903, pgs. 419 & 420 of 457 (snippet of Windsor Star article, date unknown)

Ont. lifts moratorium on closing of schools

Consultation for 7 months required

By Chinta Puxley
The Canadian Press
Mississauga, Ont.

Some crumbling, half-empty community schools across Ontario will likely be on the chopping block next year after the province lifted its three-year moratorium on school closures Tuesday.

Education Minister Kathleen Wynne said Ontario school boards should look at closing those older schools that are too expensive to repair, starting early next year.

'Roof's gone'

"It's not worth it to keep repairing and throwing money into those schools because there is just too much to be done — the roof's gone, the boiler's out of date, the floor's coming up," Wynne said after touring the year-old Oscar Peterson Public School in Mis-

HARROW NOT AFFECTED

The provincial decision will not impact Harrow secondary school any time soon, said Mary Jean Gallegher, director of education for the Greater Essex County District School Board.

While the board tried to close the small high school a few years ago, the former Minister of Education, Gerard Kennedy, prevented the board from proceeding. Since then the province has changed the funding formula so that the public board now gets more money to pay Harrow's costs, Gallagher said.

"That significantly changes the equation for small schools like Harrow," Gallagher said. "We now get base funding we were lacking before. I don't think they should be any more nervous this week than they were last month."

While the Windsor-Essex Catholic District School Board closed quite a few schools in the past, it has nothing on the horizon, said Joe Berthiaume, director of education.

He singled out the situation involving St. Bernard elementary school.

"But we need to get a replacement grant first.

"We just have to make sure our school closure policies are in line with provincial guidelines announced (Tuesday)." — Monica Wolfson/Star Staff

Closing those schools will make way for an estimated 100 new schools to be built in the next few years, she said. Those new schools won't just be in high-growth areas around Toronto, she added.

"There are schools in North Bay that are full, that have a vital life but the buildings are not in good enough shape," Wynne said.

"We need to be looking everywhere around the province and asking boards to identify those schools."

The province is setting guidelines for school closures, requiring boards to consult for at least seven months with the affected community before a school shuts its doors for good, Wynne said.

School boards must also take into account the value of a school to a community before it's closed, she said.

Although school boards went through years of acrimonious closures under the previous Conservative government — prompting the Liberals' three-year moratorium — many welcomed the chance to go ahead with further closures.

Portable classrooms

Jim Grieve, director of education at the Peel District School Board, said boards across the province are grappling with schools that are either half empty with three grades in one classroom or overflowing with portable classrooms.

Still, some said it will cost boards more in the long run. Bernard Murray, president of the Ontario Catholic School Trustees' Association, said boards will spend precious money keeping a half-empty school open through the long consultation period

HER-2903, pg. 421 of 457 (snippet of Windsor Star article dated November 1, 2006)

Iatonna appointed

Mario Iatonna has been appointed as superintendent of facilities services, the Windsor-Essex Catholic District School Board recently announced.

Iatonna has extensive work experience in facility, property, and construction management in the public sector. He holds the designation of professional engineer and obtained a Masters in Business Administration from the University of Windsor.

Throughout his career, Iatonna has been involved in his parish and has volunteered in many community organizations.

Crumbling school put 'in limbo'

WS 6/14/06

By Monica Wolfson
STAR EDUCATION REPORTER

An elementary school parent pleaded with Catholic board trustees Tuesday night to help his children's dilapidated school.

St. Bernard, which is five blocks from Drouillard Road, has a leaky roof and windows, said parent Shawn Lappan, who is a member of St. Bernard's parent council. The brick facade of the 1930s-era school is crumbling. Students had to wear ski jackets in the winter when the heat wasn't working.

Trustees made no promises they'd build a new school soon. Lappan said he was worried that the board's fiscal problems will prevent it from fixing or replacing his children's crumbling school.

"We will start removing our kids from the school if it comes to that," Lappan said.

Trustees said they are waiting to get money from the province to build a new school, which board documents show will cost $6 million. But Lappan asked trustees whether that estimate was accurate, given the erroneous $55 million estimate to build two high schools, which was off target by $22 million.

Lappan also asked trustees whether the cost of building St. Joseph and St. Anne high schools is going to prevent the board from building a new school in his neighbourhood.

Trustees didn't answer his questions.

"You were put in limbo," Trustee Barbara Holland said. "It's my deepest wish and hope our new minister will look at this and act quickly."

St. Bernard is at the top of the capital project list, but there is no money available this summer to make major repairs and little money in the future to get the school a new roof. The board has tightened its belt and stopped all major school repairs for three months to save money because it overspent and missed enrolment projections by 90 students. The board also has dedicated more than two-thirds of the school maintenance budget to pay for the ballooning construction costs of the two high schools through a debenture payment and cover budget cost overruns next year.

"We continue to be patient," Lappan said. "We don't want to do anything to jeopardize our new school."

While trustees said they would seek an explanation as to why two high schools, currently under construction, are costing so much more than expect ed, no witnesses were present Tuesday to provide answers. While it was expect ed an architect and construction man ager at risk would be at the meeting, no one was present and the issue wasn't on the agenda.

But trustees did accept a letter from Education Minister Sandra Pupatello advising the board it was going to be au dited because of its fiscal and manage ment scandals.

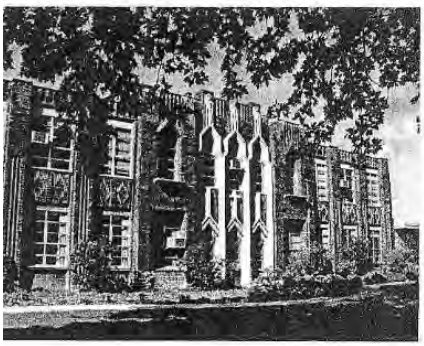
In her letter dated June 8 to the board, Pupatello said a "number of events over the last few months have created nega tive impressions about the management of the board."

She proposes a joint team to review board finances and management prac tices. The internal audit will be led by Ministry of Education staff.

HER-2903, pg. 422 of 457 (snippet of Windsor Star article dated June 14, 2006)

RE: Preservation of Historic St. Bernard School – 1847 Meldrum

I am the chair of the Windsor Heritage Committee (WHC), a sub-committee of Windsor City Council mandated to advise Council on all matters pertaining to built heritage preservation. The members of the committee have recently been made aware that the Board has engaged an architect (Mr. Greg McLean) to design a replacement school for St. Bernard. It is important that the trustees realize that St. Bernard is an important heritage resource in the community when making their plans for the building.



St. Bernard School (built in 1930) is listed on the Windsor Heritage Properties Inventory – a listing of some 750 properties in the City of known architectural and/or historical interest. The school is particularly important because it is Windsor's only Art Deco style school – designed by renowned architect Albert Lothian. Lothian was quite a colorful character who designed a number of other notable buildings in Windsor during the 1920s and 1930s. They include the unique Art Deco style St. Peter's Church (formerly St. Clair of Assisi) at Tecumseh Road and Victoria, and Gothic style Dillon Hall at the University of Windsor.

The City's Heritage Planner, Mrs. Nancy Morand, communicated with Mr. Moher on behalf of the WHC on February 28, 2005 to let him know the committee's interest in seeing the school preserved and offering technical assistance in examining the condition of the brick, etc. We were told "no action is being taken in this matter at this time."

I would like to again offer the assistance of the Windsor Heritage Committee, which is made up of architects, structural engineers, and heritage enthusiasts. We have been working with the

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Passing the buck on urban sprawl

Core city schools bear the impact

Cheryl Vigh
Special to City Times

The poor structural condition and numerous shortcomings of St. Bernard School suggest this particular core city school has become lost in the separate system. Provincial funding restraints combined with urban sprawl have forced the Windsor-Essex Catholic District School Board to shift limited capital dollars to key areas of residential growth, says board director Michael Mohrr.

Aging schools like St. Bernard elementary have felt the impact.

Excluding some renovations in the 1960s and again in the 90s, years of neglect have led to a facility with wet ceiling tiles, poor ventilation, extreme temperatures, a shortage of washrooms and lockers and no access for students with physical disabilities – all unsuitable conditions for a student population. Despite a steady enrolment of close to 300 students, the 76 year old school has been placed on the backburner to the construction of four new schools in Essex County and renovations and additions to schools in South Windsor and the Riverside area.

Parents of St. Bernard School say the time has come and the separate board is now listening. Located on Melrrum, the elementary school may be demolished and replaced with a new building on vacant lands near the Ford Test Track. In early March, trustees unanimously supported a decision to pursue capital funding from the Ministry of Education. Under a recently amended provincial funding formula, the school board could receive full funding to build a new school at an approximate cost of $5 million if St. Bernard is accepted by the Ministry of Education as one of the top 120 most structurally prohibitive schools in Ontario.

"I'm reasonably optimistic" the school will receive funding, says Ward Four Trustee Fred Alexander, the trustee responsible for St. Bernard. Alexander is not certain when the school board will learn the ministry's decision. Without provincial funding, a facility audit report projects expenditures to repair the school at $2.5 million, not including any environmental issues that may crop up during renovations.

Over the past five years, director Michael Mohrr says the Windsor-Essex Catholic District School Board has spent approximately $65 million on new construction and renovations to existing schools but acknowledges that no dollars have been invested in the city's three core schools – St. Angela, Immaculate Conception and St. Bernard. As people move out of the city core, the school board must respond with facilities that accommodate growing neighbourhoods, he adds.

Since the 1998 amalgamation of the city and county separate school boards, the Windsor-Essex Catholic District School Board has closed seven city schools, primarily due to changing demographics rather than structural issues, says Mohrr. In some cases, schools that were closed were in fine shape but no longer had the student numbers to remain open. Urban sprawl has altered the landscape of Windsor's core, suggests Mohrr and the onus is on city officials to ensure a planning process exists that encourages development and growth within the city core.

"The Planning Act is a city matter and we really react to the strategies of the city," says Mohrr. "School boards are not responsible for urban planning – we have to react to the planning the city does and if they don't come up with incentives..."



The remains of a school that has been demolished. Photo: Andrew Deslippe

However, Windsor Planner Bob Hayes says Windsor's Official Plan accepted in 2000 provides the policy framework that guides the orderly growth of the municipality. Existing policies "balance the outward extension of the City's growth by encouraging development within existing serviced areas."

He suggests past decisions of the school boards have contributed to outward migration.

"School consolidations and closings over the past 15 years have been based on fiscal reasons without proper regard for community structure and sustainability," says Hayes.

He cites the closure of Prince of Wales School as an example. The public elementary school formerly located on Wyandotte Street west of Randolph once served neighbourhoods near the University of Windsor but its closure led to the transition from home ownership to rental as families moved out of the area and university students moved in.

Penny Allen, superintendent of business and treasurer with the Greater Essex County District School Board says, "Our board looks at every situation on its own merits ... We prioritize on the situation and greatest need." With limited funds, the public board is addressing the most pressing issues, namely leaky rooftops and aging boilers.

Compounding the problem is a provincial funding criterion that primarily considers enrolment as the measurement for granting building renewal dollars. That will soon change however, with the recent announcement that the Ministry of Education will also include structural conditions in the determination of funding allocation to school boards.

Allen expects the public board will fare better and receive more funding for its schools under the ministry's change to its building renewal grant. The Greater Essex County District School Board has the second oldest inventory of buildings of all school boards in the province.

Even though many public schools were built in the 1920s to date only those in dire need have received immediate attention. Slowly over the past decade the public board has addressed those schools that are structurally prohibitive by tearing them down and replacing them with new ones. Some examples include Dougall School in downtown Windsor, General Brock in old Sandwich and King Edward in the Walkerville area.

The investment in a new King Edward school in 1995 signaled a rebirth for the Walkerville community, says Windsor City Councillor Fulvio Valentinis, indicating the role of school boards in contributing to the vitality of a community.

"Walkerville has dramatically changed in recent years ... there has been a real rebirth of families into that area and what has changed is a brand new King Edward School." The other significant development for the area was the Catholic board's decision to reopen St. Anne as a French Immersion school.

"I don't think it's a coincidence that it's now an attractive place to raise families," says Valentinis. "Those two schools have definitely had a big part to play in the change in Walkerville."

Trustee Fred Alexander says the current condition of St. Ber

Representing you, a privilege!

Ken Levenza
Ward Four Councillor

Having the opportunity to represent the residents of Ward Four and the citizens of Windsor during this exciting time has been an incredible experience and privilege.

A year and a half ago many challenges for this City were identified and highlighted. Although an early verdict on this city council may be premature, results on a number of fronts are flowing in and expectations among Council and in this community are running high. "Think Big" was a theme echoed by Gretchen Sam to the residents of Windsor during the unveiling of what has now become known as the Schwartz Report. Recent announcements and momentum would suggest, to think anything less would be a disservice to the potential of this city, and its citizens.

I must admit a deep level of relief and satisfaction to recent announcements on the Border, the Casino expansion, and our 2005 budget. Although a great amount of work has been accomplished at city hall on numerous other fronts. These items were particularly important to the confidence of the community, not to mention the time that now becomes available to tackle other priorities.

For you sports fans and the fiscally conservative, who ever thought that the Toronto Maple Leafs would have an undefeated season, the Boston Red Sox would win the World Series, and Windsor would finally be moving towards a new arena all in one year? (And doing so by not having to impact taxes)

Some Remarks on 400 million dollar Casino Expansion

Within two and a half years the Casino West Lands will be converted from a wart on Riverside Drive to a major organ of economic development for this entire region. This expansion will enhance the job security, and provide employment opportunities in a unionized setting for those looking for decent wages, benefits, pensions, and working conditions.

This exciting investment has all the amenities that will lure small business to take advantage of a new clientele base that will exist due to a 5,000 seat entertainment center, complimented by Canada's second largest conven-

PLEASE SEE Buckle Up! PAGE 16

It's time Paul Martin listened to Windsor

Brian Masse
MP, Windsor West

Dear Friends,

A year ago this month, Prime Minister Paul Martin promised us while visiting our city that he would not move forward on any border solution in Windsor unless it "conforms to what the people of the city want." He further claimed that whatever his government chooses to do, it will not be imposed and "that's an absolute guarantee." Two months have now passed since the City released the Schwartz Report and we now have consensus from the City and County Councils on the border problem, yet the Martin government has still not committed to the infrastructure dollars that it promised us.

The U.S. is prepared to act as Paul Celluci, the former U.S. Ambassador to Canada, has even recognized this city's problem when he said Washington wants quick approval of a new border crossing between Windsor and Detroit. He stated that they are even willing to split the cost with our federal government. Celluci also noted that Canada and the US have already worked out a 50/50 cost-sharing formula to pay for a new bridge being built between New Brunswick and Maine and felt that this "could be the model for the new crossing under study in Windsor and Detroit" that would ultimately "relieve the logjams that plague the countries' busiest border crossing."

In the case of our community, the Schwartz Report is receiving much support, particularly proposals to immediately take trucks off the streets with better utilization of the truck ferry and rail rationalization. Like any "plan," however, I believe there are additional issues that must be examined, and the time is now in order to ensure that the interests of a few are not taken over the benefits of many. Therefore, I feel it is absolutely necessary that we have public input, ownership, and participation in the short, medium and long term.

Please accept this as an invitation to attend a public border meeting that I will be hosting on March 30. The meeting will held March 30, 7:00 p.m. to 9:30 p.m. at the University of Windsor - Windsor Room (Vanier Hall)

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nard is a reminder of the need to continually invest in the city's core.

"Every region that falls under the jurisdiction of this board has been revitalized in some way except the city core. So I think it is time for us to take a look at those schools," says Alexander.

"Although our demographics have remained steady, if you put a new school in a core area people will move back there and reinvestment will occur," adds St. Bernard teacher Paul LaRocque, who is acting as advisor to the Parent Advisory Council spearheading the St. Bernard New School Committee.

Windsor's planning department involves the local school boards during the initial planning process for new residential areas. The boards help determine whether school sites may be necessary to serve the future population. For existing neighbourhoods, school trustees decide whether to close a school or keep it open. But those decisions, says Bob Hayes, can have "profound implications on neighbourhoods and communities."

Allen says the public board does consult with city staff on projects that provide mutual benefit but the board's "primary mandate" is the education of elementary and secondary students.

Just as board decisions to close schools can impact existing communities, everything that can be done should be done to help school boards decide where to locate a new school, says Valentinis. The decision of where to locate St. Joseph's High School will determine the outcome of future residential development.

"To maintain healthy, vibrant, sustainable communities part of that mix has to be schools ... we need to ensure the east side of the city is properly serviced by schools," says Valentinis.

Currently, the Windsor-Essex Catholic District School Board is searching for land in the city's East Riverside Planning Area to construct a new building for St. Joseph's High School. The board is seeking the aid of Windsor's planning department to facilitate land for the school that is currently located on Empress near Jefferson, north of Tecumseh Road. According to sources, the city's existing planning process has stalled the school board, which is under time constraints to start construction. If land cannot be found, the school board may consider moving the high school to Essex County, which will further contribute to urban sprawl.

"The danger is if we can't accommodate a school they will just move it out to the county," says Valentinis. "When you try to put a school in an existing built-up area the 'not in my backyard' syndrome kicks in. It's much easier to locate on a farmer's field but residential development always follows."

Valentinis believes that municipalities play a key role in contributing to community vitality. "Urban revitalization is going to be dependent on people living there not just working there and we need to encourage that."

City officials have begun to target some areas of Windsor's core with community improvement plans designed to entice developers with various incentives to invest in those specific areas. The hope is that the return of the residential component will stimulate growth in other areas.

In the case of St. Bernard, enrolment has not been the problem. Although a stable enrolment has kept the school open it hasn't helped it attract funding dollars. Yet, despite the poor condition of the school, teacher Paul LaRocque says the students have made the best of their surroundings.

"I've been there seven years not because I like the view ... it's the kids that count. There's a lot of heart and soul in this community."



Half-way homes fight graffiti

JOBS program boosts success rate

Jordan Ferguson
City Times Writer

Beautifying the city's parks can be an endless battle, but one Windsor group is fighting the good fight.

The Good Neighbour Services Program, an initiative of St. Leonard's House Windsor, has been doing their part to clean up over 20 community parks in the area, and is now turning their attention to a new opponent: graffiti.

St. Leonard's House is an organization that operates half-way homes to recently released offenders, in an effort to give them a safe place to make a clean start as they re-enter society. The Windsor home is the oldest half-way home in Canada.

Good Neighbour Services is one component of St. Leonard's Job Opportunities Build Success (JOBS) program, which looks to prepare its participants to enter the job market upon completion. The program consists of both classroom sessions and participation in the community, such as Good Neighbour Services, for a total of 50 hours.

According to research conducted by St. Leonard's House, 75 per cent of offenders who pass through a half-way home will not reoffend, a success rate 25 per cent higher than that of offenders who go straight from jail back into the community.

Angelo Quaglia, Coordinator for the JOBS program for the St. Leonard's House Windsor, said the program's mission is simple.

"Ultimately, our goal is to get these people employable," said Quaglia.

Quaglia said most, if not all of the participants of the program have two barriers in front of them when it comes to finding employment: they're on social assistance and they have a criminal record.

James Gillis, Community Supervisor for the program and himself a former participant, said he's seen for himself the impact the program can have.

"You're getting up to go someplace, by day five they've developed a routine," said Gillis, "they develop the ability to work with others. [The program] gets them out in the community, so they're not just with their network of friends. By the time they put in their 90 hours, it gives them motivation, even just to get out of bed."

Skip Graham, Executive Director of St. Leonard's House, stressed how the importance of participants seeing their accomplishments, which Good Neighbour Services allows them to do.

"These people see themselves as contributing. We're not giving up on them, we don't want them to give up on themselves," said Graham.

Currently, Good Neighbour Services is attempting to increase their efforts to clean up areas that need it the most.

Gillis told City Times that there are a few high priority areas that the program would like to start work on the area at Curry and Tecumseh, the parks surrounding the Taylor Elementary School on Campbell Avenue, and the block of Drouillard Road between University Avenue and Riverside Drive.

Gillis said a simple act like cleaning up a park can yield long term benefits for a community.

"If you see litter, you're more likely to throw litter," he said, "if it's clean, you'll look for the garbage can."

Recently, the program has started making an effort to obtain further funding so it can expand into graffiti removal.

"You can see the difference made, how good it looks, but the graffiti is still there," said Quaglia adding that funding issues have limited how much work the program can tackle.

"We were only able to do it on a part time basis, half a day a week, because that's all we had the funding for."

Quaglia said he's seen areas in need throughout the city, and wishes the program had the resources to clean them up.

"You look at the alleys of Wyandotte – I don't live there, but I feel bad for people who do, and have to live with it everyday."

Clearing graffiti is just part of the community involvement for people involved with the JOBS program.

Left to right: HER-2903, pgs. 443 & 444 of 457 (snippets of City Times article dated March 16, 2005)



R.C. board plans to spend $141.5M on new schools

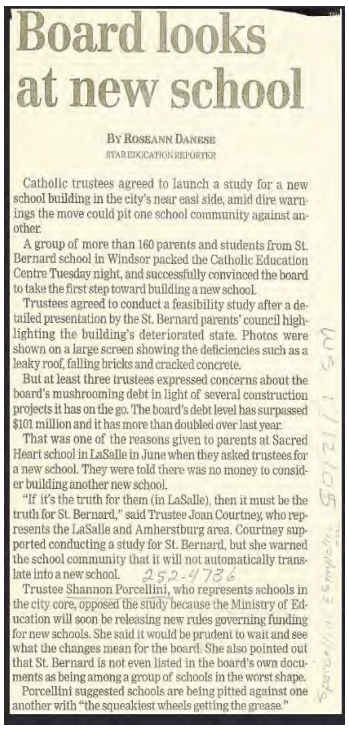
The Catholic school board will continue building new schools over the next two years, at a whopping cost of $141.5 million, according to a capital strategy plan unveiled Tuesday.

The board has completed or approved 20 capital projects over the past three years. With the pending construction of the new St. Anne and St. Joseph high schools, as well as a new elementary school in Harrow, the cost will reach $141,502,966. The money will be borrowed over the next 25 years, at a cost of more than $10 million a year.

The board's new capital strategy plan also includes a new 400-student school for St. Bernard in Windsor, an eight-classroom addition for St. Peter in Tecumseh and a new LaSalle elementary school off Malden Road, near the town's proposed recreation complex. The cost of those projects will be another $18 million.

After that, there will be little money for anything else, according to business superintendent Peter Marchini.

A motion requesting a feasibility study for a new Catholic Central high school was withdrawn at the request of the parents' council because the school *community had not* been involved in any of those discussions.



Board looks at new school

BY ROSEANN DANESE
STAR EDUCATION REPORTER

Catholic trustees agreed to launch a study for a new school building in the city's near east side, amid dire warnings the move could pit one school community against another.

A group of more than 160 parents and students from St. Bernard school in Windsor packed the Catholic Education Centre Tuesday night, and successfully convinced the board to take the first step toward building a new school.

Trustees agreed to conduct a feasibility study after a detailed presentation by the St. Bernard parents' council highlighting the building's deteriorated state. Photos were shown on a large screen showing the deficiencies such as a leaky roof, falling bricks and cracked concrete.

But at least three trustees expressed concerns about the board's mushrooming debt in light of several construction projects it has on the go. The board's debt level has surpassed $101 million and it has more than doubled over last year.

That was one of the reasons given to parents at Sacred Heart school in LaSalle in June when they asked trustees for a new school. They were told there was no money to consider building another new school.

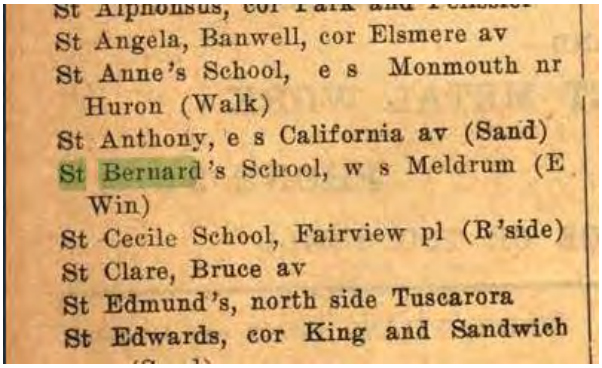
"If it's the truth for them (in LaSalle), then it must be the truth for St. Bernard," said Trustee Joan Courtney, who represents the LaSalle and Amherstburg area. Courtney supported conducting a study for St. Bernard, but she warned the school community that it will not automatically translate into a new school.

Trustee Shannon Porcellini, who represents schools in the city core, opposed the study because the Ministry of Education will soon be releasing new rules governing funding for new schools. She said it would be prudent to wait and see what the changes mean for the board. She also pointed out that St. Bernard is not even listed in the board's own documents as being among a group of schools in the worst shape.

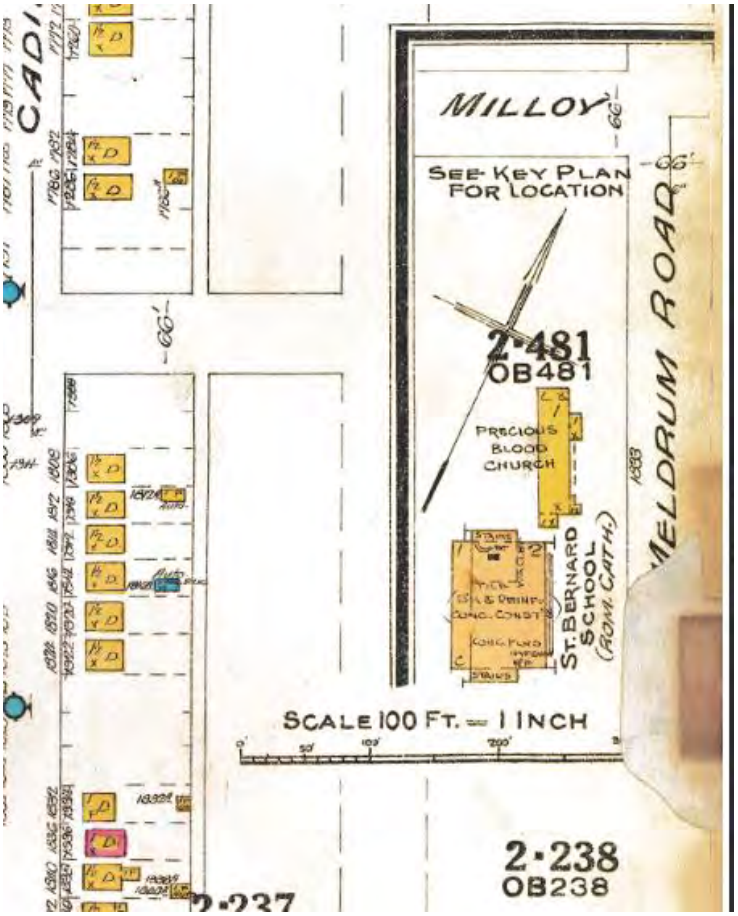
Porcellini suggested schools are being pitted against one another with "the squeakiest wheels getting the grease."

Left: HER-2903, pg. 452 of 457 (snippet of Windsor Star article dated January 26, 2005)

Right: HER-2903, pg. 453 of 457 (snippet of Windsor Star article dated January 12, 2005)


St Alphonsus, cor Park and Pelissier
St Angela, Banwell, cor Elsmere av
St Anne's School, e s Monmouth nr Huron (Walk)
St Anthony, e s California av (Sand)
St Bernard's School, w s Meldrum (E Win)
St Cecile School, Fairview pl (R'side)
St Clare, Bruce av
St Edmund's, north side Tuscarora
St Edwards, cor King and Sandwich

Above: [1931 Vernon's City of Windsor Directory](), pg. 1163 (pg. 1087 of 1104), originally retrieved from [https://scholar.uwindsor.ca/cgi/viewcontent.cgi?article=1000&context=windsor-directories](); currently accessible via hyperlink herein



Snippet of Insurance Plan of the City of Windsor (1937) – City of Windsor Insurance Plan Volume 2, Sheets 200-259, Sheet 225 (on file)



Biographical Dictionary
of ARCHITECTS IN CANADA
1800 - 1950

Contact Copyri

Introduction | Sources & Methodology | Abbreviations | Acknowledgements | Appendix

Browse by name of architect: Search by Keyword: Search

Lothian, Albert James

LOTHIAN, Albert James (1897-1952)
(biography in preparation)

A.J. LOTHIAN (works in Windsor unless noted)

RIVERSIDE, ONT., Municipal Hall, Police Station & Fire Hall, Lauzon Road at Handy Street, a commission won in a competition, 1922 (Border Cities Star [Windsor], 23 March 1922, 11; and 20 May 1922, Section Two, 15, t.c.; and 2 June 1922, 3, descrip.)
RIVERSIDE DRIVE, a commercial block of 3 stores, for Adolphe Drouillard, 1922 (Border Cities Star [Windsor], 13 May 1922, 3)
OUR LADY OF FATIMA ROMAN CATHOLIC SCHOOL, Elinor Street, 1924 (inf. City of Windsor LACAC)
OUELLETTE AVENUE, near Shepherd Street, apartment block for an unnamed client, 1924 (dwgs. City of Windsor Archives, RG4, Plan No. 8)
WINDSOR PUBLIC LIBRARY, Park Street at Victoria Avenue, addition of two new wings, 1924 (Border Cities Star [Windsor], 3 Nov. 1924, 3, illus. & descrip.)
VICTORIA AVENUE, near Hanna Street West, apartments for H.E. Guppy, 1925 (dwgs. City of Windsor Archives, RG4, Plan No. 12)
SANDWICH, ONT., Assumption Roman Catholic College, Huron Line at London Road, a new 4 storey classroom building, facing Patricia Road, 1926-28 (C.R., xl, 18 Aug. 1926, 49-50; and xli, 2 March 1927, 208, illus. & descrip.; and xlii, 30 May 1928, 64, illus. as advert.; Const., xxi, Aug. 1928, 271-72, 287-90, illus. & descrip.; Border Cities Star (Windsor), 10 Feb. 1927, 3 & 5, illus. & detailed architectural descrip.; and 31 Dec. 1927, Section Three, 8, illus.; and Section Four, 11, illus. & descrip.)
RIVERSIDE, ONT., residence for **A.J. Lothian**, architect, Riverside Drive near Fairview Place, 1926 (inf. Andrew Foot, Windsor)
RIVERSIDE, ONT., residence for Dr. Michael G. Brick, Jefferson Boulevard at Ontario Street, 1927 (inf. Andrew Foot, Windsor)
RIVERSIDE, ONT., Model House for the Reaume Real Estate Co., later the residence of Gregory G. Kew, Patrice Drive near Ontario Street, 1927 (Border Cities Star [Windsor], 29 Sept. 1928, Section One, 14, illus. & descrip.; Detroit Free Press, 3 March 1929, Section Six, p. 5, illus. & descrip.; inf. Andrew Foot, Windsor)
VICTORIA BOULEVARD, residence for Arthur S. Pearson, 1928 (inf. Andrew Foot, Windsor)
CORONADA APARTMENTS, Cataraqui Street at Howard Avenue, apartment block for Joseph Adams, 1927 (Border Cities Star (Windsor), 3 Sept. 1927, 12-13, illus. & detailed architectural descrip.; dwgs. City of Windsor Archives, RG4, Plan No. 22)
REAUME ORGANIZATION LTD., Ouellette Avenue, office block, 1928 (C.R., xlii, 6 June 1928, 53, t.c.)
CENTRAL FIRE HALL, Pitt Street East near McDougall Street, 1927-28, a commission won in a competition (C.R., xlii, 16 May 1928, 63; Border Cities Star (Windsor), 20 Dec. 1927, 5; and 13 October 1928, Section Three, 5, illus.; and 8 Dec. 1929, Section Two, 4, illus. & descrip.; dwgs. City of Windsor Archives, RG4, Plan No. 28)
VICTORIA AVENUE, a 36 unit apartment block for Ryan Construction Ltd., 1928 (C.R., xlii, 25 April 1928, 57)
ST. JOSEPH ROMAN CATHOLIC SCHOOL, Janisse Drive, major addition, 1929 (C.R., xliii, 20 Feb. 1929, 58)
PUCE, ONT., residence for A.L. Swank of Detroit, 1929 (Detroit Free Press, 7 April 1929, Section Seven, 6)
SANDWICH, ONT., Roman Catholic Separate School, Prince Road at King Street, 1929 (Border Cities Star [Windsor], 3 May 1929, Section One, 3, descrip.)
RIVERSIDE, ONT., residence for William Buckley, Riverside Drive near Fairview Place, 1928-29 (Border Cities Star [Windsor], 9 May 1929, Section One, 11, illus.)
RIVERSIDE, ONT., Monarch Lajeunes Co., Riverside Drive East near Thompson Boulevard, 1929 (C.R., xliii, 15 May 1929, 70, and 7 Aug. 1929, 40, illus. as advert.)
NASH MOTOR SALES CO., Wyandotte Street West at Church Street, 1929 (Border Cities Star [Windsor], 6 July 1929, Section Four, 6, illus. & descrip.)
EAST WINDSOR, ONT., St. Bernard Roman Catholic School, Meldrum Road at Milloy Street, 1930; demol. 2018, but facade left standing and incorporated into new building (Border Cities Star [Windsor], 15 Feb. 1930, 5, descrip.; C.R., xlvi, 16 April 1930, 69; inf. Windsor LACAC; inf. Ian Mason, Sarnia)
STE. CLARE ROMAN CATHOLIC CHURCH, Tecumseh Road West at Victoria Avenue, 1930 (C.R., xlv, 22 Oct. 1930, 61, t.c.; Const., xxxi, Dec. 1930, 411; Tan Morawetz, Art Deco Architecture Across Canada, 2017, 88, illus. & descrip.; dwgs. City of Windsor Archives, RG4, Plan No. 50)
TECUMSEH, ONT., Fine Foods of Canada Ltd., Tecumseh Boulevard East at Lacasse Street, canning plant, 1931 (C.R., xlv, 29 April 1931, 68; and 8 July 1931, 820)

COMPETITIONS

WINDSOR, ONT., Assumption Street Public School School (a.k.a Frank W. Begley Public School), major addition of 8 classrooms, 1923. A.J. Lothian was among several architects who submitted plans, and he was awarded Second Prize of $250 for his effort (Border Cities Star [Windsor], 28 Aug. 1923, 3). The winner was **A.H. McPhail** of Windsor.
WINDSOR, ONT., John A. Campbell Public School, Hall Avenue at Tecumseh Road, 1925. Lothian was one of seven local architects who submitted designs for this large 24 room school (Border Cities Star [Windsor], 2 Sept. 1925, Section Two, p. 8, detailed analysis of competition). He was not among the five finalists. The winner was the firm of **Nichols, Sheppard & Masson**, Architects.
WALKERVILLE, ONT., Metropolitan General Hospital, Lens Avenue at Byng Road, 1926. The office of A.J. Lothian was one of 8 local architects who competed for this job (Border Cities Star [Windsor], 27 Jan. 1926, 5). There submission was passed over in favour of **Pennington & Boyde**.

Above: Biographical Dictionary of Architects in Canada 1800-1950 – "Lothian, Albert James", originally retrieved from http://dictionaryofarchitectsincanada.org/node/1718, currently accessible via hyperlink herein

Research Document – 1100 Huron Church Road, Assumption College High School and Chapel

PROPERTY OVERVIEW	
Property address:	1100 Huron Church Rd
Property Roll Number:	050-370-15300-0000
Property name (if known):	Assumption College High School and Chapel
Current use (observed):	Catholic education building
Date constructed:	1954-1957
Architect(s) (if known):	G.A. McElroy

Photos/Pictures of Property



Above: Google Streetview, 1100 Huron Church Road, November 2020

Below: Site Visit, Heritage Planning Staff, October 2024








Assumption College Catholic High School






MIDDLE SCHOOL






ucation Centre



















Windsor Essex Catholic Education Centre













Historical Photos



Assumption High School

Year:
1965

Publisher:
World Wide Sales Agencies Ltd.

Type(s):
Postcard

Identifier(s):
WW 5755

Language:
English

Source:
Mike Skreptak Collection; Red Binder

Notes:
C. 1965; Assumption High School, located and 1100 Huron Church Road, was founded by the Basilian Fathers in 1870 as part of Assumption College (which is now the University of Windsor). Assumption High School was at first a private boarding school for male students only, but later took in day students and in 1971, with the merging of St. Mary's Academy, it became a co-educational secondary school within the Windsor-Essex Catholic District School Board.

Subject(s):
Assumption College Catholic High School (Windsor)
Schools
Huron Church Road (Windsor)

Place(s):
Windsor (Ontario)

World Wide Sales Agencies Ltd., "Assumption High School", 1965, retrieved from Southwestern Ontario Digital Archive



Assumption High School

Year:
1957

Type(s):
Photograph

Physical Description:
b&w

Language:
English

Source:
Donated by Richard Merlo

Notes:
c1957; "Assumption High School" located at 1100 Huron Church Road, Windsor; Sterling Construction Company was involved in the construction of this building; no .tiff file available

Subject(s):
Assumption College Catholic High School (Windsor)
Schools
Sterling Construction Company (Windsor)

Place(s):
Windsor (Ontario)

Rights:
Public Domain

Repository:
Original in private collection

"Assumption High School", donated by Richard Merlo, 1957, retrieved from Southwestern Ontario Digital Archive







Windsor Public Library/City of Windsor Online Archives, "Assumption High School"

Research/Supporting Material



Assumption High School – c. 1965

November 4, 2013



An old postcard view of the new Assumption High School, as noted on the back of the card "directed by the BASILIAN FATHERS"

My favourite part of the card is the fact that Huron Church road looks like a rinky dink little 4 lane roads with a grassy median in the middle.

Heritage Property File – HER-5311, pgs. 1 & 2 of 7

THE CITY OF WINDSOR ONTARIO, CANADA

The Corporation of the City of Windsor
PLANNING AND BUILDING DEPARTMENT
Planning Division

Thom Hunt, MCIP, RPP
City Planner / Executive Director

October 5, 2017

WINDSOR ESSEX CATHOLIC DISTRICT SCHOOL BOARD
1325 CALIFORNIA AVE
WINDSOR ON N9B 2Z8

Subject: Heritage Listing

Dear property owner(s) of 1100 HURON CHURCH RD (roll number 3739-050-370-15300-0000):

This letter is being sent to inform you that your property was recently '*listed*' in the City of Windsor's Municipal Heritage Register. This decision was made in consideration of the attached information which details the importance of your property as a part of Windsor's history and built heritage. It is important to note that no action is required on your part.

The City's Municipal Heritage Register includes over 1200 properties that are recognized for their cultural heritage value or interest. Listings are added to the register by City Council under the provisions of the Ontario Heritage Act.

To view a copy of the complete Windsor's Municipal Heritage Register, please visit the City's website (http://www.citywindsor.ca) and search for the term '*heritage register*'.

Your property is listed as –

Status:	Heritage Register Listed (not designated)
Location:	1100 Huron Church Rd
Name or Type:	Chapel, Assumption College High School
Built:	c1957
Reasons for Consideration:	Arch. G.A. McElroy; Basilian educators
Context:	Sandwich
City Council Decision:	October 2, 2017

For a property listed on the municipal register but not designated, Part IV section 27 (3) of the Ontario Heritage Act states that "the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure." During the 60 days, full heritage designation under the Ontario Heritage Act may be considered.

400 City Hall Square East, Suite 404 ✦ Windsor, Ontario ✦ N9A 7K6
Tel: 519-255-6543 ✦ Fax: 519-255-6544
planningdept@citywindsor.ca

If you are considering demolition of your property or portions thereof, now or in the future, please contact the undersigned in advance of such actions so that the necessary process for City Council review can be initiated.

Considerations of other property changes remain the same for your property as they did before your property was *listed*. In other words, if you are planning any interior or exterior changes or improvements to your property, only the standard approvals (e.g. by-laws, regulations) that are required for all properties would apply. Upon request and at no cost to you, I can be available to provide advice about heritage-sensitive alterations.

You are also invited to consider the option to request heritage *designation* for your property, according to Part IV section 29 of the Ontario Heritage Act, to further recognize and honour the heritage value of your property in the community.

If a property is *designated*, a number of City programs are available to potentially provide financial incentives to property owners. (Visit the City's website and search for the term '*heritage property incentive programs*' for more information). Heritage *designation* would protect and limit changes to the property for features identified in a by-law for the property (usually exterior only). Common examples of the features that may be included are exterior building materials, architectural details, windows and doors.

I am available to answer any questions you may have regarding heritage properties.

Sincerely,

John R. Calhoun

John R. Calhoun, AICP
Heritage Planner
519-255-6543 x6179
jcalhoun@citywindsor.ca

HER-5311, pgs. 4 & 5 of 7

- 1100 Huron Church Road – Chapel, Assumption College High School – c1957 – Arch. G.A. McElroy – Sandwich



Assumption College High School was previously located at Assumption College, in the building now known as Dillon Hall at the University of Windsor. In the 1950s it was relocated south to Sandwich West Township, and the property included an interconnected chapel and residence for the Basilian Fathers, who directed the school. The rectangular chapel, of orange-beige brick, appears to be two storeys tall (but is one-storey), with a cross superimposed on a large angled window on the west end. A pillar extends above the rear, with a simple cross attached near the top. Architect G.A. McElroy also designed the Harris House (1380 Ypres Ave) and Cunningham Sheet Metal (1478 Kildare Rd). The high school has expanded and the Separate School administration is located within the complex, but only the chapel is included in this Register listing.

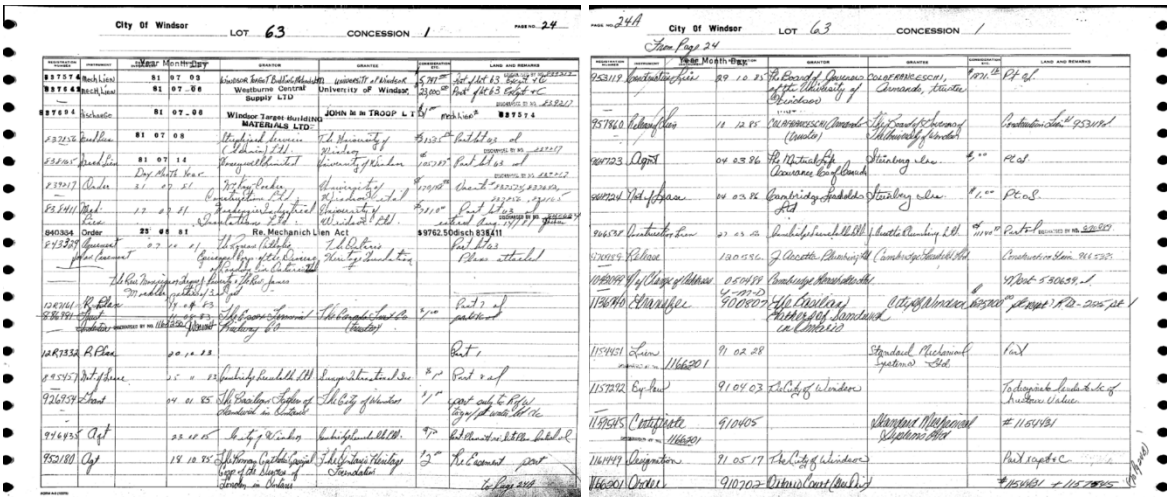
HER-5311, pg. 6 of 7

Legal Description	CON 1; PT LOTS 63 & 64; RP 12R13148; PARTS 5 TO 8 & PT PARTS 1; 4; 9 & 10

Property Summary for 1100 Huron Church Road (on file)

R	1100 Huron Church Rd	Chapel, Assumption College High School	c1957	Arch. G.A. McElroy; Basilian educators	Sandwich

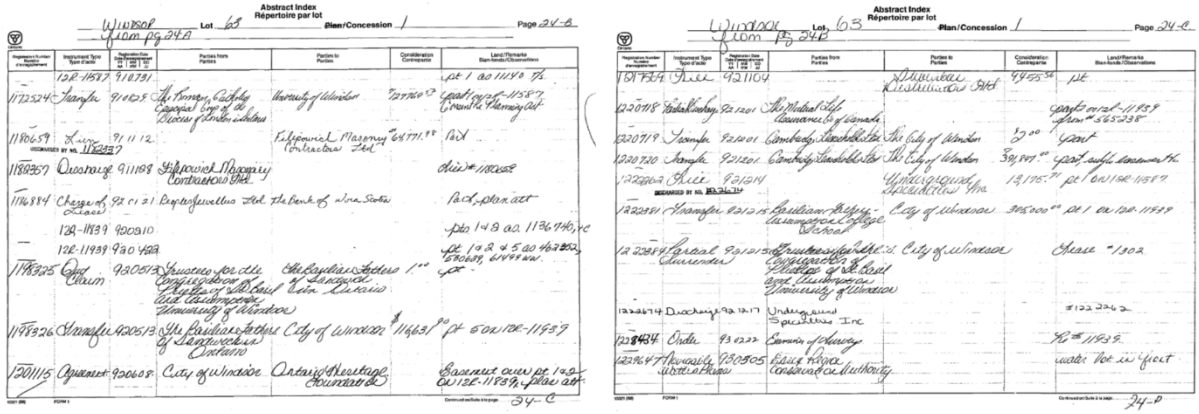
Windsor Municipal Heritage Register, pg. 6 of 23



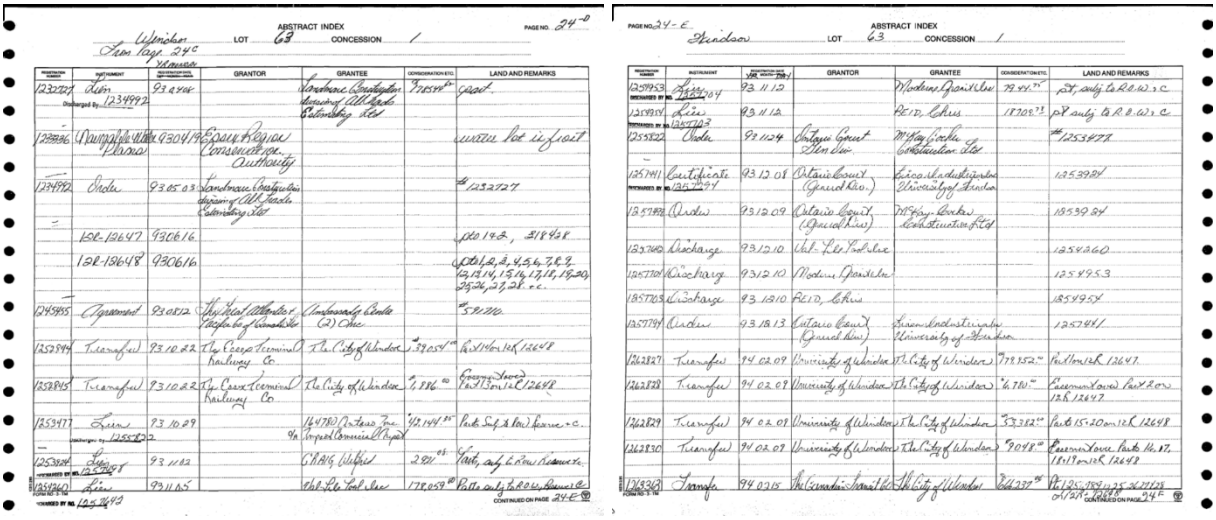
City Of Windsor LOT 63 CONCESSION 1

City Of Windsor LOT 63 CONCESSION 1

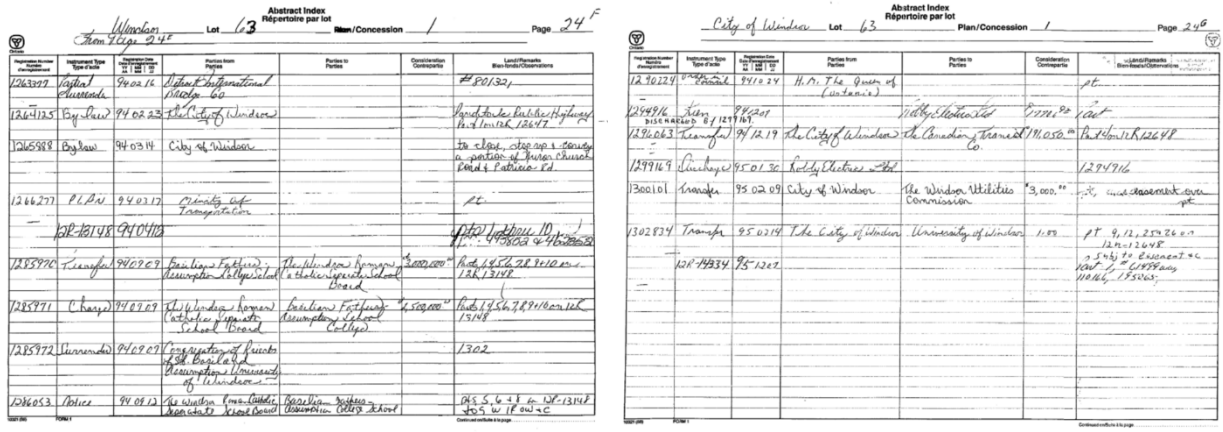
OnLand Land Registry Records, Essex (12), Windsor, Book 1 – Concession 1; Road Allowance; Lot 40 to 99 – pgs. 136 & 137 of 375



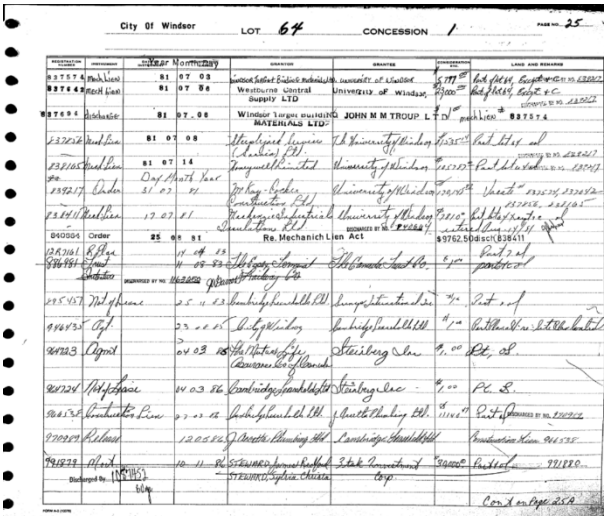
OnLand Land Registry Records *(see above), pgs. 138 & 139 of 375*



OnLand Land Registry Records *(see above), pgs. 140 & 141 of 375*



OnLand Land Registry Records *(see above), pgs. 142 & 143 of 375*



City Of Windsor LOT 64 CONCESSION 1 PAGE NO. 25

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT Year Month Day	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
837574	Mech Lien	81 07 03	Lambert Sober Edlock Industries Ltd.	University of Windsor	$1,[illegible]	Mech Lien Expires on [illegible]
837645	Mech Lien	81 07 06	Westbourne Central Supply LTD	University of Windsor	$[illegible]	Mech Lien Expires on [illegible]
837694	Discharge	81 07 08	Windsor Target Building MATERIALS LTD	JOHN M M TROUP LTD		Discharge of 837574
837818	Mech Lien	81 07 08	Weigelgard Engineering (London) Ltd.	The University of Windsor	$[illegible]	Mech Lien Expires on [illegible]
837885	Mech Lien	81 07 14	Imagewall Limited	University of Windsor	$[illegible]	Mech Lien Expires on [illegible]
839217	Order	Day Month Year 81 07 21	Mickey Cohen Construction Ltd.	University of Windsor	$[illegible]	Vacate [illegible]
839414	Mech Lien	81 07 21	Parkinson Industrial Insulations Ltd.	University of Windsor	$210.	Mech Lien Expires on [illegible]
840864	Order	25 08 81	Re Mechanich Lien Act			
12R1161	R Plan	81 09 13				Part 1 and 2
846491	Grant	81 09 23	The Corporation of the City of Windsor	The Canada Trust Co.	$1.00	Part of parcel
895457	Notice	82 04 13	Cambridge Investments Ltd.	Imago Structural Inc.	1/2%	Part of
896435	Agt	82 05 05	Dr. Ugo Wesley	Cambridge Investments Ltd.	1/2%	Part of Pt. 1 on 12R-1161 Parcel 1
896783	Deposit	82 05 18	The National Life Assurance Co. of Canada	Steinberg Inc.	$1.00	Pt. of
901224	Notice	82 06 25	Cambridge Investments Ltd.	Steinberg Inc.	$1.00	Pt. 2
904535	Construction Lien	82 08 12	Cambridge Investments Ltd.	Gerald Plumbing Ltd.	1/2% $1,[illegible]	Part of [illegible]
909089	Release	82 09 24	Gerald Plumbing Ltd.	Cambridge Investments Ltd.		Construction Lien 904535
911879	Mech Lien	82 10 19	STEWARD, James Rolfe STEWARD, Sylvia Christe	Stark Investment Corp.	$9760.50	Parcel of 971880

Cont'd on Page 25A

OnLand Land Registry Records (see above), pgs. 144 & 145 of 375

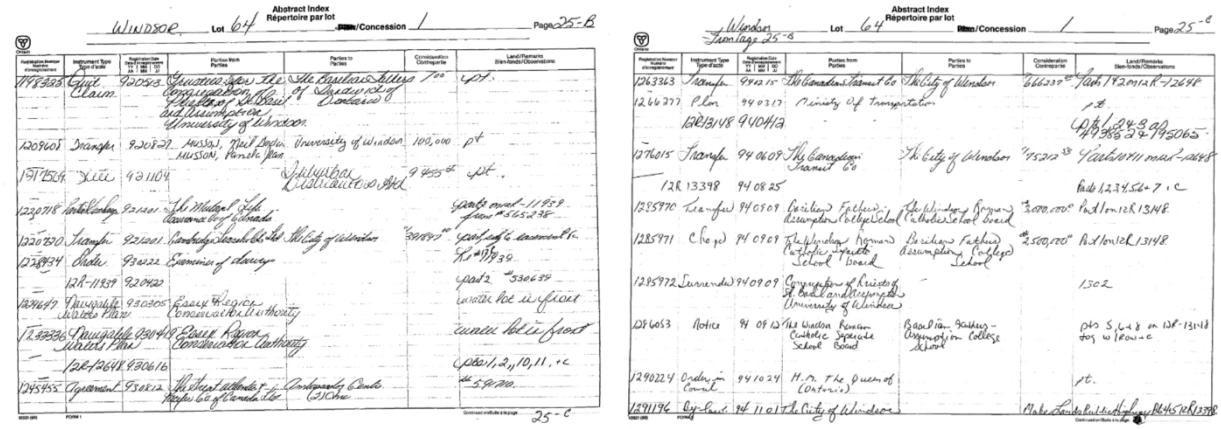
Abstract Index Répertoire par lot

WINDSOR Lot 64 Plan/Concession 1 Page 25-B

Registration Number	Instrument Type	Registration Date	Parties from	Parties to	Consideration	Land Remarks
1174388	Certificate	930505	Executive Director, Assessment Review Commission, Province of Ontario and Assessment Review Board	The Corporation of the City of Windsor	1.00	Pt.
1209603	Transfer	930527	HUSSEY, Neil Boden HUSSEY, Pamela Jean	University of Windsor	100,000	Pt
1211514	Deed	930604	[illegible]	[illegible]	$[illegible]	Pt.
1220718	Subdivision Agreement	930701	The Minister of Municipal Affairs for Ontario			Consent granted - 11/1959 - from #3652398
1220730	Transfer	930701	Cambridge Investments Ltd.	The City of Windsor	$[illegible]	Part of Pt. 1 assessment Roll #[illegible] 7939
1238934	Order	930922	Examiner of Surveys			Part 2 $30639
	12R-11839	930922				Water lot in officer
1239469	Municipality of Metropolitan Toronto Plan	930805	Essex Region Conservation Authority			Erosion Hazard Limit
1239986	Municipality of Metropolitan Toronto Plan	930818	Essex Region Conservation Authority			Erosion Hazard Limit
	12R-12641	930616				Part 1, 2, 10, 11, +c
1245455	Agreement	931012	The Great Atlantic & Pacific Co. of Canada Ltd.	Cambridge Centre (Ont.) Inc.		Re: $5,000.

25-C

OnLand Land Registry Records (see above), pgs. 146 & 147 of 375

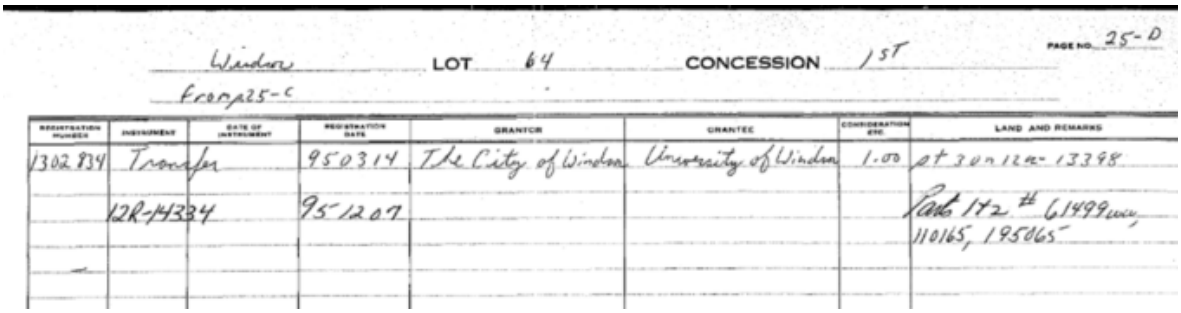


Abstract Index Répertoire par lot

Windsor Lot 64 Plan/Concession 1 Page 25-C

Registration Number	Instrument Type	Registration Date	Parties from	Parties to	Consideration	Land Remarks
1263383	Transfer	940215	The Canada Trust Co.	The City of Windsor	$66,239.00	Part 192 on 12R-12648
1266277	Plan	940317	Ministry of Transportation			Pt.
	12R13148	940412				Pt. 1 on 12R-13148 Parcel 24-8 Section 995065
1276015	Transfer	940609	The Canada Trust Co.	The City of Windsor	$75,212.50	Part of Pt. 1 on 12R-13148
	12R13398	940825				Parts 1, 2, 3, 4, 6, 7, +c
1285770	Transfer	940909	Corporation of the Public School Board	The Windsor Separate School Board	$[illegible]	Part 1 on 12R13148
1285771	Charge	940909	The Windsor Separate School Board	Corporation of the Public School Board	$2,500,000.00	Part 1 on 12R 13148
1285772	Surrender	940909	Corporation of the Public School Board and Corporation of the University of Windsor			1302
1286053	Notice	940913	The Windsor Roman Catholic Separate School Board	Board of Governors of the University of Windsor		Pts 5, 6, 7, 8 on 12R-13148 Reg as 1800-C
1290224	Order to Continue	941024	H.M. The Queen of (Ontario)			Pt.
1291496	Agreement	941101	The City of Windsor			Make Parcels Public Highway Pt. 1 on 12R-13398

OnLand Land Registry Records (see above), pg. 148 of 375



Windsor LOT 64 CONCESSION 1ST PAGE NO. 25-D

From 25-C

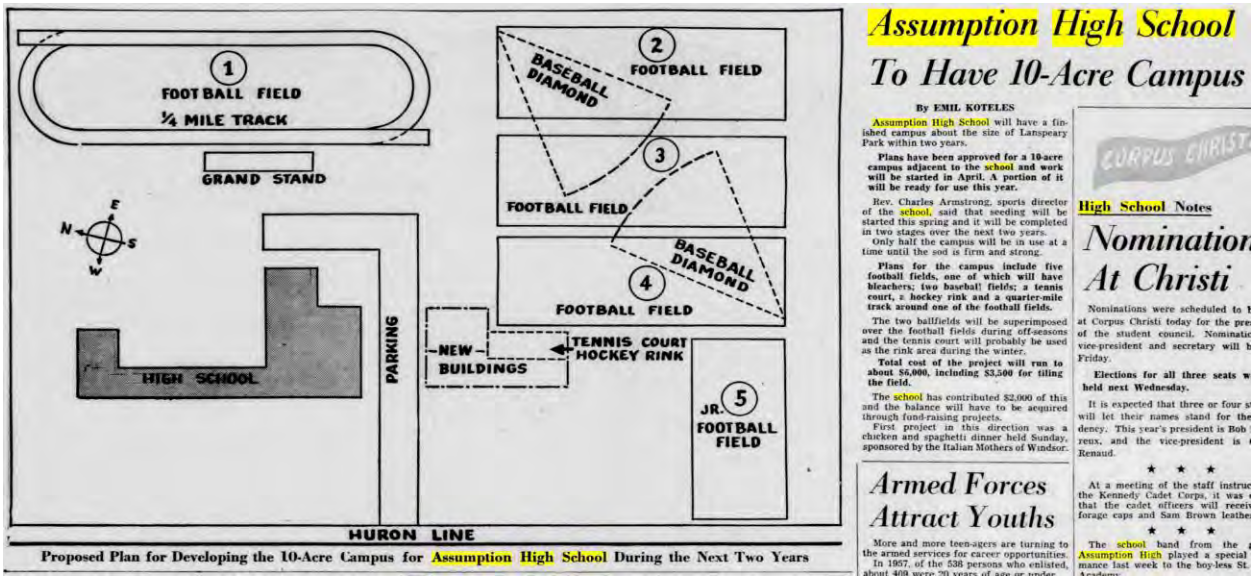
REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
1302934	Transfer		950314	The City of Windsor	University of Windsor	1.00	Pt 3 on 12R-13398
	12R-14334		951207				Parts 1 & 2 # 61499 save, 110165, 195065

McElroy, Garnet Andrew

McELROY, Garnet Andrew (1897-1986) of Windsor, Ont. was an influential architect responsible for dozens of commercial buildings for the S.S. Kresge & Co. retail chain in Canada and the United States. His progressive Art Deco and modernist designs for the stores can be found in cities from Victoria, B.C. through to Quebec City. Born in Sandwich, Ont. on 8 June 1897 he took courses in architecture and engineering at the Detroit Technical Institute and studied architecture at the University of Michigan for one year. He trained under **Gilbert P. Jacques** (in 1915-17 and in 1919-21), and worked as a draftsman for **Albert Kahn** in Detroit (1917-19). During his time there he attended evening classes of the Thumb Tack Club Atelier in 1918-20, and likely met some of the leading architects and young designers in the Detroit area.

He opened his own office in Windsor in 1921, and in 1923 he joined the S.S. Kresge Co. of Detroit, Mich. as a staff architect, a position he appears to have held as a consultant until after 1950. During this period he continued to reside in Windsor, and operated an office under his own name in 1923-28, then as McElroy, McIntosh & Gauthier (1928-31). His largest and most substantial design for the Kresge company in Canada was the five storey flagship store and office block on Ste. Catherine Street in downtown Montreal (1936-37), a striking Art Deco landmark clad in black granite, green terra cotta, and glass block. McElroy remained active in Windsor until 1969, and died in Windsor on 14 December 1986 (death notice Windsor Star, 17 Dec. 1986, D6; inf. Ontario Assoc. of Architects, Province of Quebec Assoc. of Architects; Architectural Inst. of British Columbia). A collection of original perspective presentation drawings prepared by McElroy for Kresge Co. stores in Canada is now held at the National Archives of Canada (NAC Acc. 80103/55).

Biographical Dictionary of Architects in Canada 1800-1950, "McElroy, Garnet Andrew", Robert G. Hill, Architect, FRAIC, Author & Editor, 2009-2022, originally retrieved from http://www.dictionaryofarchitectsincanada.org/node/1723, currently accessible via hyperlink herein



ProQuest Historical Newspapers – The Windsor Daily Star, March 26, 1958, pg. 34 of 51

New School Near Ready

The new Assumption High School building on Huron Line will be ready for classes about Sept. 15. school officials said today.

Classes for the fall term at the high school will be held in the old building on Patricia Rd. until the new building is ready. Classes start at 8:45 a.m. on Sept. 4.

School officials have asked students to pick up book lists and class schedules at the administration Building, 400 Huron Line, from 9 a.m. to 5 p.m., and from 7 to 8 p.m., Monday to Friday.

The high school also announced the names of eight persons who will join the teaching staff.

Rev. John Conway, C.S.B., of Toronto, will aid the Latin and history staffs. Rev. Paul Meloche, C.S.B., of LaSalle, who has completed teacher training at the Ontario College of Education, will teach French.

In addition to the priest teachers, five scholastic teachers will also join the staff.

George Vanderzanden, C.S.B., of Windsor; Jerome Moffat, C.S.B., of Toronto; and Paul Specht, C.S.B., of St. Catharines; all graduates of Assumption College who have been studying at the Ontario College of Education will join the English staff.

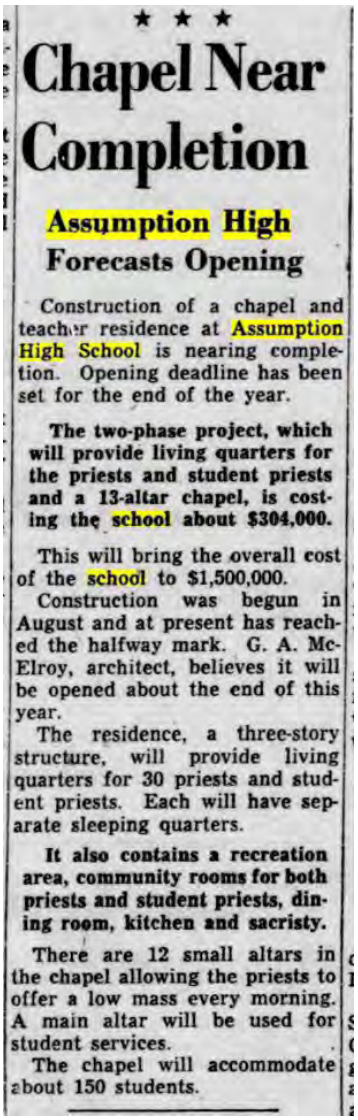
Malcombe Landon, C.S.B., of Toronto, and Robert Fink, C.S.B., who has done graduate work at Laval University, will teach history.

William Lucier, M.A., a native of Windsor and an Assumption College graduate will teach social studies. Mr. Lucier recently received his Master's degree from the University of Michigan.

Left: ProQuest Historical Newspapers – The Windsor Daily Star, August 25, 1956 (pg. 3 of 28)



ASSUMPTION HIGH GROWS—Work is progressing on schedule at Assumption High School where a chapel and priests' residence is being constructed. The addition to the high school is being built at a cost of $304,000, bringing the total cost of the building to about $1,500,000. The firm of G. A. McElroy, architects, designed the building.



★ ★ ★

Chapel Near Completion

Assumption High Forecasts Opening

Construction of a chapel and teacher residence at Assumption High School is nearing completion. Opening deadline has been set for the end of the year.

The two-phase project, which will provide living quarters for the priests and student priests and a 13-altar chapel, is costing the school about $304,000.

This will bring the overall cost of the school to $1,500,000.

Construction was begun in August and at present has reached the halfway mark. G. A. McElroy, architect, believes it will be opened about the end of this year.

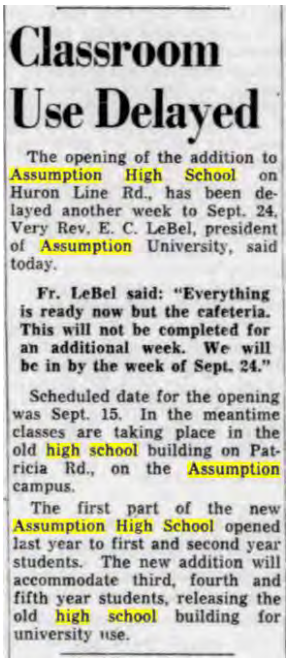
The residence, a three-story structure, will provide living quarters for 30 priests and student priests. Each will have separate sleeping quarters.

It also contains a recreation area, community rooms for both priests and student priests, dining room, kitchen and sacristy.

There are 12 small altars in the chapel allowing the priests to offer a low mass every morning. A main altar will be used for student services.

The chapel will accommodate about 150 students.

Above & left: ProQuest Historical Newspapers – The Windsor Daily Star, October 8, 1957 (pg. 5 of 30)



Classroom Use Delayed

The opening of the addition to Assumption High School on Huron Line Rd., has been delayed another week to Sept. 24, Very Rev. E. C. LeBel, president of Assumption University, said today.

Fr. LeBel said: "Everything is ready now but the cafeteria. This will not be completed for an additional week. We will be in by the week of Sept. 24."

Scheduled date for the opening was Sept. 15. In the meantime classes are taking place in the old high school building on Patricia Rd., on the Assumption campus.

The first part of the new Assumption High School opened last year to first and second year students. The new addition will accommodate third, fourth and fifth year students, releasing the old high school building for university use.

Left: ProQuest Historical Newspapers – The Windsor Daily Star, September 10, 1956 (pg. 3 of 34)



Assumption, High School Split Made

Separate Bodies Named to Govern Two Institutions

Assumption University of Windsor this year takes a major step in its development with the complete separation of the university and Assumption High School. The two institutions will henceforth be under independent governing bodies.

Plans to separate the two schools have been progressing in recent years. The high school campus is now situated south of the Ambassador Bridge property on the Huron Line, while the university is being developed on its historic site north of the bridge plaza.

At the university, Rev. E. C. LeBel remains as superior and president, while Rev. E. J. Lajeunesse remains as vice-president and becomes new first councillor.

Rev. E. C. Garvey, head of the department of philosophy, has been appointed second councillor; Rev. Frank Ruth becomes comptroller, and Rev. Arthur Roberts, treasurer.

At the high school, Rev. George Thompson, former first councillor at the university, becomes first superior; Rev. Oscar Regan, former first councillor at Aquinas Institute, in Rochester, becomes first councillor; Rev. Ronald Cullen, second councillor, and Rev. John Gaughan, from Catholic Central, in Detroit, treasurer.

Several changes have been made in the faculties of both the university and high school for the 1957-58 scholastic year.

At the university, Rev. Frank Mallon, after 21 years at Assumption, has been appointed to St. Michael's College, in Toronto. Rev. Andrew Maloney of the theology department also goes to St. Michael's.

Additions to the university faculty include the following: Rev. Adrian Record and Rev. Robert Fehr return, Fr. Record from Acquinas Institute in Rochester and Fr. Fehr from graduate studies at Fordham University in New York, both to be

See ASSUMPTION—Page 6

Assumption

(Concluded from Page Five)

members of the psychology department; Rev. John F. Callaghan from graduate studies at Laval University and Rev. Robert Madden from St. Michael's.

At the high school those leaving include the following: Rev. Joseph Willett to St. Thomas High School, Houston, Texas; Rev. Robert Whyte to St. Mary's College, Sault Ste. Marie; Rev. Francis Tevlin to Catholic Central; Rev. Fred Cahill to St. Francis High School, Lethbridge, Alta.; Rev. Paul Meloche to St. Mary's.

Added to the high school staff will be Fr. Regan, Fr. Gaughan, Rev. Frank Sheahan from Acquinas Institute; Rev. Edward Flanagan from St. Michael's College School in Toronto, Rev. Ken Wilson from St. Michael's College School, Rev. Thomas Mailloux from Eastman School of Music, Rochester, and Rev. John Dougherty from graduate studies at Cornell.

Scholastics leaving the staff of the high school this year include Robert Fink and James Strickland to St. Basil's Seminary, Toronto; Edward Bader and George Vander Zanden to Catholic Central and Donald Kuder to Aquinas Institute. Paul Speck returns after an absence of one year.

Changes in parishes of the Basilian Order: Rev. Dake Batty leaves Assumption to go to Blessed Sacrament, Windsor; Rev. Joseph Rivard leaves Blessed Sacrament to go to St. Mary's College where he will become first councillor.

Rev. Donald Beninger leaves Blessed Sacrament to go to St. Mary's Church, Owen Sound; Rev. Charles Kelly comes from St. Mary's Church to Assumption parish and Rev. Cyril Bergeron comes to Blessed Sacrament from Catholic Central.

ProQuest Historical Newspapers – The Windsor Daily Star, July 2, 1957 (pgs. 5 & 6 of 30)

New Essex College Affiliates With Assumption

University Gives O.K. To Petition

Cheque For $200,000 Issued at Toronto Becomes Official

(See Additional Pictures—Page 20)

Affiliation of non-sectarian Essex College with Assumption University was effected Tuesday following a series of meetings which established the complete independence of Essex College as a College of Science, and opened a new era for education at Assumption.



ESSEX COLLEGE SIGNERS—An historic agreement was signed Tuesday when the board of governors of Assumption University and the board of directors of Essex College affixed their respective signatures and seals to a document setting out the terms of affiliation of Essex College with the university. Essex College is now established with the signing of these documents as a school of science, legally, financially and administratively independent of the university. Shown from the left, signing, are Rev. P. J. M. Swan, registrar of the university; Very Rev. E. C. LeBel, C.S.B., president of the university and vice-chancellor; William H. Arison, first president of Essex College, and John Whiteside, secretary of Essex College.

The effect of the meetings was a union between the newly formed Essex College and Assumption University which had its founding in 1857.

Essex College thus becomes the first to take its place beside Assumption College in the interest of university education for the young people of Windsor and Essex County.

Consummation of the agreement was finalized last night when Board of Governors of Assumption University and Board of Directors of Essex College signed articles of agreement which spelled out the terms of the contract.

Earlier in the day, the Senate of the University met and approved the petition of Essex College. Later the Board of Regents of the university met and also approved the Essex College petition for affiliation. Both groups sent formal messages of approval to the Board of Governors of the university which met at night to give its approval to the petition and to recognize the approval of the Senate and Board of Regents.

Following this formality, the Board of Governors advised the Board of Directors of Essex College that its petition was approved and then they met together for the official signing of the articles of agreement.

Present for this aspect of the history-making agreement were approximately 100 members of the Senate, Board of Regents, Board of Governors, Board of Directors of Essex College and specially invited guests.

Signatories to the articles of agreement were W. H. Arison, president of the Board of Directors of Essex College, and John Whiteside, secretary while for Assumption University, Very Rev. E. C. LeBel, C.S.B., vice-chancellor and president of the university and Rev. P. J. M. Swan, C.S.B., registrar, signed.

A highlight in the signing of the agreement and affixing of the seals of Assumption College and Essex College was the announcement by Fr. LeBel that the Minister of Education for Ontario had advised by letter that a cheque for $200,000, payable to Essex College has been issued.

This grant was set aside in last year's budget, but was contingent upon the signing of an agree-

See UNIVERSITY—Page 6

Statement of Directors On College Affiliation

The following statement concerning the affiliation of Essex College with Assumption University was read to the assembly by Essex College President William H. Arison, following the signing of the articles of agreement Tuesday:

With the signing of these articles of affiliation, Essex College becomes the first to take its place beside Assumption College in the interest of university education for the young people of Windsor and Essex County. This affiliation is the happy culmination of nearly two years of negotiations.

As a pattern and guide for the future, therefore, these articles may well be of historic importance. Great care and deliberation have gone into them. As time goes on, we all sincerely hope that other schools and colleges will develop to join with us in building a university second to none in Canada.

Education in this important section of Ontario stands on the threshold of a brilliant new future.

Essex College is a separate corporate entity. It is financially and in all other respects self-contained. It has its own board of directors, made up of well known Windsor area citizens, and will have its own administrative and teaching staff. Appointments throughout Essex College—to the board and to the staff—are to be made so as to afford the widest possible representation to religious, ethnic and social groups in our community.

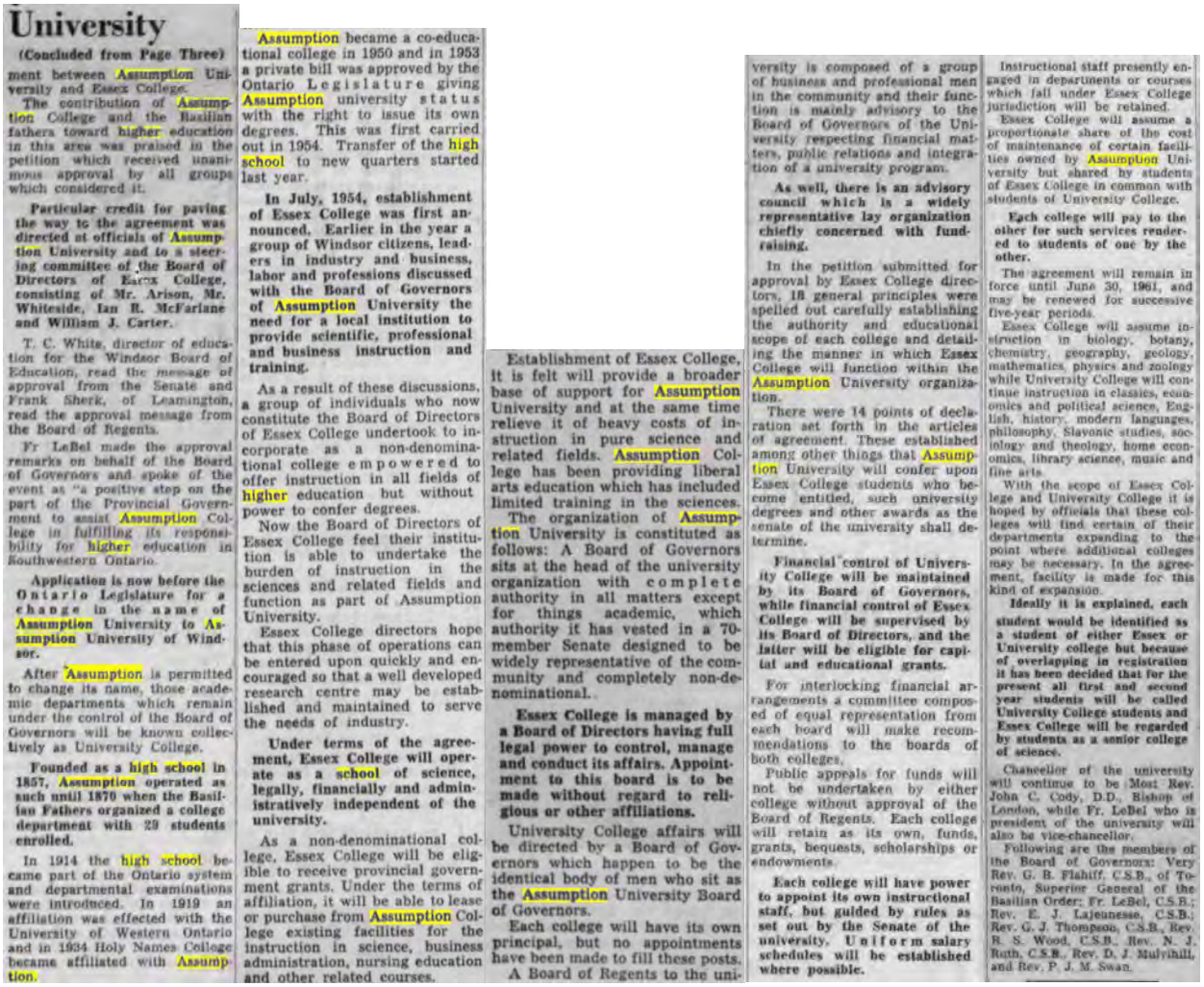
With the creation of a non-sectarian college, a broader base of public support and assistance is established for the university. Essex College will relieve the university of the heavy burden of the cost of instruction in pure science and other related fields.

Arrangements can now proceed for Essex College to lease or purchase from Assumption College such facilities as now exist for instruction in science, business administration, nursing education and related courses. Essex College will assimilate the extremely competent staff required to prepare our students for university degrees according to standards of higher education set by the senate of the university.

It is our hope that this staff will be expanded so as to offer additional honors and graduate courses and also to provide scientific research facilities available to Windsor area industry and commerce.

The Corporation of Essex College as a non-denominational college will be eligible to receive provincial government grants. The members of its board of directors are mindful of the heavy responsibility which is theirs in administering public funds which must come to it to supplement tui-

ProQuest Historical Newspapers – The Windsor Daily Star, January 25, 1956 (pg. 3 of 40)



University

(Concluded from Page Three)

ment between Assumption University and Essex College.

The contribution of Assumption College and the Basilian fathers toward higher education in this area was praised in the petition which received unanimous approval by all groups which considered it.

Particular credit for paving the way to the agreement was directed at officials of Assumption University and to a steering committee of the Board of Directors of Essex College, consisting of Mr. Arison, Mr. Whiteside, Ian R. McFarlane and William J. Carter.

T. C. White, director of education for the Windsor Board of Education, read the message of approval from the Senate and Frank Sherk, of Leamington, read the approval message from the Board of Regents.

Fr LeBel made the approval remarks on behalf of the Board of Governors and spoke of the event as "a positive step on the part of the Provincial Government to assist Assumption College in fulfilling its responsibility for higher education in Southwestern Ontario.

Application is now before the Ontario Legislature for a change in the name of Assumption University to Assumption University of Windsor.

After Assumption is permitted to change its name, those academic departments which remain under the control of the Board of Governors will be known collectively as University College.

Founded as a high school in 1857, Assumption operated as such until 1870 when the Basilian Fathers organized a college department with 29 students enrolled.

In 1914 the high school became part of the Ontario system and departmental examinations were introduced. In 1919 an affiliation was effected with the University of Western Ontario and in 1934 Holy Names College became affiliated with Assumption.

Assumption became a co-educational college in 1950 and in 1953 a private bill was approved by the Ontario Legislature giving Assumption university status with the right to issue its own degrees. This was first carried out in 1954. Transfer of the high school to new quarters started last year.

In July, 1954, establishment of Essex College was first announced. Earlier in the year a group of Windsor citizens, leaders in industry and business, labor and professions discussed with the Board of Governors of Assumption University the need for a local institution to provide scientific, professional and business instruction and training.

As a result of these discussions, a group of individuals who now constitute the Board of Directors of Essex College undertook to incorporate as a non-denominational college empowered to offer instruction in all fields of higher education but without power to confer degrees.

Now the Board of Directors of Essex College feel their institution is able to undertake the burden of instruction in the sciences and related fields and function as part of Assumption University.

Essex College directors hope that this phase of operations can be entered upon quickly and encouraged so that a well developed research centre may be established and maintained to serve the needs of industry.

Under terms of the agreement, Essex College will operate as a school of science, legally, financially and administratively independent of the university.

As a non-denominational college, Essex College will be eligible to receive provincial government grants. Under the terms of affiliation, it will be able to lease or purchase from Assumption College existing facilities for the instruction in science, business administration, nursing education and other related courses.

Establishment of Essex College, it is felt will provide a broader base of support for Assumption University and at the same time relieve it of heavy costs of instruction in pure science and related fields. Assumption College has been providing liberal arts education which has included limited training in the sciences.

The organization of Assumption University is constituted as follows: A Board of Governors sits at the head of the university organization with complete authority in all matters except for things academic, which authority it has vested in a 70-member Senate designed to be widely representative of the community and completely non-denominational.

Essex College is managed by a Board of Directors having full legal power to control, manage and conduct its affairs. Appointment to this board is to be made without regard to religious or other affiliations.

University College affairs will be directed by a Board of Governors which happen to be the identical body of men who sit as the Assumption University Board of Governors.

Each college will have its own principal, but no appointments have been made to fill these posts.

A Board of Regents to the university is composed of a group of business and professional men in the community and their function is mainly advisory to the Board of Governors of the University respecting financial matters, public relations and integration of a university program.

As well, there is an advisory council which is a widely representative lay organization chiefly concerned with fund-raising.

In the petition submitted for approval by Essex College directors, 18 general principles were spelled out carefully establishing the authority and educational scope of each college and detailing the manner in which Essex College will function within the Assumption University organization.

There were 14 points of declaration set forth in the articles of agreement. These established among other things that Assumption University will confer upon Essex College students who become entitled, such university degrees and other awards as the senate of the university shall determine.

Financial control of University College will be maintained by its Board of Governors, while financial control of Essex College will be supervised by its Board of Directors, and the latter will be eligible for capital and educational grants.

For interlocking financial arrangements a committee composed of equal representation from each board will make recommendations to the boards of both colleges.

Public appeals for funds will not be undertaken by either college without approval of the Board of Regents. Each college will retain as its own, funds, grants, bequests, scholarships or endowments.

Each college will have power to appoint its own instructional staff, but guided by rules as set out by the Senate of the university. Uniform salary schedules will be established where possible.

Instructional staff presently engaged in departments or courses which fall under Essex College jurisdiction will be retained.

Essex College will assume a proportionate share of the cost of maintenance of certain facilities owned by Assumption University but shared by students of Essex College in common with students of University College.

Each college will pay to the other for such services rendered to students of one by the other.

The agreement will remain in force until June 30, 1961, and may be renewed for successive five-year periods.

Essex College will assume instruction in biology, botany, chemistry, geography, geology, mathematics, physics and zoology while University College will continue instruction in classics, economics and political science, English, history, modern languages, philosophy, Slavonic studies, sociology and theology, home economics, library science, music and fine arts.

With the scope of Essex College and University College it is hoped by officials that these colleges will find certain of their departments expanding to the point where additional colleges may be necessary. In the agreement, facility is made for this kind of expansion.

Ideally it is explained, each student would be identified as a student of either Essex or University college but because of overlapping in registration it has been decided that for the present all first and second year students will be called University College students and Essex College will be regarded by students as a senior college of science.

Chancellor of the university will continue to be Most Rev. John C. Cody, D.D., Bishop of London, while Fr. LeBel who is president of the university will also be vice-chancellor.

Following are the members of the Board of Governors: Very Rev. G. B. Flahiff, C.S.B., of Toronto, Superior General of the Basilian Order; Fr. LeBel, C.S.B.; Rev. E. J. Lajeunesse, C.S.B.; Rev. G. J. Thompson, C.S.B., Rev. B. S. Wood, C.S.B., Rev. N. J. Ruth, C.S.B., Rev. D. J. Mulvihill, and Rev. P. J. M. Swan.

ProQuest Historical Newspapers – The Windsor Daily Star, January 25, 1956 (pg. 6 of 40)



80 Years of Fruition

"Bishop Cody turns the sod on the old Assumption farm property on Huron Road: site of the new high school."

played where and when they could with competitors coming anywhere from Sarnia to Leamington. Under the direction of Father Cullen, they amassed a 4-3 record, and then knocked off the previously undefeated Junior champs from London Catholic Central by a 2-0 score.

In the winter, the Junior Basketball team won W.O.S.S.A. under the tutelage of Reno Bertoia, who came home to Assumption to garner his first coaching title.

But the story of the year was again the Senior Hockey team, as they went on to gain their fifth straight W.S.S.A. and third W.O.S.S.A. title in five years. In that five year period, the Raiders record was 76-6-4. During the season, they won their 18 starts, and outscored the opposition 113-23.

Activities for the year included Student Council, the Social Committee, Weight Lifters, the St. John Bosco Club, the Sodality of the Blessed Virgin, the Young Christian Students, the Legion of Mary, the Mission Society, the Band, The Crusader, the Reporter, the Drama Club (which staged "See How They Run", "Monkey's Paw", "Home Sweet Home", and "Arsenic and Old Lace"), the Hobby Club, the Checker Club, the Canadian and American Moms Club, the Dads Club (which packed 1200 people into the gym for a fund raising bingo), the Sea Cadets (only the second Sea Cadets Corps in Canada), and the Oratorical Club (which entered the first ever International Basilian Speech Festival in Toronto). The year also marked the first canned good drive in Assumption's history.

In the spring came the news about the start of construction of Assumption's own high school up on Huron Line. The Reporter noted:

The plans are set, the sod has been turned and headway is being made in the building of the new school. However, this undertaking will be done in stages.

The first stage will involve the moving of only the ninth and tenth grades. It will be a one storey building consisting of [the] first ten classrooms. There will be accommodations for a library, offices, activity rooms and locker rooms. Consequently in the new school there will be no lockers in the corridors, but they will be situated in a separate room. Space for a cafeteria has also been made and at one end of it will be a stage which will later open into the gym. The first stage is expected to be ready for next September.

The gym is part of the second stage and will go up as soon as possible. Also included in this operation is the addition of fifteen more classrooms. With the completion of this phase the remaining grades are expected to move into the new school.

In the third and final stage there will be erected a staff residence and chapel. This will complete the operation and it is hoped that this will be accomplished in the very near future. The buildings will occupy a portion of the capacious twenty-three acre property between Tecumseh Road and College Street....(100)

1955-1956

At the start of the year, the student population numbered 882 students, of whom 182 were boarders. At the Grades 9-10 level, student fees were $110, while the senior level students paid $10 more. Board and tuition for the boarders was $670, with a semi private room raising one's costs to $770.(101)

A letter from Father Eugene LeBel C.S.B., Superior of the College, to the high school students in their yearbook, spoke volumes of the changes that were gripping the high school in this year:

During the next few years, there will be some radical changes in the organization at Assumption. In 1953 Assumption College was given university status by the Ontario Government. In January 1956 the College affiliated with Essex College, a non-denominational college for the sciences. This affiliation, we hope, will enable university work to develop more rapidly. Since Essex College will take over the Science building for science students, another building must be ready for Assumption Arts students. The building best able to satisfy this university need is your present High School building. The College and High School authorities plan, therefore, to move the High School to new buildings on the property on Huron Line and Tecumseh Road. The first unit is already built and we hope to have the additional buildings ready to take care of the complete High School and staff by September 1957. For the first time in ninety-nine years, beginning September 1956, there will be no freshmen High School boarders at Assumption. All the present high school boarders, however, will have the opportunity of completing the High School course at Assumption.

81 Years of Fruition

"An aerial view of the campus in 1955. Note should be made of the handball alleys and power plant on the site of the present day C.A.W. University Centre."

"Bishop McCarthy lays the cornerstone on the high school building in 1955 as Father McCarty looks on."

John Joseph Kelly, Mary's Men and Women: History of Assumption College High School in Windsor 1870-1995, LE5.W55K4, Leddy Library Archives and Special Collections, University of Windsor.

Research Document – 1035 Ellis St E., Holy Trinity Church / Kościół Świętej Trócjy

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PROPERTY OVERVIEW	
Property address:	1035 Ellis St. E
Property Roll Number:	030-380-01100-0000
Property name (if known):	Holy Trinity Church / Kościół Świętej Trócjy
Current use (observed):	Place of Worship
Date constructed:	1917, 2005
Architect(s) (if known):	Unknown

Photos/Pictures of Property





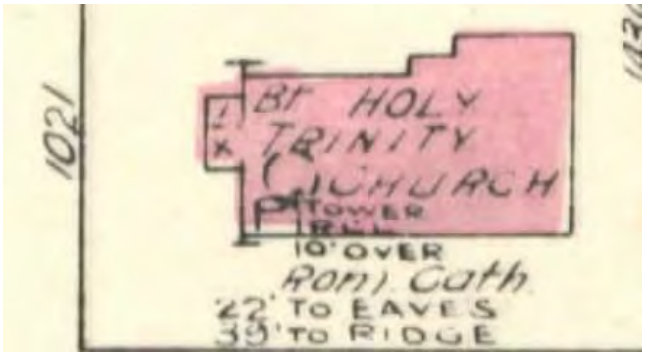



Site Visit by Heritage Planning Staff, May 2025

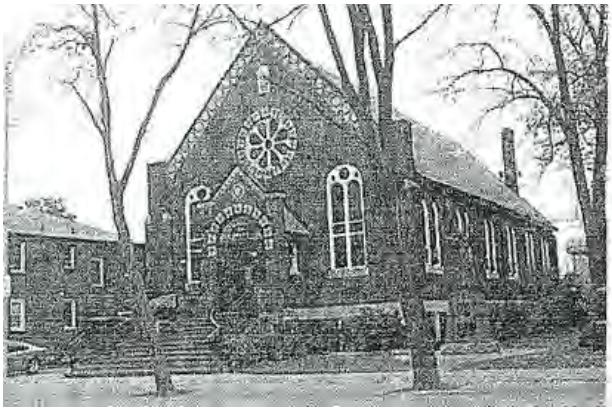
Research/Supporting Material

R	1035 Ellis St E	Holy Trinity Church / Kościół Św. Trójcy	1917,2005	Arch. J.C. Pennington (for c1950 rectory)	Core

Windsor Municipal Heritage Register, Pg. 4

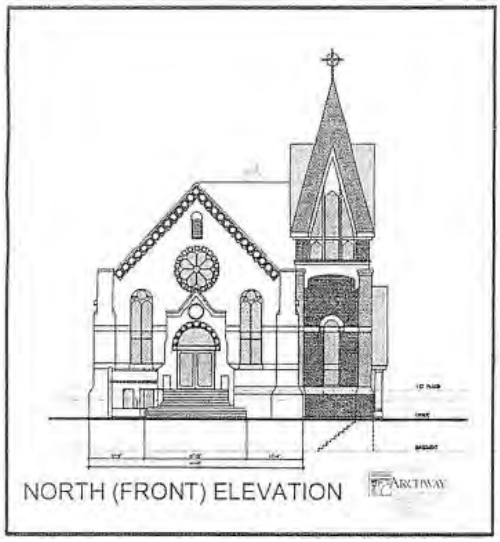


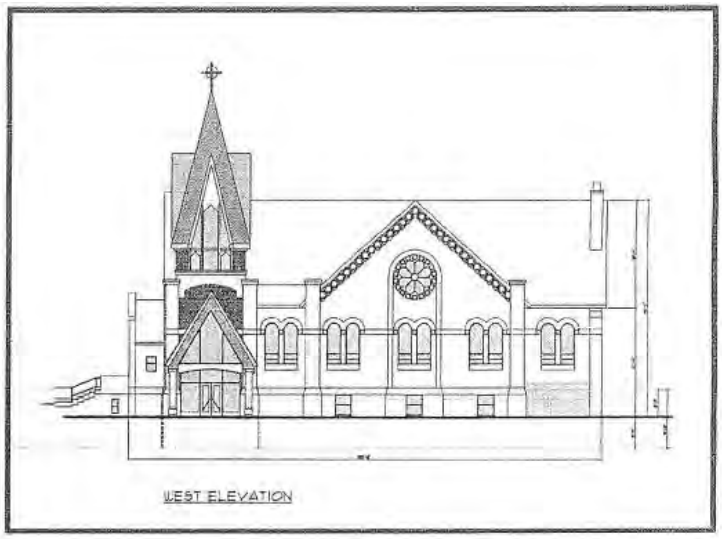
Fire Insurance Map, Sheet 23 (1952)





City of Windsor Planning Department Heritage Files (Pg. 16)





Holy Trinity Roman Catholic Parish, Polonia Windsor, Retrieved from http://poloniawindsor.ca/holy-trinity-roman-catholic-parish/#:~:text=Holy%20Trinity%20Roman%20Catholic%20Parish.%20Interior%20of%20the%20Holy

Research Document – 708 Erie St/980 Louis Ave, Saint Angela Merici Church

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PROPERTY OVERVIEW	
Property address:	708 Erie St. E / 980 Louis Ave.
Property Roll Number:	030-150-10500-0000
Property name (if known):	Saint Angela Merici Catholic Church
Current use (observed):	Place of Worship
Date constructed:	1939
Architect(s) (if known):	John Boyde

Photos/Pictures of the Property
















Site Visit by Heritage Planning Staff, May 2025

Historical Photos/Pictures of the Property



HER-2349, pg.5



HER-2349, pg.2



"Via Italia", International Metropolis, July 6, 2006. Retrieved from https://internationalmetropolis.com/2006/07/06/via-italia/

Research/Supporting Material

R	708 Erie St E / 980 Louis Ave	Sant'Angela Merici Church	1939	Arch. John Boyde - Romanesque Revival	Core

Windsor Municipal Heritage Register, February 2024, pg. 4



Card, Bunco Party Set for October 4

Under the auspices of the Ladies' Society of St. Angela Merici Church, a mixed card and bunco party will be held tomorrow evening, commencing at 8 o'clock at Holy Trinity Auditorium, Langlois and Ellis avenues. Mrs. Guido Martignani is in charge of arrangements, assisted by Mrs. Achille Spezzani, who will look after tickets, and a cordial invitation is extended to the public to attend. There will be refreshments served and attractive door prizes awarded, proceeds to be turned over to the building fund of St. Angela Merici Church.

October 3, 1939, pg. 16 , ProQuest Historical Newspapers: Windsor Star. Retrieved from https://www.proquest.com/hnpwindsorstar/docview/2238745517/47CFFEA12FB74FB1PQ/5?sourcetype=Newspapers

Research Document – 350 Huron Church Rd, Assumption Cemetery

PROPERTY OVERVIEW	
Property address:	350 Huron Church Rd
Property Roll Number:	050-260-00100-0000
Property name (if known):	Assumption Cemetery
Current use (observed):	Roman Catholic Cemetery
Date constructed:	1859
Architect(s) (if known):	Unknown

Photos/Pictures of Property











Site Visit, Heritage Planning Staff (May 2025)

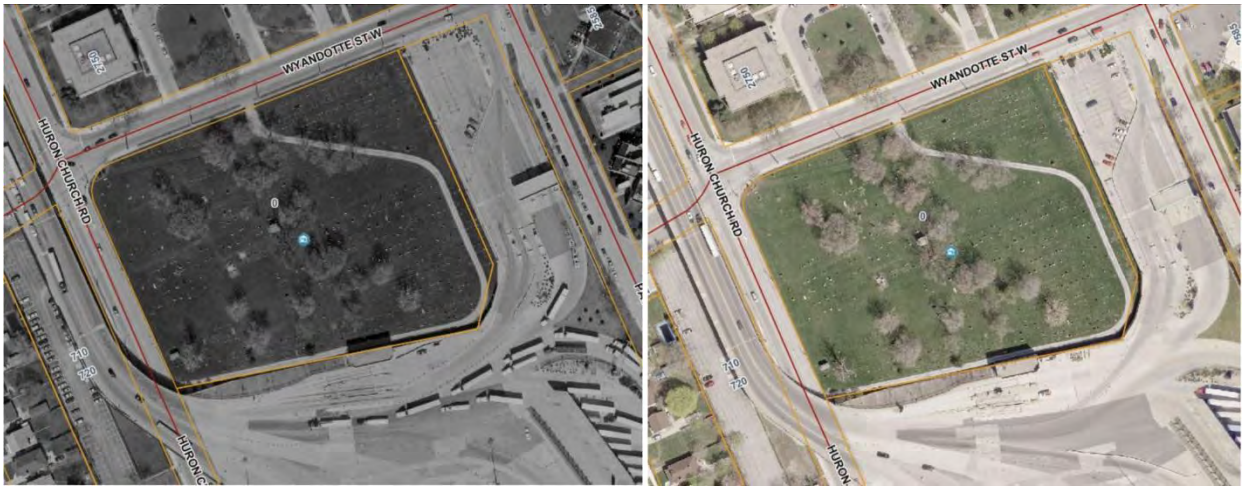
Historical Photos



Aerial Photos: 1969 (Left); 1977 (Right)



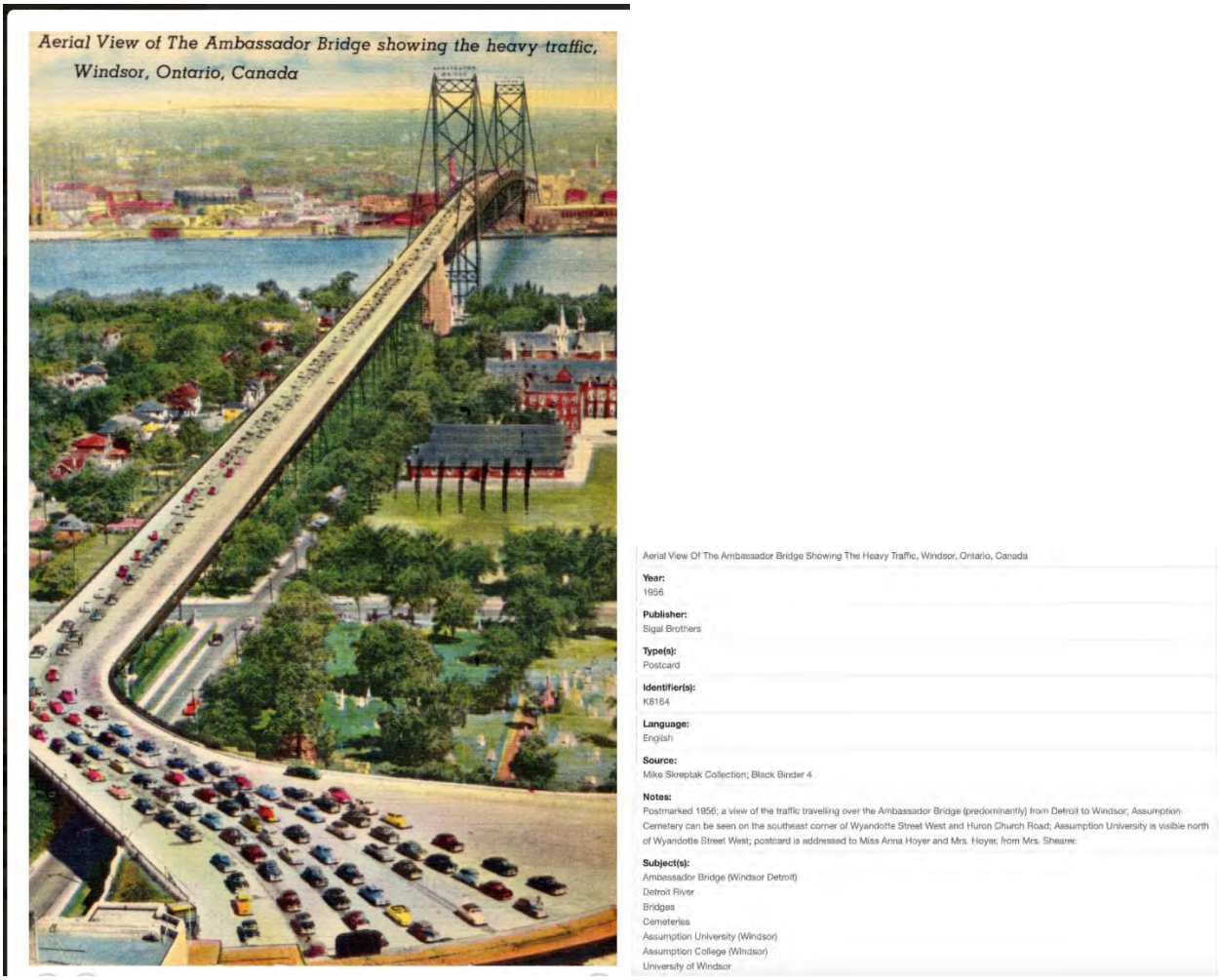
Aerial Photos: 1987 (Left); 1996 (Right)



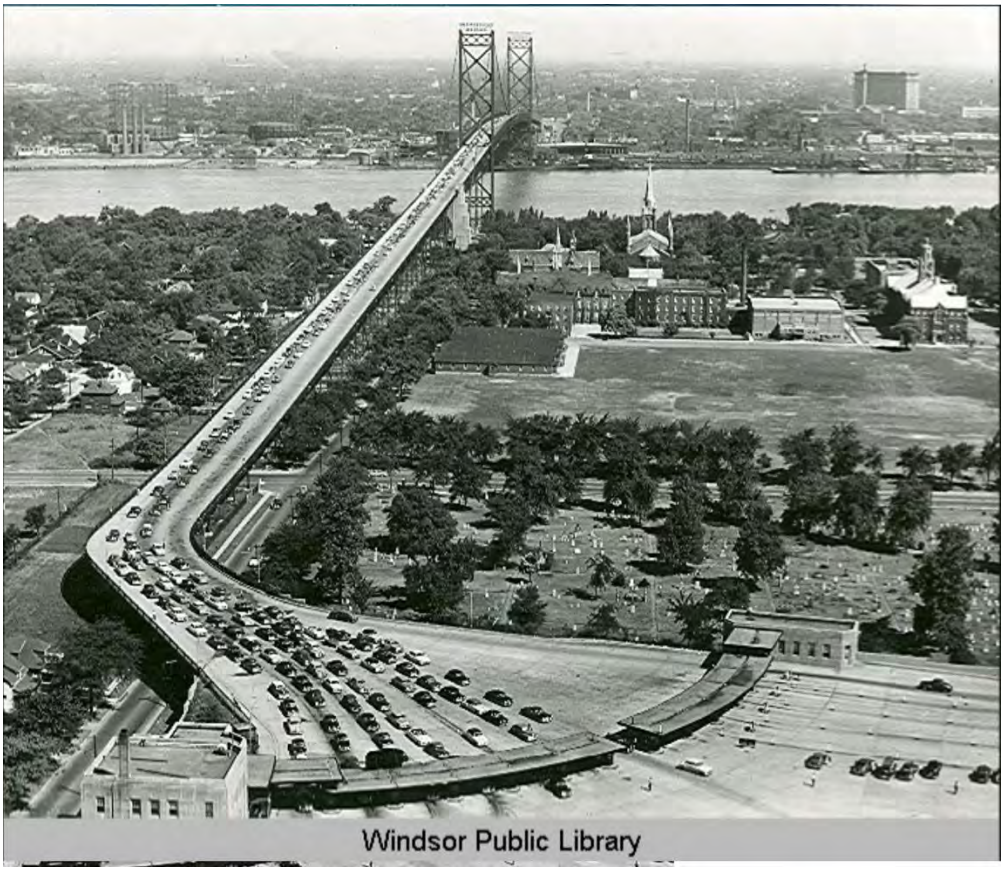
Aerial Photos: 2002 (Left); 2006 (Right)



HER-2391, Assumption Cemetery, April 1995.



Southwestern Ontario Digital Archive, Aerial View Of The Ambassador Bridge Showing The Heavy Traffic, Windsor, Ontario, Canada. Retrieved from https://swoda.uwindsor.ca/node/1845



Item Description

Subject	Morrison Literary Papers; Morrison, Neil Farquharson; Aerial photographs; Boundaries; Ambassador Bridge; Customs inspections; Customhouses; Automobiles; Waterfronts; Detroit River; Detroit (Mich.); Universities & colleges; Assumption College; University of Windsor; Churches; Assumption Church; Cemeteries; Assumption Cemetery; Huron Church Rd.; Huron Line; Wyandotte St. W.;
Title	Aerial Photo of the Ambassador Bridge
Titre	Photo aérienne du pont Ambassador
Sujet	Morrison, Neil Farquharson; Librairie papeterie Morisson; Photographies des travaux en cours aériennes; Frontières; Pont Ambassador; Inspections douanières; Édifices de la douane; Quais; Rivière Detroit; Detroit (Mich.); Universités et collèges; Collège de l' Assomption; Université de Windsor; Églises; Église de l'Assomption; Cimetières; Cimetière Assomption; Rue Huron Church; Rue Huron; Rue Wyandotte Ouest; Automobiles;
Description	An aerial view of the bridge and the incoming traffic to customs at the Ambassador Bridge. Assumption Church and Cemetery, as well as the University of Windsor property appear in the scene.
Date	ca 1945 + ca 1946 + ca 1947 + ca 1948 + ca 1949 + ca 1950 + ca 1951 + ca 9152 + ca 1953 + ca 1954 + ca 1955 + ca 1956 + ca 1957 + ca 1958 + ca 1959 + ca 1960
Contributors	Morrison Literary Papers
Identifier	PC 338
Source	Windsor Public Library
Source-fr	Bibliothèque publique de Windsor
Relation	Windsor's Community Archives
Type	image
Format	jpg

Windsor Public Library, Local History Collection, Aerial Photo of the Ambassador Bridge. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/heritage/id/256/rec/9



Item Description

Name(s)	Alexandre Askin; Charles Askin; Ellen E. Askin; Thomas Askin
Inscription	1) In Memory of the Memberss of tyhe Family of Col. James Askin: Alexander: Died 23 Aug. 1832, Aged 10 years; Thomas B. : Died 23 July 1831, Aged 10 years; Lieut. Charles D.,: Died 11 July 1837, Aged 18 years; Frances A. : Died 11 March 1839, Aged 2 years. 2) In loving Memory of Allen Eleanor Askin, Fourth daughter of the late Col. James Askin of Sandwich, Ont.; Died Jan. 30 1889 in the 66 year of her age. The spirit shall until God who (1 line illegible)
Cemetery	Assumption Cemetery
Date(s)	23 Aug. 1832; 23 July 183; 11 July 1837; 11 March 1839; , Aged 2 years 2) In loving Memory of Allen Eleanor Askin, Fourth daughter of the late Col. James Askin of Sandwich, Ont.; Died Jan. 30 1889 in the 66 year of her age. The spirit shall until God who (1 line illegible)
Identifier	asc-ak-p2
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Alexandre Askin; Charles Askin; Ellen E. Askin; Thomas Askin. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/612/rec/5



Item Description

Name(s)	Charles T. Baby; Charles T. Baby
Inscription	IHS In Memoriam Charles T. Baby, Son of the Hon. James Baby, Died Nov. 13, 1871, Aged 63 years; Mary, Relict of the late Charles T. baby, Died March 16 1874, Aged 55 years. May they rest in peace.
Cemetery	Assumption Cemetery
Date(s)	Nov. 13, 1871; March 16 1874
Identifier	asc-ak-p9b
Copyrights	Public Domain

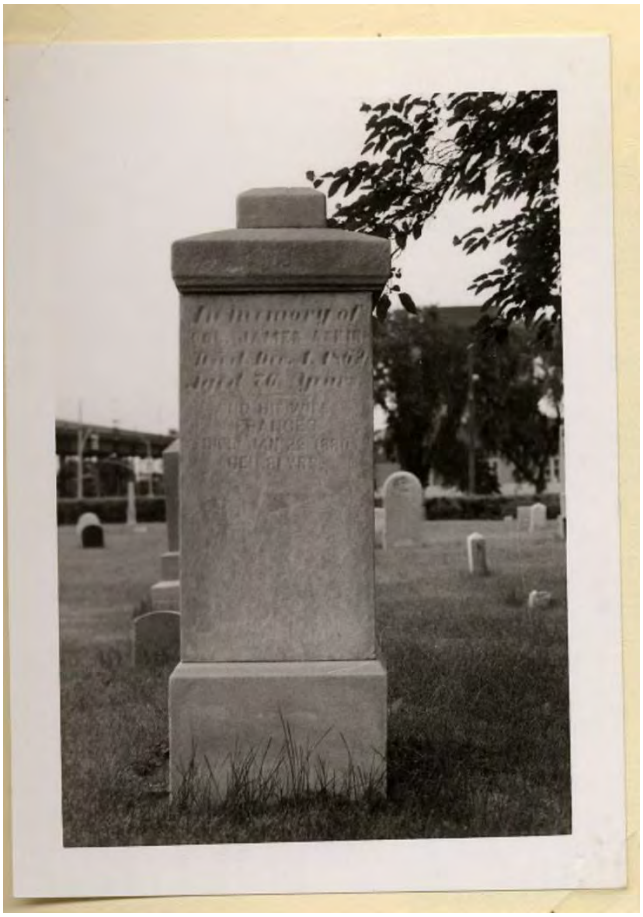
Windsor Public Library, Local History Collection, Charles T. Baby; Charles T. Baby. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/624/rec/6



Item Description

Name(s)	John Coyle, John Coyle
Inscription	John Coyle, Died Mar. 6 1894, Aged 70 years. Native of Co. Ireland; Isabella, Beloved wife of John Coyle, Died Mar. 8 1894, Aged 69 y'rs; Rest in Peace; (illegible line in italics above "Rest in Peace")
Cemetery	Assumption Cemetery
Date(s)	Mar. 6 1894; Mar. 8 1894
Identifier	asc-ak-p34a
Copyrights	Public Domain

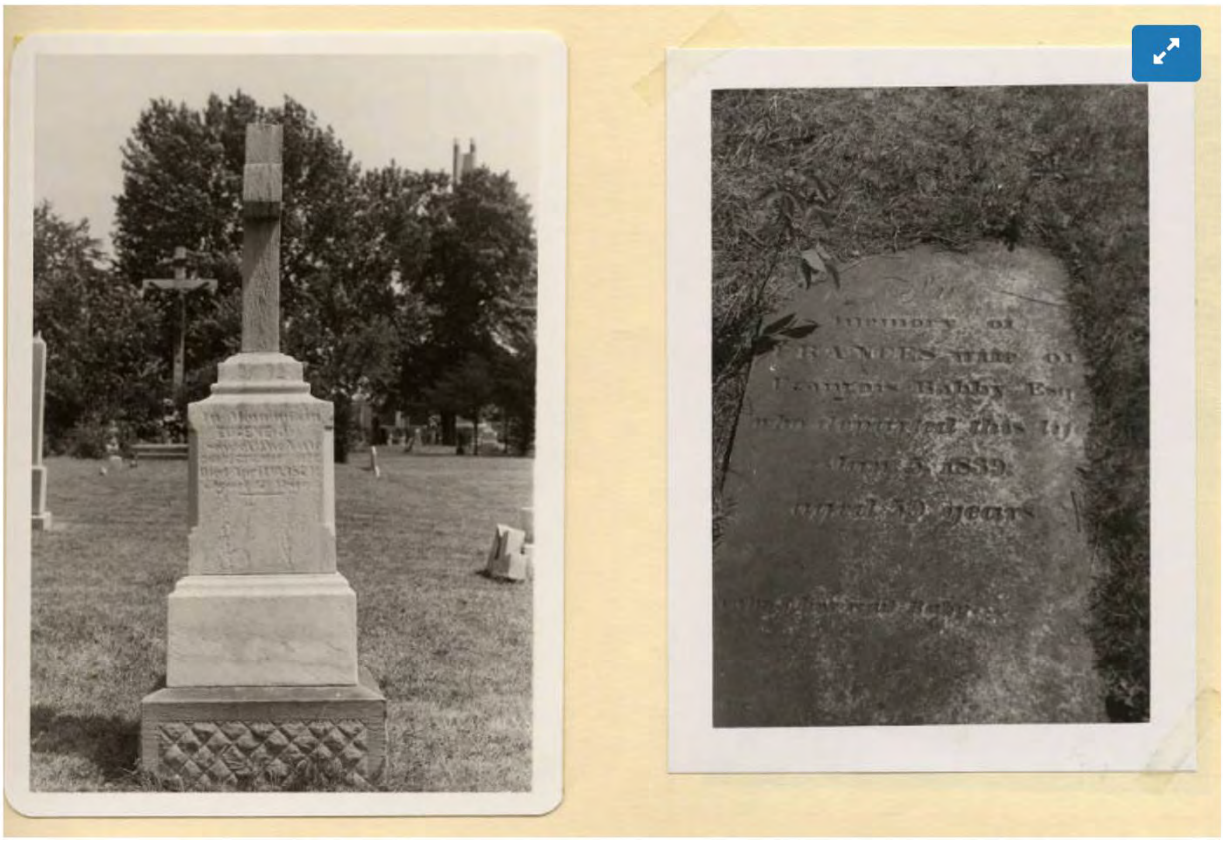
Windsor Public Library, Local History Collection, John Coyle, John Coyle. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/197/rec/45



Item Description

Name(s)	James Askin; Frances Askin; John A. Askin; James A. Askin; Anna C. Askin; Mary Askin; William A. Askin
Inscription	1) In memory of Col. James Askin, Died Dec. 4, 1862, Aged 76 years, and his wife Frances, died Jan. 22, 1880, Aged 81 years. 2) In Memory of the members of the family of John A. Askin, Died at May 1840; Jam.. Died May 1810, Aged 60; Anna C., Died 8 Sept. 1850, Aged 1 year & 8 months; Mary, Died 23 Feb 1861, Aged 22 years and 8 months; William A., Died 10 May 1861, Aged 5 years & 4 months.
Cemetery	Assumption Cemetery
Date(s)	Dec. 4, 1862; Jan. 22, 1880; May 1840; May 1810; 8 Sept. 1850; Mary, 23 Feb 1861; 10 May 1861
Identifier	asc-ak-p3
Copyrights	Public Domain

Windsor Public Library, Local History Collection, James Askin; Frances Askin; John A. Askin; James A. Askin; Anna C. Askin; Mary Askin; William A. Askin. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/5/rec/48



Item Description

Name(s)	Eugen J. Baby; Frances Baby
Inscription	1) In Memory of Eugen J., Son of the Charles & Mary Baby, Died April 10 1874, Aged 17 years. 2) In Memory of Frances, wife of Francois Baby Esq. Who departed this life Jan 5 1839, aged 59 years.
Cemetery	Assumption Cemetery
Date(s)	April 10 1874; Jan 5 1839
Identifier	asc-ak-p8
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Eugen J. Baby; Frances Baby. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/7/rec/64



Item Description

Name(s)	Janisse, Ernest E.
Inscription	In Memory of Ernest E. Janisse, who died Feb. 6th 1896, Aged 20 y's & 24 D's.
Cemetery	Assumption Cemetery
Date(s)	Feb. 6th 1896
Identifier	asc-ak-p48a
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Janisse, Ernest E.. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/218/rec/83



Item Description

Name(s)	Drouillard, Francois X.; Drouillard, Pelagie Pratt
Inscription	I. H. S. Francois X. Drouillard, Born Mar. 12 1784, Died Jan. 26 1852; Pelagie Pratt, Wife of Francois X. Drouillard, Born Mar. 7 1786, Died Mar. 10 1874; R.I.P. Drouillard
Cemetery	Assumption Cemetery
Date(s)	Mar. 12 1784; Jan. 26 1852; Mar. 7 1786; Mar. 10 1874
Identifier	asc-ak-p08b
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Drouillard, Francois X.; Drouillard, Pelagie Pratt. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/205/rec/107



Item Description

Name(s)	Marentette, W. H.
Inscription	W. H. Marentette, Born 1869; Died 1893, Aged 24 years
Cemetery	Assumption Cemetery
Date(s)	1869; 1893
Identifier	asc-lz-p20b
Copyrights	Public Domain

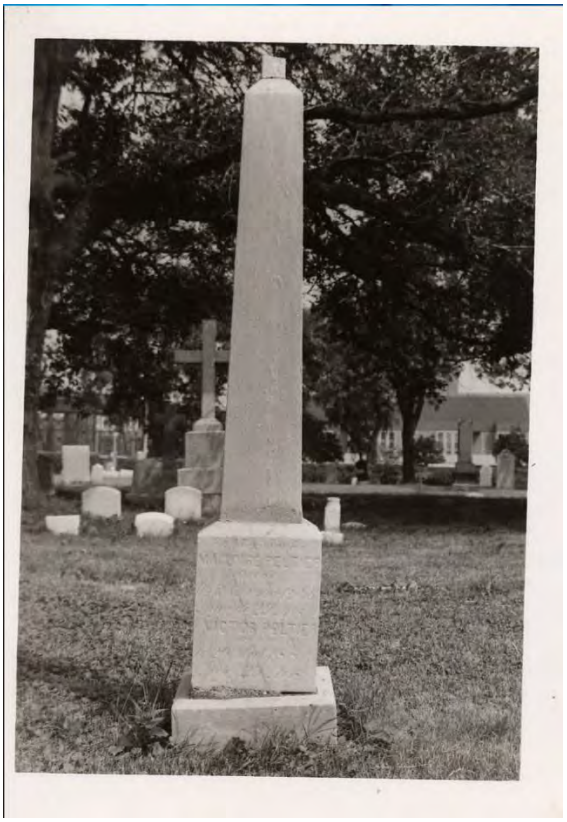
Windsor Public Library, Local History Collection, Marentette, W. H.. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/79/rec/125



Item Description

Name(s)	Baby, James
Inscription	Here lie the remains of The Honorable Js Baby, Member of the Executive Legislative Council, Inspector General of U. Canada. Beloved & Respected by all his acquaintances
Cemetery	Assumption Cemetery
Date(s)	N/A
Identifier	asc-ak-p13b
Copyrights	Public Domain

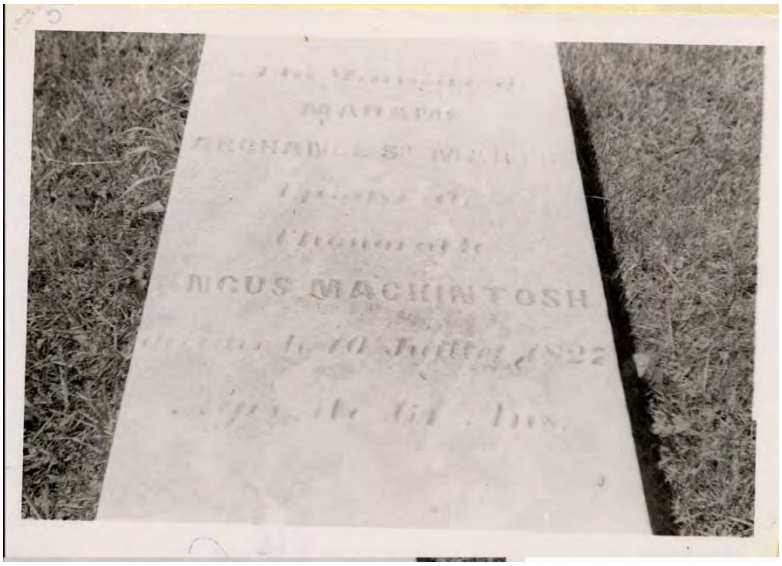
Windsor Public Library, Local History Collection, Baby, James. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/97/rec/140



Item Description

Name(s)	Peltier, Magloire; Peltier, Victor
Inscription	En mémoire de Magloire Peltier, décedé le 13 novembre 1866, âge de 29 ans; Victor Peltier, décedé le 20 mai 1884, âgé de 39 ans
Cemetery	Assumption Cemetery
Date(s)	13 novembre 1866; 20 mai 1884
Identifier	asc-lz-p42a
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Peltier, Magloire; Peltier, Victor. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/120/rec/188

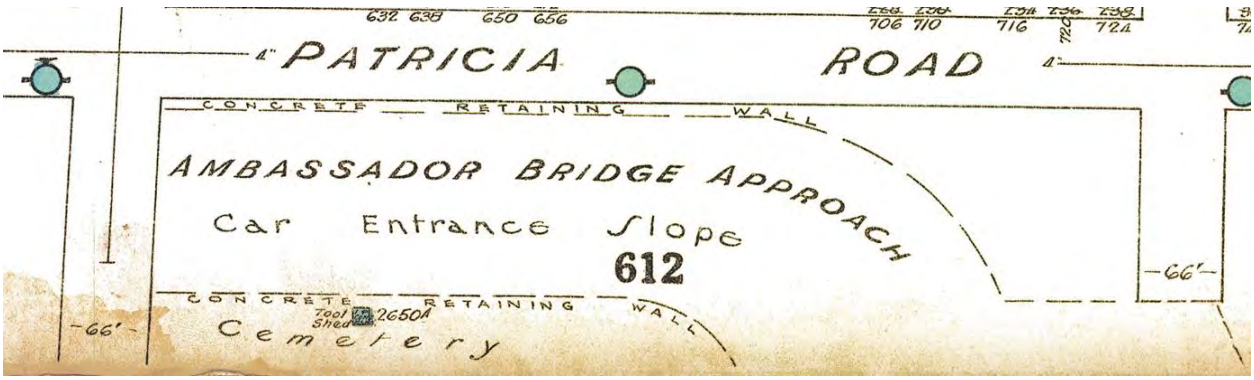


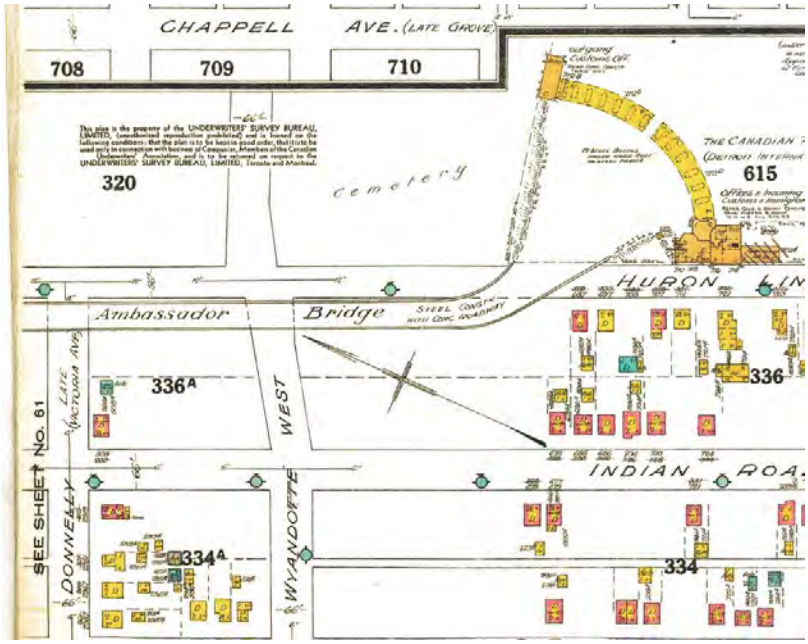
Item Description

Name(s)	Mackintosh, Archange St Martin
Inscription	A la mémoire de Madame Archange St Martin, épouse de l'honorable Angus Mackintosh, décedée le 10 juillet 1827, agée de 64 ans; Restored in 1953 by the Algonquin Club, Detroit and Windsor
Cemetery	Assumption Cemetery
Date(s)	10 juillet 1827
Identifier	asc-lz-p12
Copyrights	Public Domain

Windsor Public Library, Local History Collection, Mackintosh, Archange St Martin. Retrieved from https://windsorpubliclibrary.contentdm.oclc.org/digital/collection/HistoricCem/id/63/rec/251

Research/Supporting Material





Insurance Plan of the City of Windsor (1937), Sheets 66 & 69

- Subscribe

Assumption Cemetery

Wednesday, January 10, 2007

At the corner of Wyandotte St. W. and Huron Church, surrounded by the Ambassador Bridge is Assumption Cemetery. This is the early Roman Catholic cemetery for the Windsor area.



A google search turned up this brief history of the cemetery:

> At its present site, the Assumption Cemetery (located at the intersection of Wyandotte St. West and Huron Church Rd.) was established in 1859, when then-Bishop Pinsonneault relocated it from the Cemeteryâ€™s second home, the area we know now as Assumption Park. However, remains interred on-site today can actually be traced back as far as 1795, initially part of the Cemeteryâ€™s first home (1781) next to Assumption Church â€“ itself founded as a parish in 1767 and standing as the oldest in Ontario. Within eye (and ear-shot) of the

http://www.internationalmetropolis.com/?p=291

Ambassador Bridge, Assumption Cemetery also notably contains the Basilian Fathersâ€™ plot that dates back to 1870.





The Ambassador Bridge looms behind the headstones



The family of Col. James Askin, namesake of Askin Ave. Col. Askin was born in Detroit in 1788, he died in 1863, and his son John A. Askin, born in 1817, died in 1904.



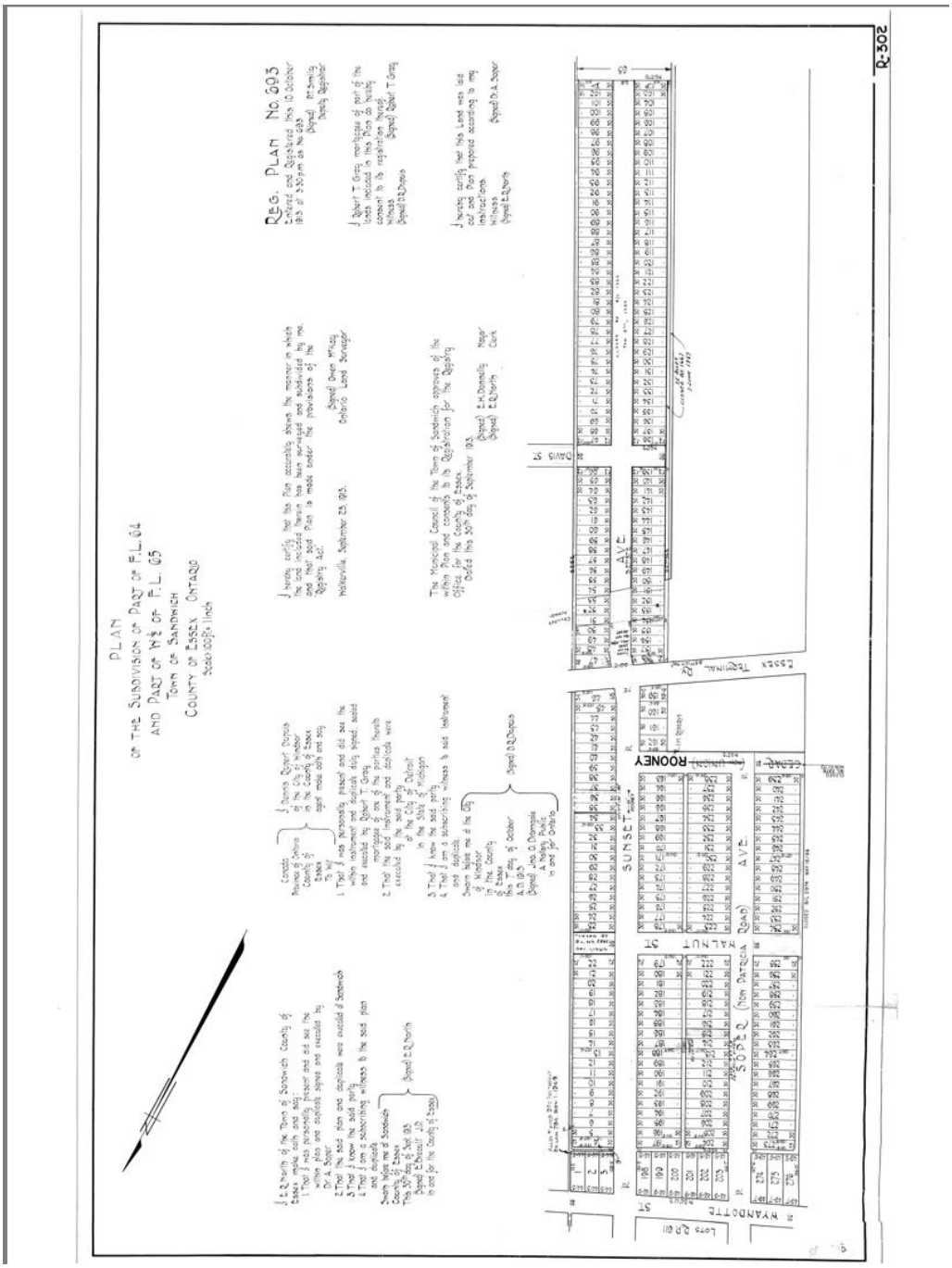
A telling sign of the influence of the French history of our region. A completely French tombstone from the 1940's. Calixte SÃ©guin was a member of the School Board.



Col. Arthur Rankin, born at sea in 1824. Joined the Queen's Light Infantry at Toronto at 14 in 1838, when it was sent to the Detroit Frontier. Took part in the infamous Battle of Windsor and captured the flag of the so-called Patriots. He was a member of Parliament for Essex from 1854 to 1857, and again from 1863 to 1867. When the two provinces Upper and Lower Canada were each divided into nine military districts, Rankin was appointed Colonel of the ninth Upper Canadian District. He died in 1893, and is the namesake of Rankin Ave.



Snippet of International Metropolis article from January 10, 2007, HER-2391, pg. 3-6



Registered Plan No. 693

R	Huron Church Rd / Wyandotte St W	Assumption Cemetery	1859	Re-interments from1795; BasilianFathers'plot	Sandwich

Windsor Municipal Heritage Register, pg. 6

Was author of ... Assumption Church Graveyard, Sandwich.



CHARLES T. BABY,

The second son of the Hon. James Baby, was born in the Baby Mansion Decebmer 21, 1807. Was appointed Clerk of the Peace in 1835 and held the office until the year 1871. He was elected Mayor of the Town of Sandwich in January, 1859, and re-elected to the same office continuously up to and including the year 1866. He was also a member o fthe Sandwich Board of Educaiton from the year 1858 to 1867, and occupied the position of Chairman of that body for the entire period of his membership of eight years. He died November 13, 1871, in the old Baby Mansion, in which he was born and died, he having occupied it with his family until his death and the death of Mrs. Baby, his wife. His family consisted of two sons, Charles T. and Eugene (both dead)), and three daughters (Mary), now Mrs. Wm. J. McKee; (Eliza), Mrs. J. Wallcae Askin; and (Josephine), Mrs. A. Phi E. Janet. After the death of Mr. and Mrs. Baby, and the death of the sons, and marriage of the daughters, the old homestead passed into other hands.

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COL. ARTHUR RANKIN

Was born at sea (Atlantic) in the year 1834; joined the Queen's Light Infantry at Toronto when it was sent to the Detroit Frontier in1838. He took a conspicuous part in the Battle of Windsor and captured the flag of the so-called Patriots. He was a member of Parliament for Essex from 1854 to 1857, and was again returned as member for Essex from 186 3to 1867. When the two provinces, Upper and Lower Canada, were each divided into nine military districts, Mr. Rankin was placed in command of the Ninth Upper Canadian District ,with the title of colonel. He died March 13, 1893.

"THE TRENT AFFAIR."

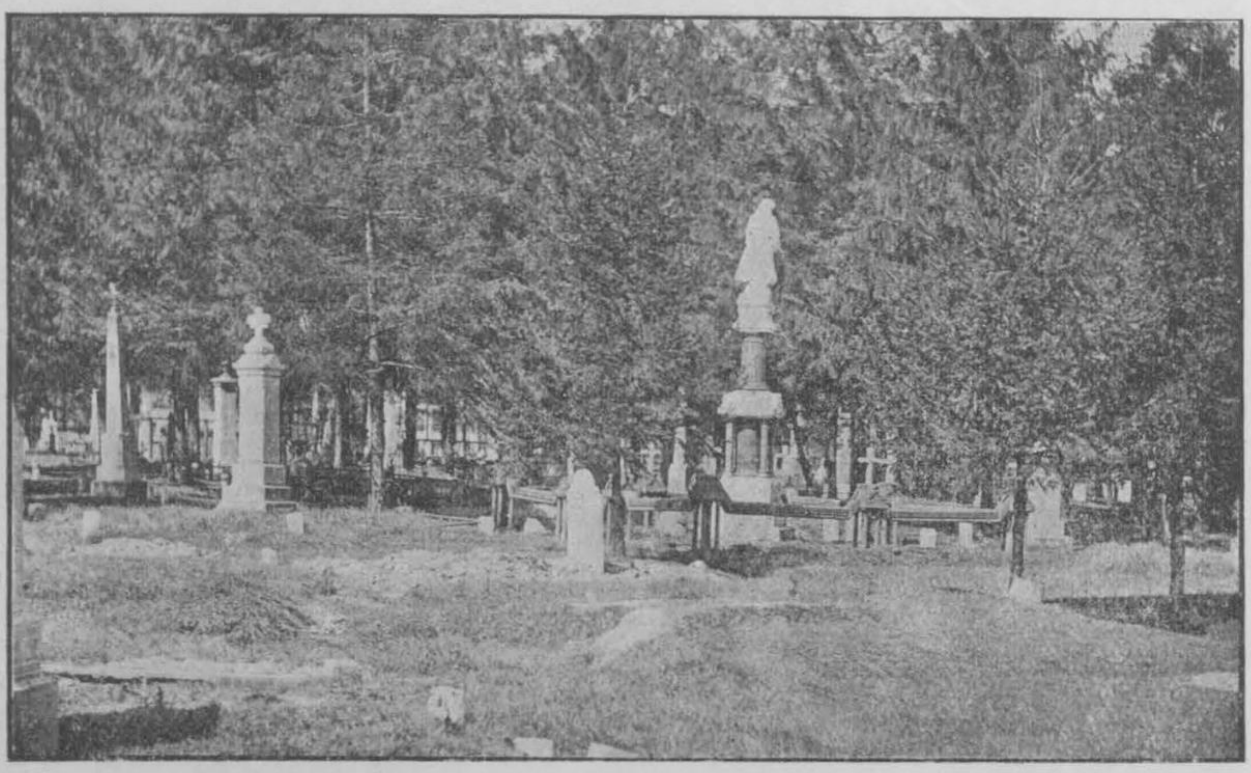
1839 saw the last of the filibustering raids of the "Patriots." The engagement at Windsor had taught those in the west that the militia were prepared to receive them in a manner they would not relish and they deemed it advisable to remain at home.

In reviewing the events of the Rebellion of 1837 and '38 the fact is established that by its suppression this Canada of ours has been preserved to the British Crown, its brightest gem. All praise to the descendants of the U. E. Loyalists—those hearts of oak—the Corinthian pillars of Canada today.

After the "Patriot" War peace once more smiled upon the people of the frontier.

A "Sedentary" Militia was established throughout the western peninsula, and four companies had their headquarters in Sandwich and vicinity. The companies were composed of veterans who had served in 1837 and in 1812, but for nearly twenty-five years no call to arms diverted the energies of the Essex settlers from the task of converting their fair heritage into the "Garden of Canada."

70



ASSUMPTION CHURCH GRAVEYARD—HURON LINE.
Looking from the northeast corner.

of the two parishes, that of St. Anne's having just become vacant. The next year he devoted himself to the task of building a new church. Of this good work he was himself the principal benefactor, contributing of his own means the princely sum of six hundred pounds. This church subsisted until the present one. It was built en pieces sur pieces, according to the style of building then used. It was situated to the south of the old church, on the land given to Father Hubert. At the right of the new church was built the presbytery, which is still extant. It was occupied for a few years by the ladies of the Sacred Heart, and is now the ordinary residence of the sexton. To this room was attached a large room wherein the parishioners gathered to warm themselves in the cold season before the beginning of the divine offices. At the left was erected a short time after, the chapel of the dead, at the very entrance of the new cemetery. Herein was laid the bodies of the dead brought from a distance, a great relief to the sexton, in whose house they had till then been kept.

Rev. M. Hubert, however, was at Point of Montreal. He had been named coadjutor of Mgr. d'Esglis, Bishop of Quebec, and succeeded that prelate in 1788. He died in 1797. After his departure the parish of the Assumption was for a year under the care of Rev. M. Frechette, parish priest of St. Anne's. He was succeeded by Rev. F. M. X. Dufaux, who was pastor for ten years. The present church is yet in possession of a handsome pulpit, the work of a French sculptor named Frerot. It was erected in 1792. Nothing more need be said of the administration by Father Dufaux, except that on Sept. 9, 1787, he entered into an arrangement with the Huron chiefs whereby a portion of the church was to be set aside exclusively for the Indians. This was but a just acknowledgement of their genrous contributions towards its erection.



REV. FATHER BAYARD
Secretary of the Diocese when the Episcopal See was in Sandwich in 1866, and afterwards was parish priest of Assomption Church until 1865.



REV. FATHER GERARD
Parish priest from 1861 to 1864.

five Frenchmen at Sandoske, or Sandusky, and contemplated nothing less than a massacre of all the French soldiers and colonists of Detroit. An Indian woman having fortunately discovered the secret purposes of the rebels, revealed it to the Sieur of Longeuil, commander of the post. This revelation proved the salvation of the colony. Father Potier, however, in order to save his life, was obliged to leave the village of Bois Blanc and to seek shelter in Detroit. Longeuil was after a time enabled to send to Quebec a deputation from different tribes under the guidance of the Sieur de Bellestre, to confer with the governor, de la Galissoniere. Great must have been the influence of Father de la Richardie ovr the Hurons, for we find the deputation pleading earnestly for his return, on the ground that he alone was able to pacify the rebellious tribes. The venerable missionary, notwithstanding his infirmities, left by order of his superior to follow Bellestre to Detroit, where the party arrived on Oct. 20, 1747. The governor, in his instructions to M. de Longeuil, urged on him to procure as speedily as possible the re-establishment of Father de la Richardie's mission; but, for greater safety, it was fixed at Point of Montreal, as was also the Huron village in 1748.

Father de la Richardie remained at Point of Montreal until Sept. 7, 1750. He then followed a detachment of Hurons who had left the place and went as far as the Vermillion River. On July 21, 1751, he signed a contract with Nicholas Francois Jarin, a mason in Detroit. Shortly after he left for Quebec, where he was a witness of the first vows of a scholastic, and neevr returned to Detroit. However, Mr. John Gilmary Shea says that in 1757 he led a party of Hurons to Sandusky, and closed his honored and laborious career among the Illinois in 1758.

At Point of Montreal the Hurons made him a gift of a parcel of land forty arpents in lengths and of considerable width, but without any written title. Nineteen years later, 1767, Father Potier



REV. FATHER BRUYERE.
Vicar-General to Bishop Pinsonnault and to Bishop Walsh.



REV. FATHER FAURE
Parish priest from 1870 to 1886.

was forced to sell the greater part of this land to meet the debts of the mission. This he did on the authorization of Father de Glapion, superior at Quebec. In 1780 he sold the remainder, retaining only two small lots, which stretched from the river to the coulee. On the front lot were the house and garden of the missionary, as well as the church and cemetery of the mission; on the rear lot were the house and garden of the sexton. The land now owned by the church was donated by the Indian chiefs to Father Hubert, successor to Father Potier.

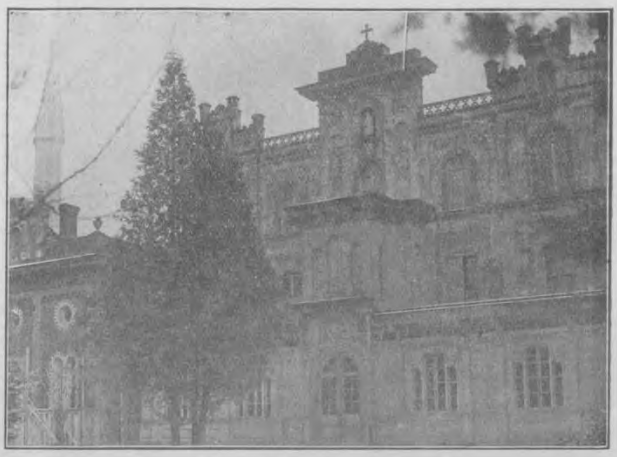
This far we have spoken of the Huron village. Let us now speak of the French parish. The French settlers of the Point of Montreal continued after the removal of the Huron village to belong to St. Anne's in Detroit. Nevertheless, they were allowed to attend the Huron chapel, and to receive the sacraments in it. In proof of this there is a list kept year by year by the missionary of the French, who performed their Easter duty there. In 1760 they appear to have been put in charge of the missionary. But in 1767 the mission, including both French and Indians, was erected into a parish, under the name as we have said before, of L'Assomption de la Pointe de Montreal, or L'Assomption du Detroit. Father Potier remained in charge of it until his death, which occurred on July 16, 1781. This sad event was the result of a fall by which his skull was broken. He was 73 years of age, of which time he had spent 37 years in the service of the mission. He had won among his people the reputation of a saint, and so great was his influence over the Hurons that he prevented them from joining ranks with the other Indian tribes in the rebellion of the famous Chief Pontiac in 1763.

Some days after the death of Father Potier, the church wardens deputized two of their members to wait on the Bishop of Quebec and ask for the appointment of a successor to their deceased pastor. The bishop accordingly sent Rev. M. Jean Francois Hubert, who had at first the care

It is stated that Bishop Pinsonneault, the first bishop of the new diocese of London, no doubt believing that he would find things more congenial at Sandwich among his own countrymen, had the episcopal see removed to the latter place in 1859. He is described by many of the old residents as a particularly handsome man, nearly six feet tall. Coming from Montreal, he was no doubt accustomed to considerable pomp and ceremony. He is charged with being the cause of the removal of the Jesuit fathers, who had so long administered the affairs of the parish endeared themselves to the parishioners. The bishop commenced to make improvements. He found the cemetery partly in front of the church on the southwest side. This he caused to be removed quite a distance behind the church on the Huron line. This, as may be imagined, was not viewed with much favor by many who had relatives interred in the old cemetery, as the bodies had to be removed to the new one.

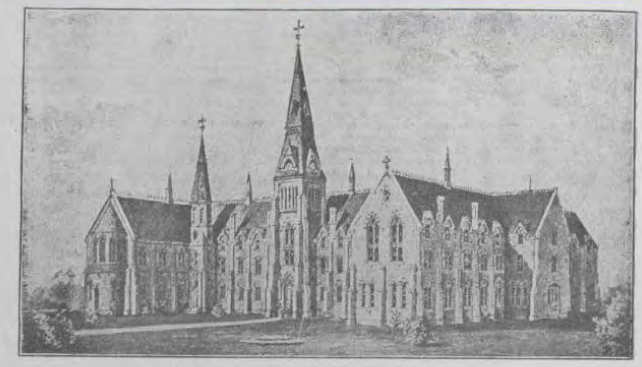
The building of the bishop's palace, which it is said cost about $30,000, was considered a piece of extravagance on his part, and in yearsafter was referred to by many as "Pinsonneault's Folly." He had a boat built for his use on the river, which it is said cost $1,500, and was never a success.

The old residents speak also of a frame windmill with stone foundation, and the miller's residence, which were built during Rev. Fr. Crevier's time on the church property between the King's highway and the river front.



THE BISHOP'S PALACE.

in the County of Essex. In 1870, the late Dr. Walsh, then Bishop of London, seeing the need of establishing the College on a more permanent basis, called upon the Priests of St. Basil to take charge once



ASSUMPTION COLLEGE.
Sandwich, Ont.



THE RT. REV. DENNIS O'CONNOR.
Superior of Assomption College from 1870 to 1890.

more of Assumption College. The prospects of success, he felt, were now brighter; the Catholics of the neighborhood were prosperous; and this, together with the proximity of the fast growing metropolis

176

Neal, F. (1909). *Township of Sandwich, past and present*. Windsor & Region Publications.

Windsor

Here's what we know about Ontario's oldest European cemetery

Little is widely known about the 1748-established graveyard

CBC News · Posted: Oct 29, 2021 5:00 AM EDT | Last Updated: October 29, 2021



The Diocese of London owns Assumption Cemetery, but Heavenly Rest Family of Catholic Cemeteries & Crematorium manages it, along with seven other Windsor cemeteries. (Jennifer La Grassa/CBC)

Looking around the hundreds of crumbling and weathered headstones, Assumption Cemetery groundskeeper Vince Murphy said he recognizes the historical value of the area and takes pride in up-keeping it.

Though being a cemetery grounds manager may seem like a grim job, Murphy said he does it because he "respects the dead ... and I'm hoping that when I pass away someone pays and maintains the property that I'm at as well."

The hundreds of headstones located in the 1748-established graveyard are sandwiched between the Ambassador Bridge, Assumption Church and the University of Windsor.

Despite being the oldest European cemetery in the province — at least according to Heavenly Rest Family of Catholic Cemeteries & Crematorium — not that much is widely known about Windsor's Assumption Cemetery. Yet Murphy's job is to care for the area, by keeping the grass cut, clearing the snow and maintaining the headstones.

He said the occasional person still comes to visit, but notes that a lot of the people died years ago, so there are a number of plots that might not get visited.

- VIDEO **Fix in the works for flood-prone Windsor cemetery**

WATCH: Assumption Cemetery groundskeeper talks about maintaining the area





In the last year, Murphy said they have focused on the cemetery's infrastructure, as the area is usually prone to flooding. Proper drainage was installed, along with a newly paved road path and headstone restoration work was performed.

The cemetery has been in its present location since 1859 and was moved twice. It was first founded along the Riverfront, then moved to Assumption Park and is now nestled by the bridge, beside the border crossing.

Despite its age, Assumption is still an "active" cemetery, according to Murphy. This means that although all the plots have been sold, some are unfilled.

Murphy said there are roughly 100 to 150 graves yet to be claimed. The owners of some of these spots are currently unknown and will only be revealed when the person dies.

Not only that but there's an unknown number of unmarked graves. This has happened due to worn, weathered and lost headstones, as well as the cemetery having been moved.



Assumption Cemetery is located at Huron Church Road and Wyandotte Street West. It's nestled beside the Ambassador Bridge. (Jennifer La Grassa/CBC)

Political, historical figures buried there

On a stroll through the cemetery it's evident that many of the headstones match Windsor street names — Walker, Drouillard, Parent and Ouellette.

Windsor Public Libraries local history historian Tom Vajdik said it's likely because those families were farm owners who had land in Windsor.

Many of them were also French settlers, Vajdik said

Many of them were also French settlers, Vajdik said.

Prominent figures such as politician Francois Baby, who was also a known slave-owner, is buried there.



The cemetery is said to be 'active.' Groundskeeper Vince Murphy says there are still unfilled plots. (Jennifer La Grassa/CBC)

He said Windsor Public Library documented some of the burial sites and has photos of old headstones. Occasionally people come in to a local branch wanting to document their family ancestry.

The mystery of what lies in and around Assumption Cemetery piqued the interest of Ottawa resident Cindi Moynahan-Foreman.

WATCH: Blogger talks about a 1918 flu pandemic victim, other Assumption facts



Cindi Moynahan-Foreman spoke with CBC's Jennifer La Grassa. She says she found that a prominent local ancestor of hers was buried in Windsor, but that he is one of the unmarked graves.

She said her father's family is from Windsor and she found out that her ancestor, Dennis Moynahan, is buried in Assumption Cemetery.

"A lot of these headstones are buried they sort of sink and go under, so to my knowledge [Dennis'] headstone has not been located," she said.

But based on her research, Moynahan-Foreman said Dennis was a prominent local figure. He went from being a school teacher to a land agent and responsible for an infantry group during a Sandwich Towne rebellion.

Moynahan-Foreman said it's important to learn, document and share stories of the past.

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CBC News. (2021, October 29). Here's what we know about Ontario's oldest European cemetery: Little is widely known about the 1748-established graveyard. CBC/Radio-Canada. Retrieved from https://www.cbc.ca/news/canada/windsor/european-cemetery-ontario-windsor-assumption-1.6227686

- "Fix in the works for flood-prone Windsor Cemetery: Historic Cemetery near Ambassador Bridge has undergone restoration work," CBC News (CBC/Radio Canada, July 21st, 2021).

Windsor · **Video**

Fix in the works for flood-prone Windsor cemetery

Historic cemetery near Ambassador Bridge has undergone restoration work

CBC News · Posted: Jul 21, 2021 9:40 AM EDT | Last Updated: July 21, 2021



According to Patricia Simone, general manager of Heavenly Rest, flooding has caused damage to the limestone in the cemetery. (Amy Dodge/CBC)

One of Windsor's oldest cemeteries is known to flood frequently, but relief is in sight after the city approved a measure to improve drainage.

Assumption Cemetery, located on Wyandotte Street West, just a stone's throw away from the Ambassador Bridge, was hit hard by Friday's rainfall, which amounted to 76 millimetres.

Heavenly Rest, a company which manages the cemetery along with seven others in Windsor-Essex, had been trying to get a final permit from the City of Windsor to allow the cemetery's drainage system to connect with the sewer system on Huron Church Road.

The approval was granted on Tuesday.

"When there's flooding in any cemetery on your ancestors' graves, this is very troubling to everybody," said Patricia Simone, the company's general manager.

- VIDEO **Windsor Regional Hospital campuses see flooding amid heavy rainfall across Windsor-Essex**
- **Got flood-related garbage? Some areas of Windsor-Essex are offering special waste collection**

The cemetery has been in its present location since 1859 but it was first established in 1748, Simone said. Due to the age of the cemetery, the drainage system was not functional.

"Most cemeteries have drainage issues," said Simone.

"That cemetery is what we refer to as full, which means it's all sold and mostly used and because it is so old there is no drainage in that cemetery."



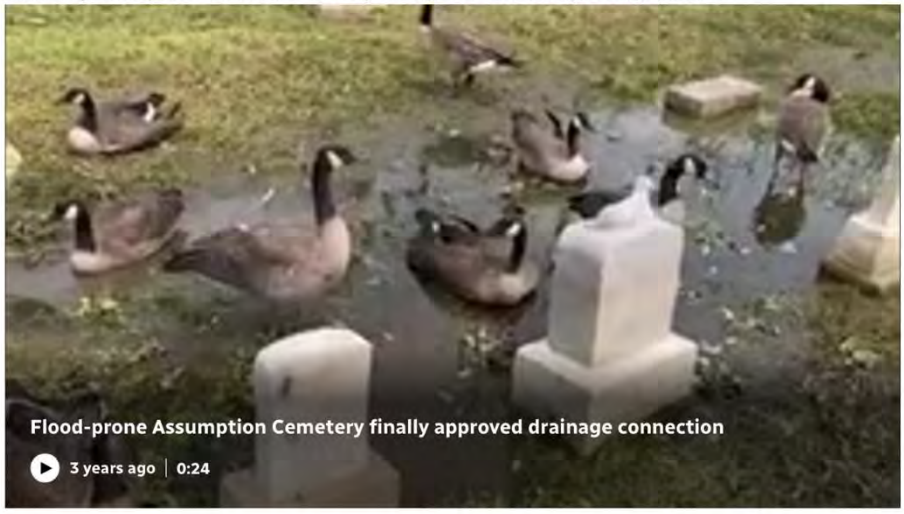
"Passerbys find it very disturbing to see six inches or more of water and headstones sticking above that," said Patricia Simone, general manager of Heavenly Rest. (Amy Dodge/CBC)

This year, catch basins were put in around the roadway of the cemetery to help with the flooding issues. The catch basins were suggested by leading architects and engineers.

Despite taking professional advice, flooding continued to occur, and Simone believes it is in part due to being so close to the on-ramp of the Ambassador Bridge.

Along with the drainage system project, Heavenly Rest is in the middle of a number of improvements to restore the historic cemetery this year.

WATCH | *Flood-prone Windsor cemetery sees geese swimming in large puddles:*



The company which manages one of Windsor's oldest cemeteries was finally granted a permit Tuesday by the City of Windsor to connect with the sewer system on Huron Church Road.

Alex MacArthur and Aaron Knehler were hired to uncover gravestones that have sunk into the ground and are overgrown with grass.

"I can appreciate the land a lot more and know how much has gone on over here and make sure I respect the people that are buried here," said MacArthur.

"It's been a great opportunity and it's really interesting to see what we actually get to uncover when we're here. Like, there's a bunch of names that some people might not remember for awhile, and it's cool to think, like, we're the ones that are bringing them back," Knehler said.

The company intends to pave the roadway with asphalt, widen the entrance way, paint the fence as well as add a new iron-rod arch. The crucifix and statues have recently been refurbished and bronzed.



This past spring, Heavenly Rest undertook several construction projects at Assumption Cemetery including perennial landscaping and repairing bases of statues. (Amy Dodge/CBC)

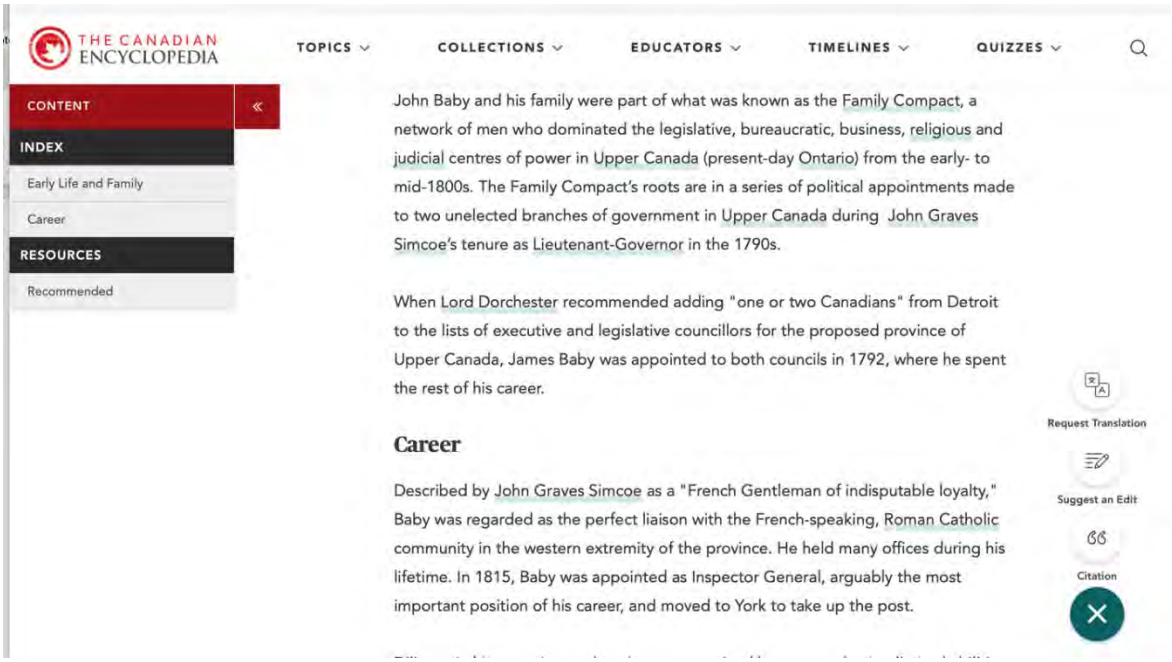
With files from Amy Dodge

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James Baby, The Canadian Encyclopedia, published January 21, 2008



At the beginning of January 1858 Pinsoneault left London; he established himself at Sandwich and on 25 January asked his ecclesiastical superiors in Quebec City to transfer the see there. The bishop justified his request by noting that London had no more than 800 communicants; there was not even enough work for one priest, the parish having celebrated only 20 marriages and 140 baptisms in 1857. Moreover, St Peter's Cathedral, a small London parish, had to find the $3,000 necessary to maintain the bishop but was already burdened with a debt of $10,000. Pinsoneault stated that the establishment of the episcopal see at London had been a mistake. Although Jean-Charles Prince*, the bishop of Saint-Hyacinthe, roundly denounced Pinsoneault's letter of 25 January, the latter, with the support of a substantial majority of the bishops, asked Rome during the summer of 1858 for an official transfer of the seat of the bishopric; Sandwich, he emphasized, had the finest church in the diocese, a sufficient number of clergy (attached to Assumption College) to provide the religious services worthy of a bishopric, and the largest concentration of worshippers. On 2 Feb. 1859 the prefect of the Sacred Congregation of Propaganda issued the decree transferring the episcopal see. Pinsoneault, who had gone to Rome to back his request, returned to Quebec on 30 May 1859 after an absence of more than seven months.

During his ten years as bishop, at both London and Sandwich, Pinsoneault had brought a number of religious communities into his diocese, but had quarrelled with most of them. He had endeavoured to stabilize the finances of the diocese by instituting various taxes, rents, and diocesan collections. After his departure, however, the administrator of the diocese, Abbé Bruyère, could not avoid noting the deplorable state of diocesan finances, expenditures being four times the receipts. There is no doubt that this situation had also been a factor in Pinsoneault's dismissal.

Pinsoneault was transferred to the see of Birtha on 26 Nov. 1866, and lived in Albany, N.Y., until 1869, when he returned to Montreal. Under his ultramontane superior, Bourget, he carried out a number of responsibilities that required the presence of a bishop, presiding over ceremonies and performing the duties of an auxiliary. Pinsoneault took up the defence of ultramontane ideology in his publication *Le dernier chant du cygne sur le tumulus du gallicanisme; réponse à monseigneur Dupanloup* (Montreal, 1870). He struck down the advocates of liberalism in his *Lettres à un député* (1874), and helped edit ultramontane newspapers such as *Le Franc-Parleur*.

Bishop Pinsoneault died on 30 Jan. 1883 in Montreal, at the age of 67. His authoritarian behaviour and his lack of consideration for others had doomed his episcopacy to failure.

Pinsoneault, Pierre-Adolphe, Dictionary of Canadian Biography, Volume XI (1881-1890), Retrieved from http://www.biographi.ca/en/bio/pinsoneault_pierre_adolphe_11E.html



The Bishop's Palace was located to the west of Assumption Church. It was built by Bishop Pinsonneault in 1861 when he moved his See from London to Sandwich. Unfortunately, the construction was very poor quality, and by 1896, it was beyond repair and had to be demolished.

In 1826 the Diocese of Kingston was erected to direct the activities in Upper Canada. In 1831 Fr. Crevier returned to the diocese of Quebec, and Bishop Alexander Macdonell, the first Bishop of Kingston, not having any French-speaking priest at his disposal for this predominantly French-speaking parish, sent his nephew Fr. Angus Macdonell to be the pastor of Assumption. During his tenure, plans were developed to build a new church. The cornerstone (of the present church) was laid on July 7, 1842, when Assumption was part of the newly erected diocese of Toronto.

In 1843 the restored Jesuits came from France to take charge of the parish, and under the guidance of Fr. Pierre Point, the church was completed. The building that was opened for divine service on July 20, 1845, was a rectangular structure 60 x 120 ft. It forms the nave of the present edifice.

The rectangular church opened in 1845 was deemed good enough for the first Bishop of the London Diocese (which was erected in 1856) to transfer his See to Sandwich and make it his Cathedral in 1859. This entailed the departure of the Jesuits, who by their many apostolic labours had written the brightest chapter in the Annals of Assumption parish.

The cemetery, which was south of the church in 1848, was too close to the projected residence the bishop wished to build. So in 1860, Bishop Pinsonneault had the cemetery moved to the present site at Huron Church Road and Wyandotte Street. The bishop erected a large frame and stucco building of elaborate design called the Bishop's Palace. This so-called palace was not well designed…and only thirty-five years after its erection, the leaky mass of the building had to be demolished because it was already considered beyond repair. The next bishop returned the See to London in 1869. Only the chestnut trees remain as the last vestige of Assumption's decade of episcopal splendour.

History of Assumption Parish, Our Lady of the Assumption Catholic Parish, Windsor, Ontario. Retrieved from https://assumptionparish.ca/about/history/#:~:text=The%20cemetery%2C%20which%20was%20south,Church%20Road%20and%20Wyandotte%20Street.

Father Côté 1907-1921

On assuming charge of Assumption parish on July 1, 1907, Father Côté found a chapel and a sacristy under construction. Under his supervision these buildings were completed and dedicated the following spring. The total cost was 15,000 dollars, of which sum one half had been raised by his predecessor.

The new house of prayer was called Rosary Chapel. The stained glass windows which bear the names of the donors, represent the fifteen mysteries of the Rosary. The main altar was donated by Ste. Anne's Society, the side altars by Mr. Leo Page, and the sanctuary lamp by Mr. Adolphe Tournier.

In 1909 the cemetery was given a considerable face-lifting. The territory was enlarged, leveled, cleaned and surrounded by a fence, enhanced by three monumental gates. A roadway was constructed all around, and an iron cross was erected in the geographic centre. The total expenditure amounted to 2,000 dollars, all raised in two picnics.

Father Allor 1926-1937

Father Allor's initial care was to organize the various elements of the parish into societies, clubs, leagues, sodalities, etc. The first on record was the Catholic Women's League which became a tower of strength in many a parish undertaking. A Tennis Club was formed to promote the building and maintenance of three cement courts. The Ushers Club was organized with a self-governing constitution. Besides the regular services rendered at the church, this group sponsored annual excursions to Bob-lo Island with much success. The Ladies of the Altar Society continued to interest themselves in the furnishing and adornment of the sanctuary. Lawn socials, bazaars and card parties constituted their ordinary source of revenue. For the altar boys regulations were drawn up to render them more serviceable and edifying at the liturgical functions in the church. Companies of Girl Guides and Packs of Brownies were formed with training and recreational programs administered by competent leaders. A chapter of the C.Y.O. was established to help the young people become more effective witnesses of Christ.

As a means of communication between all these organiza¬tions and the parish in general, a Sunday Bulletin was started on May 6, 1927. This publication has been uninterrupted for over forty years. Its weekly appearance has helped greatly to create an esprit de corps in the parish family.

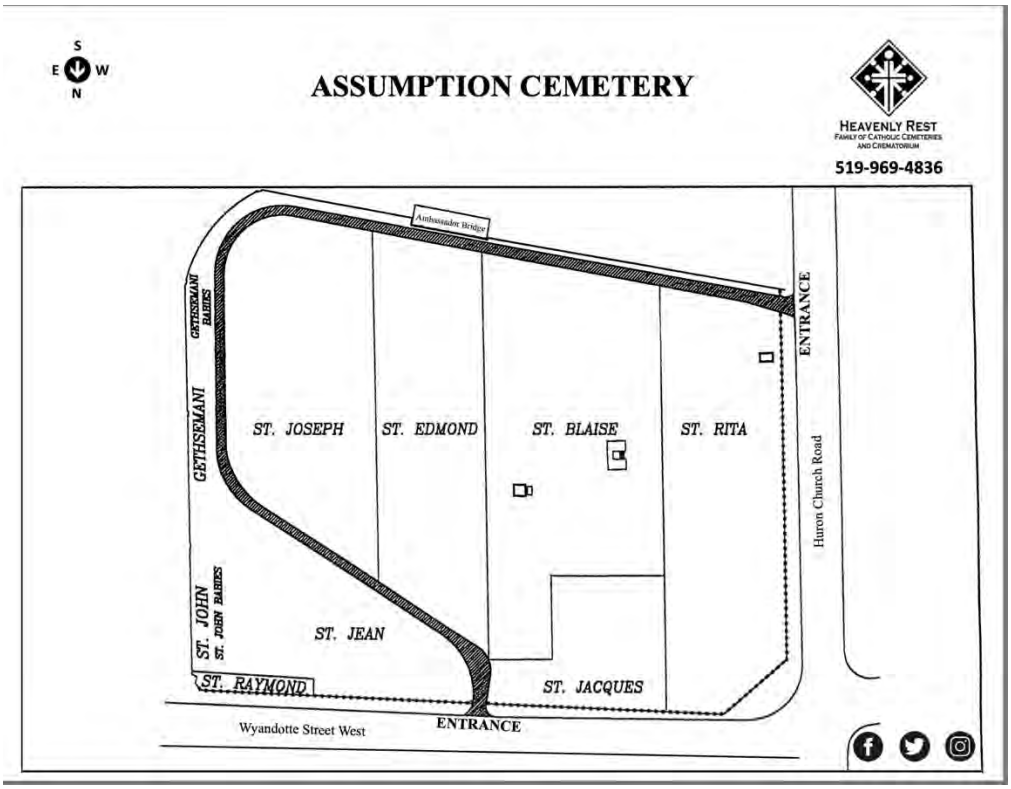
Father Allor's passion for order and tidiness led him to devote his immediate attention to the church surroundings. During his first two years in office the mud driveways from Huron Line and University Avenue were paved to keep the autos from getting stuck. The advent of the automobile had rendered obsolete the horse-and-buggy shed built less than two decades before. It was demolished to clear the way for the new tennis courts. At about the same time gothic-windowed rest rooms were annexed to the southwest corner of the sacristy.

Even the cemetery experienced the effects of the new pastor's touch. The roadways were resurfaced, a water system installed, drainage restored and a toolshed built. To crown all these improvements an orbronze crucifixion group was erected in Calvary Section. The Ambassador Bridge Company during construction had promised to build an ornamental iron fence along Huron Line and Wyandotte Street, but reneged on the deal after the Stock Market Crash of 1929.

Some significant changes were effected in 1980.

1. On the first of July of that year, the management and maintenance of the cemetery was transferred to the Board of Heavenly Rest Cemetery of Windsor. This was a welcome relief from a chore that had been a thorny burden for incoming pastors.

Our Pastors, Our Lady of the Assumption Catholic Parish, Windsor, Ontario. Retrieved from https://assumptionparish.ca/about/our-pastors/



Diocese of London, Windsor-Essex Cemeteries, 2020 Assumption Cemetery Map, Retrieved from https://files.ecatholic.com/35808/documents/2024/2/2020%20WEBSITE%20Assumption%20Cemetery%20Map%20REVISED.pdf?t=1708242788000

At its present site, the Assumption Cemetery (located at the intersection of Wyandotte St. West and Huron Church Rd.) was established in 1859, when then-Bishop Pinsonneault relocated it from the Cemeteryâ€™s second home, the area we know now as Assumption Park. However, remains interred on-site today can actually be traced back as far as 1795, initially part of the Cemeteryâ€™s first home (1781) next to Assumption Church â€“ itself founded as a parish in 1767 and standing as the oldest in Ontario. Within eye (and ear-shot) of the Ambassador Bridge, Assumption Cemetery also notably contains the Basilian Fathersâ€™ plot that dates back to 1870.









The Basilian Fathersâ€™ plot.



The McKee Mausoleum, James McKee (1829-1899) was the reeve of Sandwich for 20 years, most of the family was actively involved in local politics. The McKee's were related by marriage to the Rankin's.

Assumption Cemetery, International Metropolis, published January 10, 2007. Retrieved from https://internationalmetropolis.com/2007/01/10/assumption-cemetery/

The mid-eighteenth-century Jesuit Mission at La Pointe de Montreal is estimated to have been located south of Riverside Drive near the foot of Huron Church Road next to the Ambassador Bridge. The existing Assumption church is the fourth sanctuary to be built for the Parish. The associated French cemetery has also been moved several times. By the time McNiff was conducting his 1780s surveys of the area, there were 13 French farm lots identified in the area of downtown Windsor, and 36 lots in Petite Cote. McNiff's 1791 map depicts irregular clusters of three to six buildings on each lot near the trail which ran along the shoreline for the length of the settlement. His map also indicated that small plots of land had been cleared and orchards planted. Much of the inland area was as yet impassable due to extensive swamplands.

As most of the French farmstead sites lie within areas that have undergone extensive nineteenth century development, none of them have ever been properly examined for archaeological sites. Communities such as Brighton Beach, Ojibway and LaSalle may

City of Windsor Archaeological Management Plan, 2024 Update Appendix B: Colonial Period Thematic History, pg. 13

Cemeteries
All burials and cemeteries, regardless of age, are considered significant and are afforded protection under the Ontario Cemeteries Act.

Unregistered family burial plots may be found unexpectedly on any early farmstead. The Ontario Genealogical Society's listing of cemeteries in Essex County was examined for unmapped family plots, but none have as yet been identified within the City boundary. Sometimes churchyards, which where in use as cemeteries in the past, no longer display evidence of grave markers. The Sandwich Baptist Church on Peter Street is thought to have been used for burials in the 19th century.

The oldest church burial ground in Windsor is the Assumption Parish cemetery. It has, however, occupied several locations throughout its 250 year history, the latest of which is still in use and is shown on the Cultural Factors map. The earlier cemetery grounds are poorly documented and could not be pinpointed. They exist in the general areas north of Assumption Church in association with Vista Place and Patricia Road. Some parts of these burial areas may be intact where buildings have not been constructed over them.

The two large 18th century Native cemeteries are shown generally on several early maps, particularly McNiff (1784). Since these locations are approximate and not delimited, thus, mapping of true boundaries for the Master Plan has not been possible. An attempt has been made to place them generally in relation to landmarks such as unregistered Native burial finds, French lot locations, and oral history about burial locations. Both cemeteries were also associated with village sites of unknown extents.

2.3.9 Religion
By 1752, the Jesuits' Huron Mission had grown to become the earliest Catholic parish in Ontario. The Mission had also expanded its mandate to serve the French community. Assumption remains on a portion of its original property and retains archaeological potential for the previous churches, mission houses and cemeteries through much of it. No other denominations were populous in the area until after the influx of United Empire Loyalists and the ceding of Detroit to the United States. Since Sandwich was the early centre of settlement in the Windsor area, the first Anglican church was also built here. St. John's, on the corner of Sandwich and Brock streets retains its original cemetery, although the original 1807 church building has been replaced. Residents dispersed along Detroit River shoreline had to travel to Sandwich to worship. The escaped slave population formed a Baptist congregation by the 1820s, but did not build the existing Sandwich Baptist Church until the 1850s.

The first churches were built in the Windsor settlement in the 1850s after the Great Western terminus signalled a new population growth. The first St. Alphonsus, near Goyeau and Park dates to this period . All Saints Anglican situated just north of City Hall Square dates to 1857 and the Presbyterians followed in 1865 at the corner of Chatham Street and Victoria Avenue. A non-sectarian church building, on the site of the *Windsor Star* building continued to serve the Methodists until they opened a new church in 1873 at Windsor Avenue and Chatham Street. Two Afro-American churches, built on McDougall Street were the African Methodist Episcopal (1856) and the Baptist (1861) (Morrison 1954:39).

2.3.2 French Settlement

As early as the 1670s, Fathers Dollier and Galinee, and later the adventurer LaSalle made their way up the Detroit River to Lake St. Clair (Morrison 1954:3) and documented for France the importance of the region. Not until 1701, however, was a European settlement established on the Detroit River. In that year, Sieur de Lamothe Cadillac began construction of Fort Pontchartrain on the north side of the river in the area that later became the centre of Detroit, opposite to Windsor's Goyeau and Ouellette streets. European settlement on the south shore of the Detroit River began in 1749 when the governor at Quebec sponsored the movement of farming families to the area in order to promote Detroit as a granary for more distant outposts.

Although settlement on the north shore had extended short distances up and down river from the fort, settlers on the south shore initially took up lots well down stream of the main settlement. The long narrow lots fronted onto the river in the Petite Cote area between the community of Sandwich and Turkey Creek. Within a few years, the south shore settlement had extended south well past Turkey Creek, as well as infilling the unoccupied lands strategically situated immediately across from the fort and between the Huron and Odawa villages. This eastern extension of the French settlement encroached on the Ottawa village.

The mid-18th century Jesuit Mission at La Pointe de Montreal is estimated to have been located north of Riverside Drive near the foot of Huron Church Road next to the Ambassador Bridge. The existing Assumption church is thought to be at least the third sanctuary to be built for the Parish. The associated French cemetery has also been moved several times.

3.5 Non-Native Cemeteries

None of the non-native cemeteries in Windsor have as yet been registered as archaeological sites ***(Table 3-4)***. All but a few of these cemeteries are listed in the Ontario Genealogical Society's (OGS) Inventory of Cemeteries in Ontario (Ronnow 1987), while most of the older ones have been the subject of an OGS report. The majority of the 19th and 20th century cemeteries have not been reduced in size since the boundaries were established. Only the boundaries of the earlier Assumption cemeteries and any family cemeteries appear to be unclear. Properties abutting these graveyards with poorly defined or reduced boundaries could potentially contain human burials.

The oldest non-native burial ground still extant in Windsor is that of St. John's Anglican Church in Sandwich. Although the first church is said to have been built in 1807, the associated graveyard may date as early as 1797 when Sandwich was established (Neal 1909:179). The existing church dates to 1872.

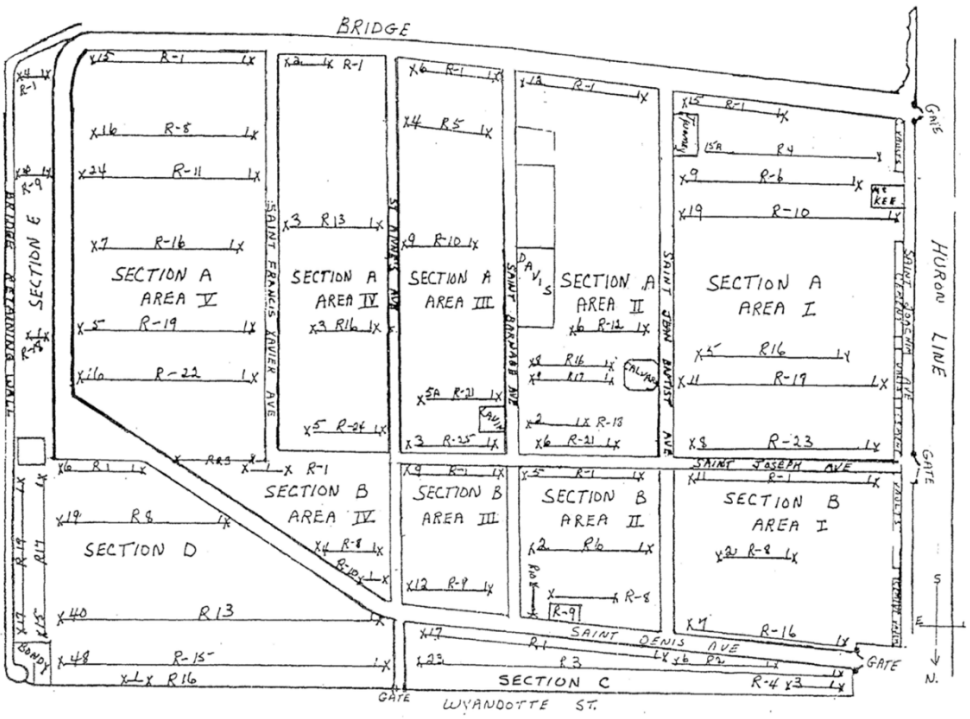
Assumption is the oldest Roman Catholic parish in Ontario, established in 1767 in the location of the 1749 Jesuit Mission at La Pointe de Montreal (now Sandwich). There have been several burying grounds associated with the parish since its inception, the latest being the current cemetery located at the intersection of Wyandotte Street and Huron Church Road. The initial church and cemetery were located in the area currently occupied by Patricia Road. In 1787 the first site was replaced by a second church built in the area of Vista Place and a new cemetery thought to have been located in the area of University of Windsor's Electa Hall. By 1812 a third cemetery was established in the area now known as Assumption Park. The current Assumption cemetery dates to 1859. When established, a number of earlier graves were relocated to the new site (OGS 1988:ii).

The burying ground thought to have been associated with the Sandwich First Baptist Church is no longer visible. Any grave markers that may have identified the existence of a cemetery disappeared long ago. Although there are no clear documentary records substantiating the existence of a cemetery, the possibility cannot be ruled out and the property should undergo careful assessment prior to any major alterations to the grounds.

In rural communities, small family cemeteries were often established on farm lots. Although the Windsor region may contain this type of burial site, no 19th century family cemeteries were identified during the course of the archaeological master plan study. The only family cemetery registered by the OGS is identified as the Smith or Negro cemetery located on Banwell Road (Lot 143, Conc.I). The earliest grave markers in this cemetery dates to 1908 (OGS n.d.). The accidental discovery of unknown family cemeteries during excavation is subject to the same protocols outlined in the document ***The Discovery of Human Remains - Best Practices*** (1998).

Cemetery	Location	Dates	Comments
Assumption Roman Catholic	Wyandotte St. and Huron Church Line south of the church property	1859+ in current location Oldest R.C. parish in Ontario (1767)	Moved from in front of Assumption Church. Assumption burials were previously made in several locations around the church (see text). Contains graves of many founding French families
Assumption Roman Catholic (pre 1859)	1. cemetery next to church where Patricia Rd. is now located 2. cemetery under where Electa Hall, U. of W., is now located 3. cemetery in current Assumption Park (OGS report, 1988)	1767, 1787, 1812	Boundaries of earlier cemeteries not well defined Cultural Factors map locations are estimated

Archaeological Master Plan Study Report for the City of Windsor, October 2005



Essex County Branch Ontario Genealogical Society, 1987

Introduction
by Patrick Brode

In 1765, sixty residents from a remote French-Canadian community along the south shore of the Detroit River petitioned the Bishop of Quebec to have their own parish. He gave his consent, and on October 21, 1767, Father Pierre-Philippe Potier became the first pastor of *Notre-Dame-de-l'Assomption*. It was the beginning of one of Ontario's oldest institutions, a religious community which would endure for more than two and a half centuries. So central was Assumption to the province's spiritual origins that historian Michael Power concluded, "the history of the faith in Southwestern Ontario was the history of its development in Our Lady of the Assumption Parish."

While Assumption Church sprang from the resolve of the people to have their own parish, its origins go back even farther. In 1728, the Jesuit missionary Father Armand de La Richardie began to minister to the Huron people along the Detroit River. Moving from Detroit to Bois Blanc Island, the Huron Mission finally settled at *La Pointe de Montréal* on the south shore of the Detroit River in the general area of the existing church in 1747. La Richardie was joined by another Jesuit, Father Potier, and a small mission church was built. While this chapel was intended for the use of the Hurons, French-Canadian settlers on the south shore (who technically belonged to the parish of Ste. Anne in Detroit) increasingly worshipped at the mission. The farmers were not inclined to constantly make their way across the river



The Huron Mission House, built in 1747.



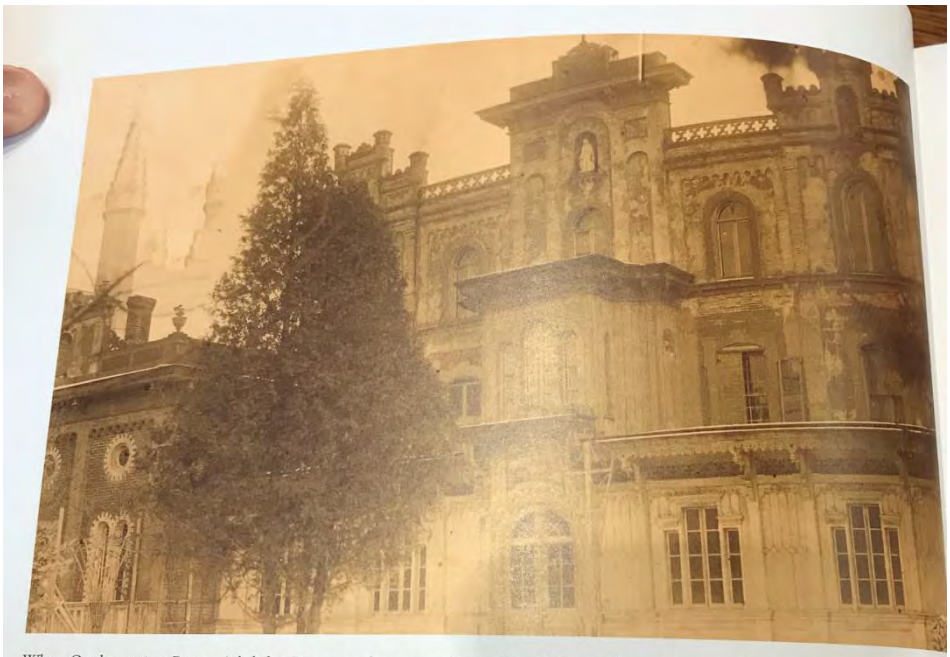
A portrait of Bishop Pinsoneault, circa 1860.

and the parish. The fate of both fell into the hands of one of the most remarkable figures in the history of Catholicism in southern Ontario: Bishop Pierre-Adolphe Pinsoneault.

In 1856, Pinsoneault, a Quebec priest, was appointed the first bishop of the Diocese of London. As historian John Farrell recounted, he might have been a success if he had been appointed to "an old, well-established French diocese in the grand manner of a French Seigneur of the old school." It was his misfortune to be sent to the raw frontier of Canada West. One of his first missteps was to dismiss London and the growing Irish parishes in the counties around it as a backwater. He found Sandwich, and its long-settled, French-speaking peoples, more to his liking. By June 1859, he obtained the Vatican's permission to change the name to "the Diocese of Sandwich" and elevate Assumption Church to become the diocesan cathedral. As well, he felt that he had no need for the Jesuits, and in 1859 they were ordered to withdraw from Assumption College.

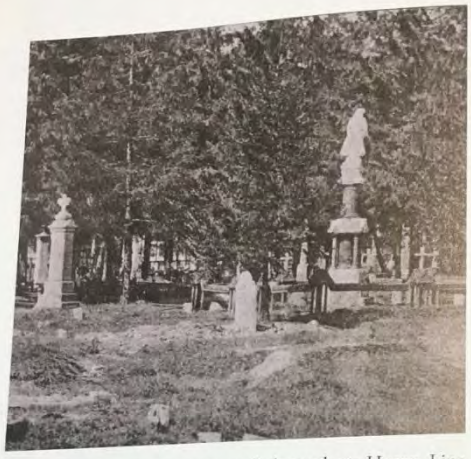
Now that his cathedral was located in the western extreme of the diocese, the bishop needed a way to get around, and he ordered a barge complete with a chapel and altar to be built for his use. The vessel cost $1,500, and no sooner was it launched than it sank. But perhaps his most remarkable disaster was the construction of a bishop's palace adjacent to Assumption Church. The parish graveyard was already located there so he ordered all the graves to be moved elsewhere. Once that was done, he spent $30,000 (in the early 1860s a massive figure) on an enormous baroque structure (later known as "Pinsoneault's Folly") designed to look like a French chateau. It was so poorly built that when it rained staff had to take umbrellas into their offices. Heating it was impossible and during winter water froze in pitchers. In order to finance these projects, the bishop was continually pressing the Catholic laity, most of whom were hard-scrabble farmers, to come up with more and more money. Beyond that, he alienated most of the female religious orders who provided so much work for the diocese, as well as many of the priests both French and Irish. In due course, the Vatican requested his resignation and he provided it in 1866. The Episcopal See was transferred back to London.

The Pinsoneault years had also been ones of chaos for Assumption College. After the expulsion of the Jesuits in 1859, the College had endured a revolving door of various Superiors, none of whom were able to adequately run an educational institution. Financially, the College was barely afloat, and students were drifting to more reputable schools. It was not until the Basilian Fathers assumed control in 1870 that stability was restored. According to the agreement between the Basilian Order and the Diocese of London, a "quasi-collegiate church" was created in which the Basilians not only ran the college but also ministered to Assumption Parish, and were

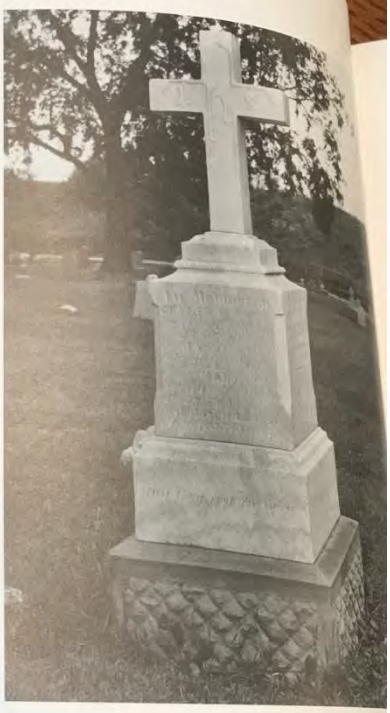


When Quebec priest Pierre-Adolphe Pinsoneault was made the first Bishop of the Diocese of London, he found the surrou ing Irish parishes not to his liking and decided to transfer the episcopal see to Sandwich. Moving the cemetery to the we Assumption church, he built a new palace at the enormous cost of $30,000, which became known as "Pinsoneault's folly."

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Above: The Assumption graveyard, located on Huron Line near Wyandotte Street, looking from the northeast corner, circa 1909. The cemetery, which dates back to 1848, was moved from its original location immediately south of the church to this spot to make room for Bishop Pinsoneault's palace in 1860—much to the chagrin of parishioners, whose relatives' remains had to be exhumed and reburied.



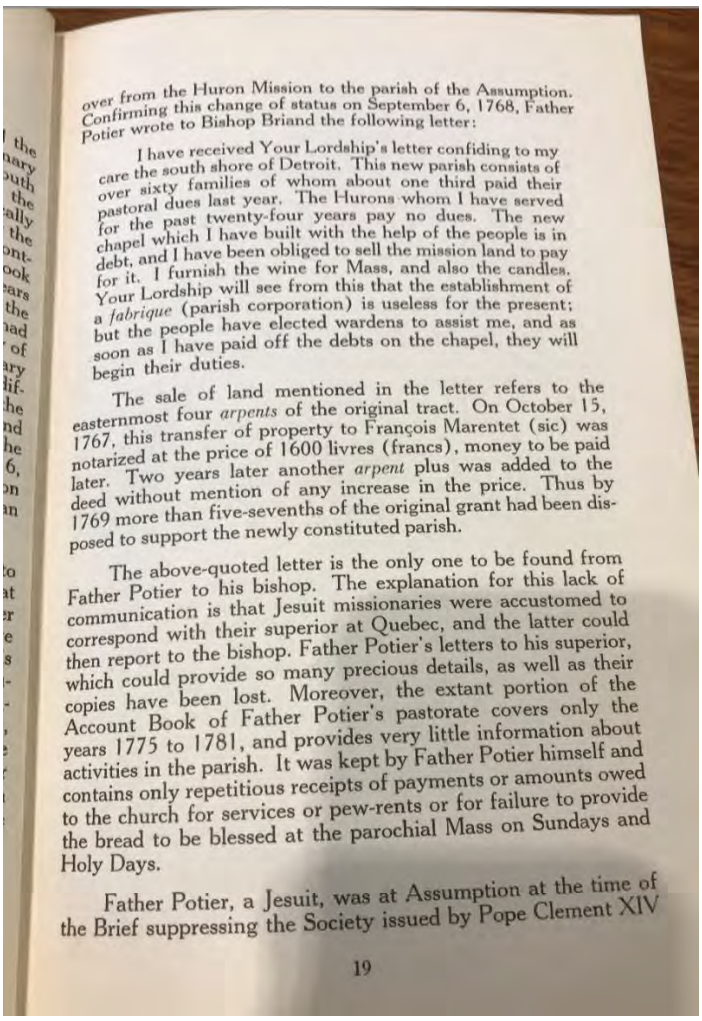
Right: The family stone of Charles T. Baby is one of the remaining original stone markers in Assumption cemetery.

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Hanna, S. & Wells, D. 250 Years of Assumption Parish, *Canada Council for the Arts, 2017*.

In 1765 some sixty families living on the south shore petitioned for a parish of their own. Instead of erecting a second religious centre in the same locality, it was decided that the Huron Mission should become the parish of the Assumption entrusted with the care of the souls of both the Huron Indians and the French settlers. A new church, sixty by thirty feet, was

built by the settlers to replace the chapel of 1749 which was falling into ruin. This integrating development was canonically effected in 1767 when Father Potier, the Jesuit missionary of the Hurons, became the first pastor of the parish. When virtually all the rest of southern Ontario was still a wilderness, on its westernmost point the Church had established a permanent position under the patronage of Our Lady of the Assumption.



over from the Huron Mission to the parish of the Assumption. Confirming this change of status on September 6, 1768, Father Potier wrote to Bishop Briand the following letter:

> I have received Your Lordship's letter confiding to my care the south shore of Detroit. This new parish consists of over sixty families of whom about one third paid their pastoral dues last year. The Hurons whom I have served for the past twenty-four years pay no dues. The new chapel which I have built with the help of the people is in debt, and I have been obliged to sell the mission land to pay for it. I furnish the wine for Mass, and also the candles. Your Lordship will see from this that the establishment of a *fabrique* (parish corporation) is useless for the present; but the people have elected wardens to assist me, and as soon as I have paid off the debts on the chapel, they will begin their duties.

The sale of land mentioned in the letter refers to the easternmost four *arpents* of the original tract. On October 15, 1767, this transfer of property to François Marentet (sic) was notarized at the price of 1600 livres (francs), money to be paid later. Two years later another *arpent* plus was added to the deed without mention of any increase in the price. Thus by 1769 more than five-sevenths of the original grant had been disposed to support the newly constituted parish.

The above-quoted letter is the only one to be found from Father Potier to his bishop. The explanation for this lack of communication is that Jesuit missionaries were accustomed to correspond with their superior at Quebec, and the latter could then report to the bishop. Father Potier's letters to his superior, which could provide so many precious details, as well as their copies have been lost. Moreover, the extant portion of the Account Book of Father Potier's pastorate covers only the years 1775 to 1781, and provides very little information about activities in the parish. It was kept by Father Potier himself and contains only repetitious receipts of payments or amounts owed to the church for services or pew-rents or for failure to provide the bread to be blessed at the parochial Mass on Sundays and Holy Days.

Father Potier, a Jesuit, was at Assumption at the time of the Brief suppressing the Society issued by Pope Clement XIV

visitation in the century-long history of the settlement along the shores of the Detroit River.

Bishop Denaut brought with him Father Felix Gatien whom he had recently ordained, and left him at Assumption as curate. The following year the young priest helped to open the mission churches at Amherstburg and at the mouth of the Thames. In 1806 Father Gatien was appointed professor of Philosophy at the Seminary of Quebec. For the next decade Father Marchand administered the parish and the two missions all alone.

He had a clerical companion, however, for a short time during the War of 1812. When the British troops were occupying Detroit, Father Gabriel Richard, pastor of Ste. Anne's, incurred the displeasure of General Procter and was committed to the custody of his Sulpician confrère at Sandwich to await deportation to Lower Canada. After being a virtual prisoner at the rectory from May 21 to June 6, 1813, Father Richard was permitted to return to his flock on the promise of discreet behavior.

Over most of these years Father Marchand's great temporal concern was the litigation and dispute over the land sold to Francis Pratt in 1780. Probably still rankling because in 1799 he had been summoned to give to the *fabrique* an explanation of his administration as chief warden, two years later Pratt moved his fence over onto the church lands and the matter was taken to the courts. The 1781 renunciation of the lots by Pratt was not opposed to the usurper, likely because no one knew of its existence in the Registers of the City of Detroit. In 1806 the suit was finally decided at Toronto in Pratt's favor, and he was awarded all the property lying between his farm and the river. Thus the church lost the cemetery, the old rectory and garden, plus the sexton's house and lot. A new burial place was opened in what is now Ambassador Park. On his death-bed ten years later Pratt consented to submit the matter to arbitration, but his son and heir refused to honor his father's dying agreement and the property was lost to the church forever.

Bishop Plessis visited the parish in the summer of 1816 and he noted the Catholic population to be approximately 2000 at Assumption, 300 at St. Peter's and 300 at Amherstburg. He decided that Father Marchand should have an assistant. In the fall of that year Father Joseph Crevier arrived at Sandwich

THE JESUIT FATHERS—FR. POINT



One of Bishop Power's first official acts was to invite the Society of Jesus to return to the field of labor tended by Jesuit Father Potier some four score years earlier. In response to that call, at the end of July 1843, Father Pierre Point, recently arrived from France, headed a band of Jesuit priests to Assumption rectory. By a happy coincidence, they said their first Masses at the new abode the next day on the feast of St. Ignatius, the founder of the Society. The arrival of these new evangelical labourers changed the face of things. They had at their head a man possessed of rare talent for organization, an ardent zeal for souls and the heart of an apostle. Simultaneously and successively he was assisted by Fathers Nicolas Point (his brother), Choné, Chazelle, Jaffré, Menet, DuRanquet, Férard, Grimot, Mainguy and Conilleau.

Such a group supplied racially acceptable spiritual leaders in sufficient number to serve adequately the increasing Catholic population of the area. In 1842 the census of Religion for the Township of Sandwich gave the population of the Church of Rome as 2673 souls. That would work out to about 500 families scattered over an erea of more than 125 square miles. In addition to these numbers within the confines of the parish there were missions to be served at Maidstone (100 families), Raleigh (St. Peter's on the Thames), Chatham, Sarnia, Amherstburg (1846-49) and later (1856) at the newly erected chapel of St. Alphonsus in Windsor.

Even this extensive territory could not satisfy the zeal of these new blackrobes. Like their religious ancestors of the seventeenth century their quest for souls led them afar to minister to the Indians of the lakes region. In 1844 Father Chazelle established missions at Walpole and Manitoulin Islands. He died the next summer while on his way to Sault Ste. Marie. In 1847 Father Nicolas Point visited Manitoulin, and five years later he reached Fort William, 600 miles away from home. Truly the spirit of Brébeuf, Ménard and Marquette was not dead.

The first task that faced Father Point and his associates in

1843 was the completion of the church. At the end of October he was able to report that the masonry was finished up to the first course of the cornice, the framework to the plate for the rafters, and that the main timbers of the first section of the belfry were in place. The expenditures so far amounted to $9,000, and the debt was $3,000. There was discussion about letting the rest of the work to a contractor who would be able to complete the construction in a short time. For lack of immediately available funds it was decided to proceed on a pay-as-you go basis. To economize the sacristy of the old church was temporarily erected at the rear of the new structure. Finally the church was officially opened for services on July 20, 1846—eleven years after it was decided to start digging the foundations. In August of that year a five by seven-foot representation of Murillo's Assumption of the Blessed Virgin was hung over the main altar. This beautiful work of art was executed by the renowned Canadian painter A. S. Plamondon, and was a gift of Judge Phillipe Panet of Quebec (see Frontispiece).

It would take a book to recount in detail the many material and spiritual accomplishments of the Jesuit Fathers during their sixteen-year stay in the parish. Fortunately for posterity, Father Point prepared the following list of things done from July 31, 1843, to May 10, 1857.

RE MATERIALITIES:

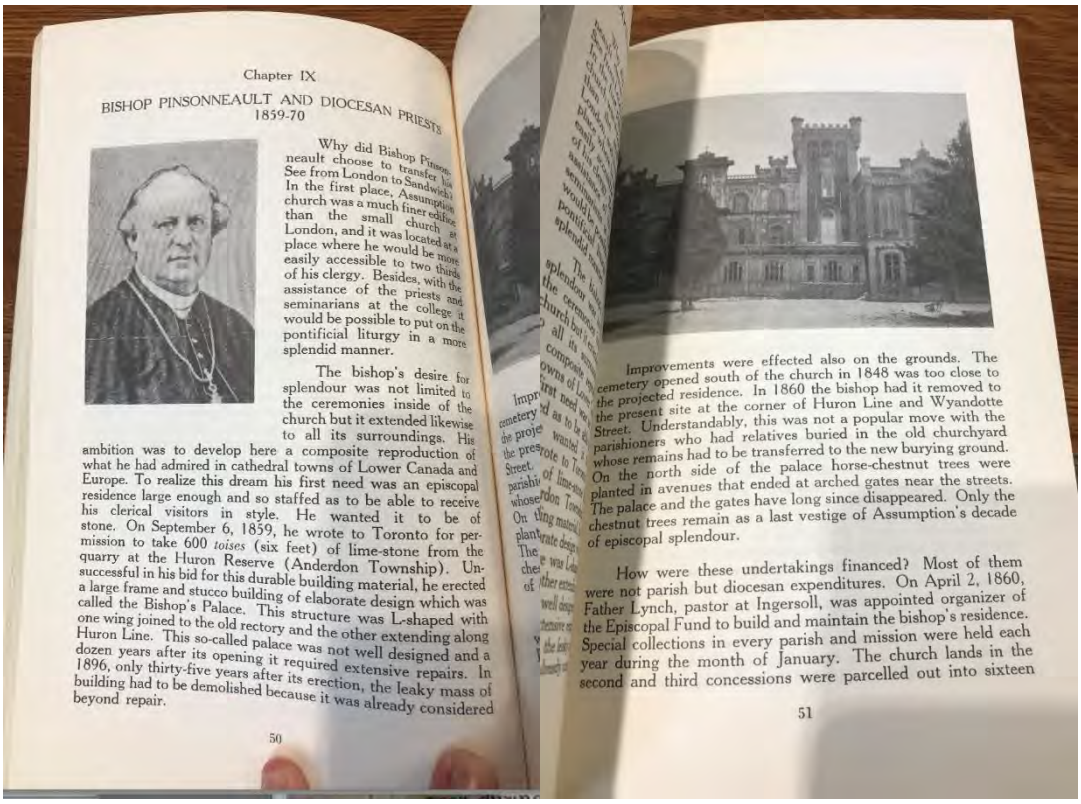
House moved for rectory (convent school building of 1834), sacristy added in 1853 on the east side of the church, fence around the church lot, new cemetery opened in 1848 southwest of the church, pulpit installed, communion rail, table of main altar, side altars, statues, candelabra, stations of the Cross (not the present set), baptistry, organ ($2000 gift of Mr. Chas. Baby and Col. Arthur Rankin), platform for choir, chapel for retreats on the west side of the church, interior of the rectory renovated, rectory grounds fenced, Chapel at the Trait Carré (Tecumseh) and house for the missionary. The Windsor Chapel (St. Alphonsus) under construction. Convent (Beaubien Foundation) opened May 1, 1852. College built in 1856 and opened February 10, 1857.

RE SPIRITUALITIES:

rchconfraternity of the Immaculate Heart of Mary (Dec.

8, 1843). About 1,100 members.
Confraternity of the Scapular. About 1,240 members.
Propagation of the Faith (Feb. 24, 1844). The number varied each year.
Association of the Holy Childhood (March 10, 1848). 533 members.
Congregation of the Immaculate Conception for young ladies (Dec. 8, 1852). What will contribute most to instruction and piety is their upkeep of the library.
Regular visits to schools.
Temperance Society (May 26, 1853). Over 2,000 members. They meet on the first Friday of each month for Mass, renewal of promises, and reception of new members.
Retreats—First Communion, Confirmation, Young Ladies, Married Women, Married Men.
Association of St. John the Baptist (March 6, 1857). For young men sixteen and over. Purpose—to combat drunkenness, immorality and blasphemy.
Novena to St. Francis Xavier.
Lent—Three sermons a week, exclusive of Sundays.
May Devotions.
Cathechism on week-days.

The above-quoted list of accomplishments in Assumption parish was prepared by Father Point for the first visit of Bishop Pinsonneault. In 1856 the diocese of Toronto was divided. Out of its westernmost section was formed the diocese of London, with the Most Reverend Pierre Adolphe Pinsonneault at its head. On his first visit to Sandwich he was much pleased with reception accorded him by the people, and he declared that he would have preferred being Bishop of Sandwich to being Bishop of London. In 1859 he realized his wish, transferred his See to Sandwich, and Assumption church became the Cathedral of the diocese. The joy of the parishioners in welcoming their chief shepherd in their midst was soon tempered by the consequent departure of the Jesuits who by their many apostolic labors had written the brightest chapter in the annals of Assumption. Father Pierre Point, the zealous leader of this parish renewal and development died at Montreal in Semptember 1896 in his ninety-fifth year. He had lived to celebrate the seventieth anniversary of his priestly ordination.



Chapter IX

BISHOP PINSONNEAULT AND DIOCESAN PRIESTS
1859-70

Why did Bishop Pinsonneault choose to transfer his See from London to Sandwich? In the first place, Assumption church was a much finer edifice than the small church at London, and it was located at a place where he would be more easily accessible to two thirds of his clergy. Besides, with the assistance of the priests and seminarians at the college it would be possible to put on the pontificial liturgy in a more splendid manner.

The bishop's desire for splendour was not limited to the ceremonies inside of the church but it extended likewise to all its surroundings. His ambition was to develop here a composite reproduction of what he had admired in cathedral towns of Lower Canada and Europe. To realize this dream his first need was an episcopal residence large enough and so staffed as to be able to receive his clerical visitors in style. He wanted it to be of stone. On September 6, 1859, he wrote to Toronto for permission to take 600 *toises* (six feet) of lime-stone from the quarry at the Huron Reserve (Anderdon Township). Unsuccessful in his bid for this durable building material, he erected a large frame and stucco building of elaborate design which was called the Bishop's Palace. This structure was L-shaped with one wing joined to the old rectory and the other extending along Huron Line. This so-called palace was not well designed and a dozen years after its opening it required extensive repairs. In 1896, only thirty-five years after its erection, the leaky mass of building had to be demolished because it was already considered beyond repair.

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Improvements were effected also on the grounds. The cemetery opened south of the church in 1848 was too close to the projected residence. In 1860 the bishop had it removed to the present site at the corner of Huron Line and Wyandotte Street. Understandably, this was not a popular move with the parishioners who had relatives buried in the old churchyard whose remains had to be transferred to the new burying ground. On the north side of the palace horse-chestnut trees were planted in avenues that ended at arched gates near the streets. The palace and the gates have long since disappeared. Only the chestnut trees remain as a last vestige of Assumption's decade of episcopal splendour.

How were these undertakings financed? Most of them were not parish but diocesan expenditures. On April 2, 1860, Father Lynch, pastor at Ingersoll, was appointed organizer of the Episcopal Fund to build and maintain the bishop's residence. Special collections in every parish and mission were held each year during the month of January. The church lands in the second and third concessions were parcelled out into sixteen

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Outline History of Assumption Parish 1767-1967 (Windsor Public Library, 1967). R.971.332LAJ. Windsor Local History Archives.

Star photo by GRANT BLACK

Rev. Ernest Lajeunesse inspects grave in older part of cemetery

Bounsall proposes bill

Grave-sharing proposed

By Marty Gervais
Star Religion Reporter

Assumption Church Cemetery could become the first in the province to have two-level burials.

Between 400 and 500 grave sites will be made available there if a bill introduced in the provincial legislature last week is approved.

The private member's bill, sponsored by Ted Bounsall (NDP — Windsor-Sandwich), would allow new graves to be dug above unmarked graves in sections of the cemetery used before 1927. The proposed law goes before the justice committee Thursday night.

He said the bill was drawn up at the request of Assumption Church because "a number of (members of) Catholic families on the west side would like to be buried on the west side."

Rev. Larry Carney, church pastor, said there have been several requests for burials in the cemetery. Because there are only about 30 plots available, however, restrictions had to be placed on applications.

But, because there are several areas without markers or headstones and virtually no records on the earlier graves, Fr. Carney said, Assumption decided to explore two-level burials.

Only graves without headstones or records would be used, Bounsall said, and no bodies would be disinterred. He added that, under the Cemeteries Act, burials are allowed three feet below ground level.

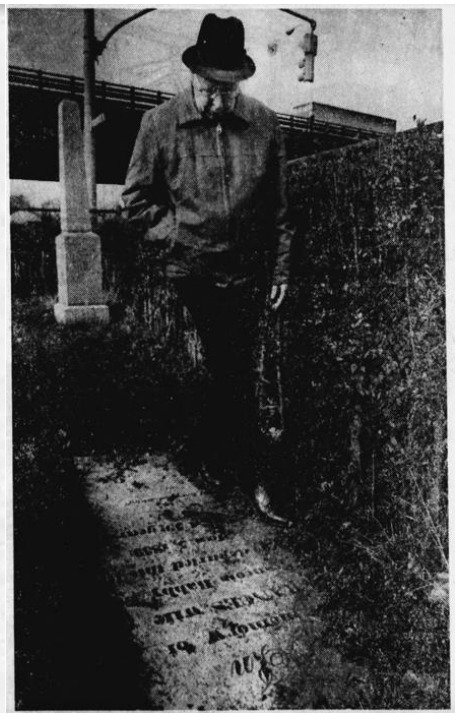
Rev. Ernest Lajeunesse said the oldest recorded burial was in 1850. The areas being considered for the two-level burials are either more than 60 years old, he said, or "not of this century."

The current, five-acre site is not the original Assumption Cemetery. There were two others: one at the foot of Patricia Street; the other between University Avenue and Riverside Drive, in front of the church.

Fr. Lajeunesse said most of the graves were moved to the current cemetery at Wyandotte Street and Huron Church Road, adjacent to the Ambassador Bridge.

He said there is practically no way of knowing who is buried in the unmarked, vacant areas.

Indeed, some of the earlier records are so inaccurate, Fr. Carney said, that it became necessary to jam a pole into the ground before a burial, to make sure there wasn't a casket already on the site.



Gervais, M. "Grave-Sharing Proposed," The Windsor Star, November 6, 1979, pg. 5



City cemetery to re-use plots

Assumption Church Cemetery will become the first in the province to re-use grave sites.

A private members' bill, sponsored by Ted Bounsall (NDP — Windsor-Sandwich) was given three readings at Queen's Park Tuesday after a week's study by the legislature's justice committee.

The special legislation allows new graves to be dug above unmarked graves in sections of the cemetery used before 1927.

Only unrecorded graves without headstones will be used. The new graves will be above the originals and there will be no disinterment or disturbance of remains.

Assumption Church requested the bill in response to several requests from west-end residents who wanted assurance they'd be buried in the cemetery at Wyandotte Street West and Huron Church Road. But according to Rev. Larry Carney, there are only about 30 plots available, necessitating restrictions on applications.

Since there are several areas in the five-acre site without markers or headstones and virtually no records on the earlier graves, Assumption decided to explore two-level burials, Fr. Carney said.

Most of the graves were moved to the current cemetery from two earlier sites and there is practically no way of knowing who is buried in the unmarked, vacant areas.

"City Cemetery to Re-use Plots," The Windsor Star, November 14, 1979, pg. 3



Virgin Mary guards gravesite

... as cars, other traffic whiz by

Graves of Basilian Fathers

Clues to our early history can be found in Assumption Cemetery

Photos by BEV MACKENZIE

200 years of history etched in stone

By AL ROACH

The sparkling waters of the river make a quiet, slapping sound against the sloping shoreline only feet away from the roots of the giant swamp white oaks.

A few hundred feet distant in the little clearing that rises gradually from the river-bank, a half-dozen Wyandottes stand impassively watching a small group of French settlers standing in the June sunshine.

They are gathered about Father Pierre Potier. And while the Indians cannot hear what he is saying, they see the Blackrobe sprinkle the now familiar Holy Water. Their expressionless eyes watch the grieving parents.

The morning breeze jostles the swelling leaves of the silver maples about the clearing on this late spring day as Jean Baptiste Rochelot, three months of age, is lowered into his grave.

The year is 1769. And this will be one of the first recorded burials in this fledgling French colony, one mile downstream from Fort Pontchartrain and on the south bank of what is becoming known as the Detroit River.

★ ★ ★ ★

I fight the traffic and a horn blares as I execute the difficult left-hand turn into the narrow gateway of Le Cimetiere de l'Assomption on the southeast corner of the major traffic arteries of Wyandotte Street West and Huron Church Road.

★ ★ ★ ★

There is a subdued excitement in and around the little Huron Church on La Pointe de Montreal this cold and dreary Sunday morning. Most of the congregation of fewer than 100 white families, together with a smattering of Wyandottes and Ottawas, have turned out to welcome their new pastor, Father Francois-Xavier Hubert.

Father Potier is dead. And Father Hubert has been sent by the Vicar-General of Quebec to become the second pastor of this little flock deep in the wilderness, 600 miles from the civilization of Montreal. It is November of 1781.

Many things have happened since the first Jesuit mission was established on the north shore in 1728, just 27 years after Antoine de la Mothe Cadillac planted the Fleurs-de-Lys upriver and claimed these lands for France.

Many changes have occurred since the Mission made a five-year sojourn to Bois Blanc Island twenty miles downriver and returned to its home here in 1748 to seek safety from the attacks of rebel Hurons from Sandusky.

The original church built in 1749 is gone. This fine new frame structure on the point (where the Ambassador Bridge will one day stand) was built by white men and Hurons in 1767.

It sits on a strip of land extending forty arpents (1.4 miles) back from the shore under silver maples and elms. The settlers now look upon this as their own parish. No longer must they cross the river to Ste. Anne's for their masses and sacraments.

Since 1750 they have been settling here in increasing numbers, mingling with the native peoples for whom this mission was originally established. They take pride in their simple church under the protection of Notre Dame de l'Assomption de la Pointe du Montreal du Detroit.

On October 4, 1751 they gathered for the baptism of Marie Louise Villers — the first on this side of the river. And on March 20, 1768 they began recording their burials with that of Charlotte Chevalier who tired of this life at the age of 62.

The little churchyard where Jean Baptiste lies (on the site which will one day be occupied by the University of Windsor's Electa Hall) is filling up. In the decade of the 1770's alone there were 72 burials of children. Life in the little colony is not kind to the young.

What does it matter that the British have occupied Detroit following some conflict called the Seven Years' War between 1756 and 1763? What does it matter that another group of Englishmen calling themselves "Americans" will come in 1796 to occupy Detroit? Life in the downriver parish goes on.

★ ★ ★ ★

The tires crunch on the gravel as I ease my car to a stop beneath a large green ash in the churchyard. Basilian Father E. J. Lajeunesse and I step out into a bright, cool spring day. Behind us the diesel engines of 30- to 50-ton trucks roar as the monsters crawl up the slope of the Ambassador Bridge. In front, strangely serene and quiet, lies the churchyard, a contrast incredible and disturbing.

★ ★ ★ ★

There is discontent in the growing parish. Now well established in this Town of Sandwich, Bishop P. A. Pinsonnault, planning to erect his palace along what has become known as the Huron Church Line, has decreed that a few graves on a spot southwest of the church must be moved to make room for the new edifice.

The year is 1860. The fourth church (which will still be in use in 1976), a magnificent stone and brick structure, was completed just 15 years previously, replacing a 1787 building. The Bishop has moved his See to Sandwich (where it will remain for 10 years before being transferred back to London) and he has great plans for his ill-fated episcopal elegance.

The little churchyard where Jean Baptiste was laid to rest is long gone. Replaced by one just to the west of it in 1806. This too has served its purpose and has been replaced by a five-acre cemetery to the south on the Huron Church Line and the first burials have already taken place there in the 1850's.

Now the good Bishop has decided to remove the few bodies from the site where his palace will be built and transfer them to the new cemetery. Understandably, the relatives are upset. But the graves will be moved, the palace built, and a lovely grove of horsechestnut trees planted to the west of the church.

In the near future, the See will return to London; the palace, badly built and decrepit, will be torn down. But the cemetery to the south will remain. And the horsechestnut trees.

★ ★ ★ ★

Father Lajeunesse and I wander through the serenity of Le Cimetiere de l'Assomption. Cool winds blow and scudding clouds continually block the warming sunshine. We consult Father Potier's 208-year-old records and compare them with the names on the older tombstones.

Guyeau, Cousineau, Drouillard, Langlois, Reaume, Pillette, Francois, Patent, Ouellette . . .

The names read like a list of the founding fathers of the hamlet; like a street directory of Old Windsor.

We pause at the grave of Frances Baby (misspelled "Babby" by some unlettered rustic of the distant past) who "departed this life" at the age of 59 on January 5, 1839. Moved to this spot from the second cemetery on the banks of the river, Madame Baby had been the wife of Francois Baby, builder in 1811-12 of the solid brick home which is now the Hiram Walker Museum.

And where Madame Baby had plied her busy dustmop on her shiny new maple floors, soon were to stomp the boots of General William Hull and his American officers, who occupied the house briefly during the War of 1812.

Nearby is the grave of James Baby (brother of Francois) whose body was brought here some years after his death in York in 1833. Builder of the Baby House (still standing) at the intersection of Mill and Russell streets, James served in 1892 as a member of the Executive Council of Upper Canada under Governor John Graves Simcoe.

The first funeral held in this "new" cemetery 124 years ago was for Francois Baby, who served as an officer under Simcoe.

Beneteau, Marchand, LeDuc, Campeau, Rochelot, Pare, Gignac, Bellaire, Chauvin . . .

Each in his narrow cell for ever laid,
The rude forefathers of the hamlet sleep.

The philosophy of Thomas Gray's beautiful "elegy in a Country Churchyard" echoes in my mind. From somewhere in the distant past.

Father Lajeunesse and I pass a trio of yew trees, planted in graveyards down through the ages as a symbol of bereavement.

Behind these yews lies the family plot of John Davis (and I note the Anglo-Saxon name among the French), once chief inspector of distilleries for the Dominion of Canada, five times mayor of Windsor (from 1897 to 1901) and close friend of Sir John A. Macdonald.

The intimate, ingrown nature of this community in bygone days is obvious here in this churchyard.

Davis, who died in 1912, was married to the adopted daughter of William G. Hall and Julia Baby, who lived in the house once occupied by Madame Archange St. Martin, wife of Angus MackIntosh, builder of Moy Hall, the rambling frame mansion that once overlooked the increasingly busy river from the foot of Moy and Hall avenues.

Not far distant, near an eastern cottonwood, lies Madame St. Martin herself, whose grave dates back to 1827 and is another of those moved here when this churchyard was opened. She and her husband had come to the south bank from Detroit in the 1790s to remain under the British flag when the Americans occupied Detroit.

Angus MackIntosh operated a flourishing fur trade and boat-building operation from his home, which he built in the early 19th Century and named Moy Hall after his ancestral home in Scotland. Like James Baby, he also served as an Executive Councillor for Upper Canada, holding office in the 1820s.

The seven-foot-high white cross near the centre of the churchyard rises above the grave of the irascible Colonel Arthur Rankin, surveyor and promoter of railways and mines, who served in Canada's defence during the Fenian raids of the 1860s and went on to become a Liberal Member of Parliament. Since 1893 he has rested here quietly beside his wife, Mary Theresa. He storms no more.

The boast of heraldry, the pomp of pow'r,
And all that beauty, all that wealth e're gave,
Awaits alike the inevitable hour.
The paths of glory lead but to the grave.

Thomas Gray again.

Lajoie, Meloche, Lesperance, Labutte, Lajeunesse, Caron, Janette, Marentette, Montreuil . . .

Father Lajeunesse, associate pastor of Assumption Church, and noted local historian and author (The Windsor Border Region and Outline History of Assumption Parish), is an excellent guide for this tour through Windsor's past. A life-long resident, he is a descendant of Marie Louise Villers, that child baptised on the banks of the Detroit River 125 years ago.

Other graves, other stories:

Theodule Girardot (1824-1900), the first principal of Assumption College in 1857. Later school inspector for North Essex and Mayor of Sandwich from 1873 to 1877.

Vital Ouellette (1802-1882), whose farm gave its name to Windsor's main street. The man who donated in 1865 land for the original St. Mary's Academy on Ouellette Avenue and Park Street.

Edward Boismier (1804-1880), who served in 1856 as the first Mayor of the Town of Sandwich. A majestic, 100-year-old white mulberry tree spreads its aging limbs over his grave.

Renaud, Papineau, Dupuis, St. Louis, Ducharme, Brunet, Jolie, Bezaire, Bondy . . .

The westering sunbeams announce the arrival of the cool spring evening. Father Lajeunesse and I drive slowly out of the churchyard. Above us common sparrows twitter in the elms and maples.

Yes, they are still here, descendants of the towering forests through which the Hurons padded down the path, now Huron Church Road, and which led to their own burial place on the height of land across from the present Villa Marie on Sandwich Street.

As we drive back to Assumption Church we pass Bishop Pinsonnault's horsechestnut trees, now bursting into bud for the 116th year, while a few hundred feet to the north the sparkling waters of the river make a quiet slapping sound against the sloping shoreline.

(Al Roach is a teacher at Walkerville Secondary School and is a former editorial staff member of The Windsor Star.)

Roach, A. "200 Years of History Etched in Stone," The Windsor Star, May 14, 1976, pg. 25



July 29, 1966 (Page 5 of 41)
Windsor Star (1959-); Windsor, Ontario. 29 July 1966: 5.

From the past, words for 1966

Of tombstones and history and things

By BOB SUTTON

Tombstones are built to last. However, after 150 years senior markers in Windsor's two pioneer cemeteries are losing their fight against frost and rain.

Not entirely, though.

There are still legible messages for 1966 visitors to St. John's Anglican and Assumption Roman Catholic graveyards.

Sacred to the memory of John James Hume, Esquire, MD, staff assistant surgeon, who was inhumanly murdered and his body afterwards brutally mangled by a gang of armed ruffians from the United States, styling themselves PATRIOTS who committed this cowardly and shameful outrage on the morning of the 4th December, 1838, having intercepted the deceased while proceeding to render professional assistance to Her Majesty's gallant Militia engaged at Windsor, Upper Canada, in repelling the incursions of this rebellious crew more properly styled PIRATES.

Quite a mouthful for an epitaph, but one which recalls the history of Windsor's involvement in the rebellions of 1837-38.

After reading such an inscription on the stone close to St. John's Church (established in 1802) a student might well be driven to the history texts to find Dr. Hume was hacked to pieces shortly after he shared breakfast with Col. John Prince, local militia commander.

The surgeon's corpse was thrown into a nearby pig pen. Enraged Col. Prince later that day had several captured invaders shot by firing squad.

The execution touched off a controversy which lasted several years after the unsuccessful invasion.

But not all the stones are fodder for the history addict.

The student of human interest must wonder what kind of a widow it was who had her husband's grave at Assumption marked:

"Rest in peace, until Heavenly reunion."

Was this woman easy to get along with?

The grave of Rev. Richard Pollard, first minister at St. John's, has a new stone paying tribute to his civilian and clerical achievements.

He was sheriff of the Western District of Upper Canada and registrar of deeds and the surrogate court before becoming a priest at Sandwich, Amherstburg, Colchester and Chatham and chaplain at Fort Malden.

The original stone was replaced because of aging some 25 years ago.

Records at Hiram Walker Historical Museum show a sister of the priest in England paid 10 pounds to provide the first monument.

With the introduction of machinery, it became possible to quarry granite and sandblast it into a more durable tombstone.

Now marble is reserved mainly for carved figurines, the majority of which are imported as a finished product from Italy, said Mr. Clarke.

Granite stones are heavier. They weigh 200 pounds a cubic foot.

The recently erected Dieppe Gardens monument stands only 42 inches high yet required a crane to hoist its 9,000 pounds in place.

ASSUMPTION MARKER—The family stone of Charles T. Baby "son of the man, James Baby" is one of many in the original section of Assumption Cemetery at Huron Line and Wyandotte St.

Then there is this in Windsor Grove:

Remember friends,
As you pass by,
As you are now
So once was I,
Remember death
That you must die.

The inscription was in memory of Elias, 1943, Jennie wife of Elias Reilly, 1863-1917.

In the Assumption burial ground is the Baby family plot where descendants of Francois Baby (born in the British stockade at Detroit in 1768 and whose Pitt St. W. home is now the Hiram Walker Historical Museum) can be found.

Nearby a single belfry-styled tombstone has the names of six Marentettes on it. The name Marentette lives on as that of a busy Windsor street.

Many of the older gravesites can no longer be identified.

According to Donald Clarke, a city monument dealer, there's good reason.

"Most of the early tombstones were white marble and were quarried at Procter in Vermont," he says.

"There was some brownish Anderdon Township limestone used but the marble was preferred because it was soft enough to work easily with hand chisels."

The softness of the stone has been its undoing as frost and erosion have eaten the base relief lettering away, Mr. Clarke says.

The Clarke business was founded by the grandfather of the present owner. Charles Clarke was an English stonemason who fashioned his products in the same manner as the pioneer monuments.

ORNATE MONUMENT — Blackened by time and repaired by patching is the Marentette gravestone in Assumption cemetery. Six members of the family have their names engraved on one marker.

ADVICE — Words of wisdom mark this stone in Windsor Grove Cemetery.

Sutton, B. "From the Past, Words for 1966: Of Tombstones and History and Things," The Windsor Star, July 29, 1966, pg. 5-6

Research Document – 85 Park St E, St. Alphonsus Church

PROPERTY OVERVIEW	
Property address:	85 Park St. E
Property Roll Number:	040-030-03900-0000
Property name (if known):	St. Alphonsus Church
Current use (observed):	Place of Worship
Date constructed:	c.1871
Architect(s) (if known):	Unknown

Photos/Pictures of Property



North Elevation



West Elevation



East Elevation



St. Alphonsus Hall

Photos from Site Visit by Heritage Planning Staff, May 2025

Historical Photos

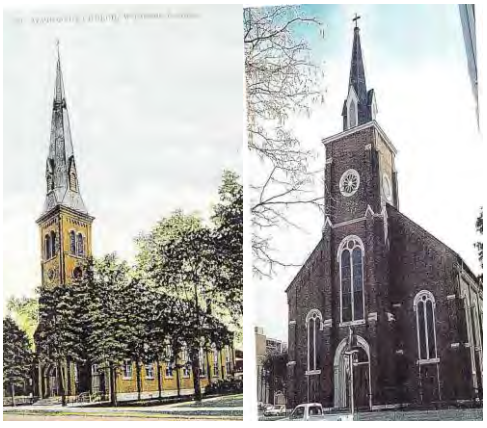




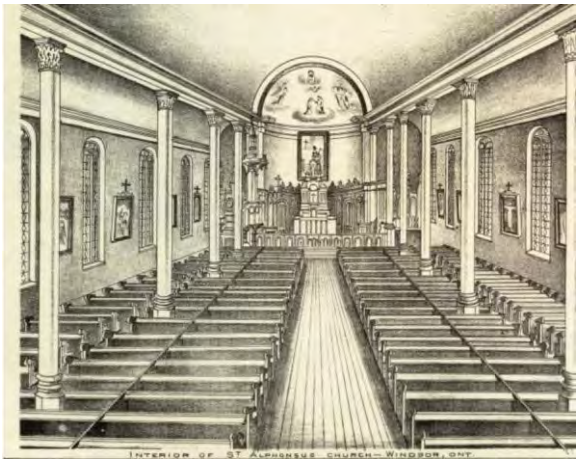


The cross of St. Alphonsus church on Park Street soars once more when a crane lift topped off a renovation project with the church's new 21,000 lb steeple. The new steeple is 150 feet tall, and marks the first time the church has had a proper steeple since its old one blew down in a storm 90 years ago. Rev. Vincent Gleeson blessed the steeple before it was lifted into place Friday.
Star photo: Blair Crawford

City of Windsor Planning Department Heritage Files, HER-2573, pg. 28 & 44, showing a steeple replacement in December, 1999



City of Windsor Planning Department Heritage Files, HER-2573, pg. 22, showing the church before 1919 (left) and after 2013 (right)



Interior Of St. Alphonsus Church, Windsor, Ont., Southwestern Ontario Digital Archive, Retrieved from https://swoda.uwindsor.ca/node/1173

Research/Supporting Material

R	85 Park St E	St. Alphonsus Church	c1873	Medieval Revival	Core

Windsor Municipal Heritage Register, February 2024, pg. 11



At the opposite end of the photograph, St. Alphonsus church can be seen, along with the long demolished church hall to the rear.

Windsor Police – c 1927, International Metropolis, published March 12, 2023, Retrieved from https://internationalmetropolis.com/2023/03/12/windsor-police-c-1927/

By the 1850's Windsor with 1,000 residents had acquired the status of village. In 1852 while on a visit Rt. Rev. Armandus De Charbounel, Bishop of Toronto (whose diocese embraced all of Ontario west of Kingston) decided a church should be built to meet the needs of the French farmers living along the riverfront from Lake St. Clair to Windsor. The pastor of L'Assumption, Sandwich had arranged hospitality for him at the home of Mr. Vital Ouellette, a prominent farmer living on Sandwich Street.

Mr. Ouellette and his brother-in-law Daniel Goyeau each offered an acre of land from their respective farms lying along what is now Ouellette Avenue and Goyeau Street.

By the time the final choice was made, the Goyeau Street land had changed hands but the new owner Mr. S.S. Macdonell sold the Roman Catholic Episcopal Corporation, for the consideration of $1 the lots on which St. Alphonsus Church, Hall and Presbytery now stand.

On September 18, 1856 the site on Goyeau Street was blessed by the first Bishop of the new See of London, Rt. Rev. Peter Adolphus Pinsonneault and the chapel dedicated in the fall of 1857.

It was a plain frame building, with a small square sanctuary, opening into a smaller sacristy, its rough board pulpit draped with red baize; the melodeon placed within the wooden communion rail.

Later the addition of an organ loft and enlarging the sanctuary gave them additional space.

The first official pastor was Very Rev. James Theodore Wagner, appointed June 1, 1865. He came from Franco-Germain Lorraine and was fluent in both languages but little English when he arrived in the area and taught for a while at Assumption College.

Upon his appointment as pitor Wagner journeyed back and forth from Sandwich or shared the hospitality of the Ouellette family until toward the end of 1865 when he built the first residence south of the Church on Goyeau.

To fulfill a vow to build a house of beauty for the glory of God while a student in Europe, Fr. Wagner returned to the old Catholcicountries of Europe to ask for help. A letter dated Rome, July 6, 1869 gives details of his audience with Pope Pius IX and tells of the presentation of silver and gold ciborium to Fr. Wagner, for his missionary work. The pope had received it on his 50th Anniversary of ordinationton to the priesthood.

He also brought back other works of art for sale including 5 steel plate engravings given by Louis Napoleon, Emperor of France. Raffled with some pictures and along with the proceeds of a number of concerts $6,000 was received for the building fund.

Fr. Wagner returned to Windsor in October 1869 and the Spring of 1871 witnessed the laying of the corner-stone of the new church. Within three years the $30,000 church was completed.

Built in the Norman style, according to the original plan the church is 125′ by 60′, the walls 30′. From floor to ceiling in the center 45′, the inside arched and supported by two rows of columns. The woodwork is black walnut and chestnut. On each side of the altar are 12 paintings representing scenes in the public life of Jesus. The ceiling is wood, consisting of 12 panels each 8 1 by 12′ with 5 medallions down the centre each 8 1 in diameter. The panels are copies of old masters. The two angels over the sanctuary are taken from Raphael's Sistine Madonna. The walls are ornamented with representations of saints placed between memorial windows.

The stations of the cross are oil on canvas were done around 1892 by an American artist.

The acoustic properties are admirably adapted for preaching and music.

A steeple reaching a height of 204′ was mounted on the tower. It was Fr. Wagner's wish the cross-surmounted spire should serve as a beacon to the mariner, his last look on sailing away and first on return. Sailors did use it to take a heading.

In 1919 a violent wind storm swept through Ontario from the Great Lakes to Ontario and Essex County suffered heavy damage. Over 50′ of the spire of the church crashed strewing debris over Park and Goyeau The spire was not replaced.

Because of poor health Dean Wagner returned to France in 1896 and died there that year.

The next pastor of note was Rev. Joseph Edmund Meunier (1901). During his administration the Catholic schools of Windsor were placed under control of the Catholic rate-payers,the 1865 rectory was replaced, grounds beautified and repairs to the sacristy, confessionals, organ loft and vestibule took place. For two years he also administered the affairs of the diocese.

Rev. D. J. Downey returned as pastor of St. Alphonsus on September 27, 1914 and guided the parish until his sudden death on April 9, 1926. His pastorate synchronized with the boom days in Windsor. The rapid growth of the auto industry brought extraordinary growth in population. Talking advantage of the good times, Dean Downey built St. Alphonsus Hall at a cost of $57,000 as a centre of parish activity and redecorated the church without incurring a debt.

Spin-off parishes due to Windsor's growth were Holy Name of Mary in 1917 to the west and in 1924 St. Clare to the south. Previously to the east Our Lady of the Rosary had been built and Irmnaculate Conception Parish to the south east was formed.

In 1952, St. Alphonsus was transferred to the Redemptorists. When the parishioners heard the Redemptorists were taking over, one wag remarked "We'll get a mission sermon every Sunday."

Building of new public housing, Sr. Citizen high rise apartments and other apartment building helped the Redemptorists in their revitalization of the parish.

The parish was returned to the diocese in 1984.

The expansion of the Detroit-Windsor Tunnel Plaza in the 1990s brought changes to the church's facilities, including the demolition of the 80-year-old parish hall. Under the leadership of Father Ulysses Lefaive, a new building housing our parish hall and church offices was constructed. The facade of this building won an award from the Windsor Architectural Conservation Advisory Committee for maintaining the original architectural integrity of the property.

When St. Clare Parish closed, our faith community was enriched by the members who joined us.

In 1999, Father Vince Gleeson launched the restoration project for the church building. The scope of this undertaking was immense and included a new slate roof, rebuilding the bell tower, building a new steeple, installing an electronic carillon, and restoring the stained glass windows.

Restoration work on the church continued in the late 2010's including the restoration of the stain glass windows, and plaster and paint repairs in the main church.

In 2020, St. Alphonsus Parish became part of the Windsor Heritage Catholic Family of Parishes under the leadership of the Basilian Fathers.

St. Alphonsus Parish



Saint Alphonsus, founded in 1865, is the oldest parish in what was then Windsor, and had the first mission to the African community. It represents the rich heritage of the beginnings of the Church in Windsor.

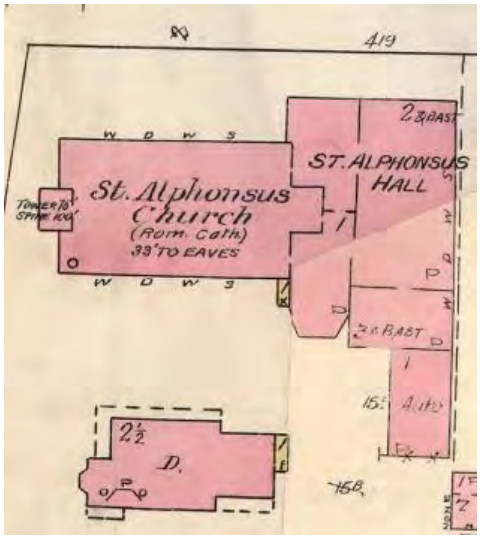




Parish History, St. Alphonsus Catholic Parish, Retrieved from https://stalphonsuschurch.ca/about/parish-history/



Parochial Residence Of St. Alphonsus Parish, Windsor, Canada, Southwestern Ontario Digital Archive, Retrieved from https://swoda.uwindsor.ca/content/197



Fire Insurance Plan, 1924 (City of Windsor, Sheet 12

Research Document – 2153 Parkwood Ave, St. Michael's Church

PROPERTY OVERVIEW	
Property address:	2153 Parkwood Ave
Property Roll Number:	020-320-13600-0000
Property name (if known):	St. Michael's Church
Current use (observed):	Public
Date constructed:	1954
Architect(s) (if known):	J. C. Pennington

Photos/Pictures of Property



North Elevation



East Elevation



North and West Elevations



Window detailing on East Elevation

Site Visit by Heritage Planning Staff, May 2025



Stained glass windows on East Elevation

City of Windsor Planning Department Heritage Files, pg. 5

Research/Supporting Material

R	2153 Parkwood Ave	St. Michael's Church	1954	Arch. J.C. Pennington; German	S.Walkerville

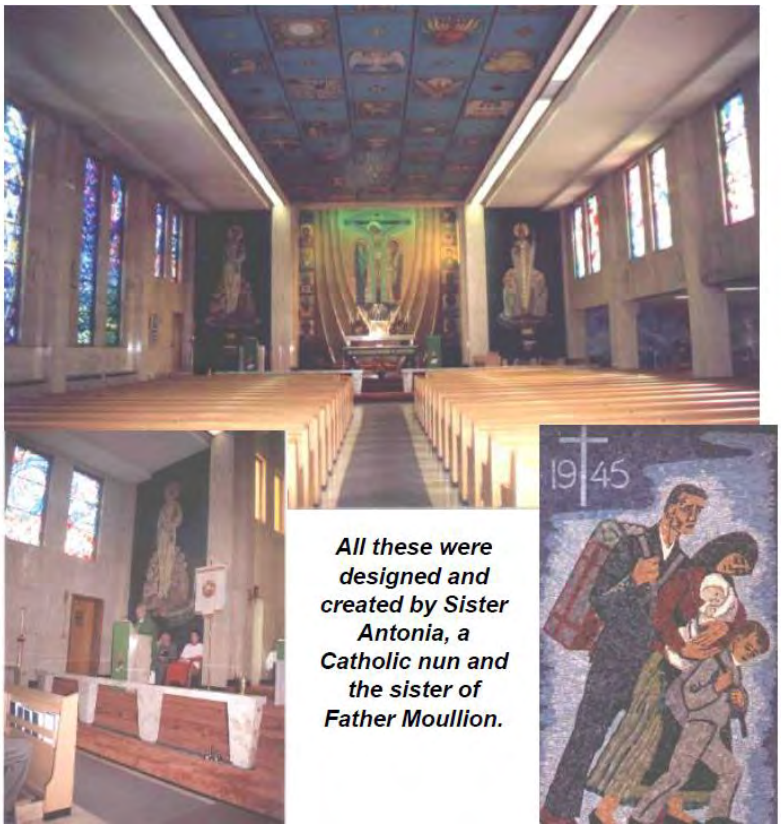
Windsor Municipal Heritage Register, February 2024, pg. 11

2153 Parkwood Avenue – St. Michael's Church – 1954 – Arch. J.C. Pennington; German – South Walkerville

This blond-brick "Katholische Pfaarkirche", just west of John Campbell School, features a symmetrical façade (facing Tecumseh Road East) with a large cross over a round window, window bands in corner columns, stone surround of four glazed wood doors, and gable-edge topped with a cross. The Parkwood side includes extensions for secondary entrances, and a large mosaic portrait.



City of Windsor Planning Department Heritage Files, pg. 3



“Church of St. Michael”, Diplomatic Security Foundation (No longer accessible)



When Father Koloman Moullion came to Windsor he promised to stay with the Danube Swabian community and care for their religious needs. He was a Catholic refugee priest who had escaped from one of Marschall Tito's death camps. He organized the building of a lasting monument to Danube Swabian cultural creativity. His sister Antonia, a Catholic nun and artist, who was trained in Budapest, Hungary and Vienna, Austria, designed and finished the inside of the church. She painted the ceilings, designed the 32 printed-glass windows and created eight mosaics. This is their life-time achievement and a worthwhile place to visit.Father Johann Halter, another Danube Swabian refugee priest assisted Father Moullion and became pastor in 1971, after Father Moullion's death. In 1989 father Heinrich Sicking became the pastor.

“The Church of St. Michael in Windsor, Canada”: Excerpt from "Canada's Danube Swabians – Kanadas Donauschwaben", Wieden, F. & Benzinger, M.,1992



Church Expands to Care for Seaman Immigrants

Increased number of German-speaking Roman Catholics in the Windsor area has created the need for greater church facilities. Construction of an upper structure for St. Michael's Church, Parkwood avenue, will begin immediately after an addition to the present basement is made. Shown above, left to right, examining plans, are Mr. Max Quint, Rev. Coloman Moullion, pastor of St. Michael's Church, and Mr. John Rossilier. Mr. Quint and Mr. Rossilier are members of the building committee. A festival will be held this Sunday at St. Michael's Park, LaSalle, to launch a fund-raising drive for the $150,000 project.

(Star Staff Photo)

The Windsor Daily Star, July 30, 1954, pg. 5



New St. Michael's Church Will Be Blessed Tomorrow

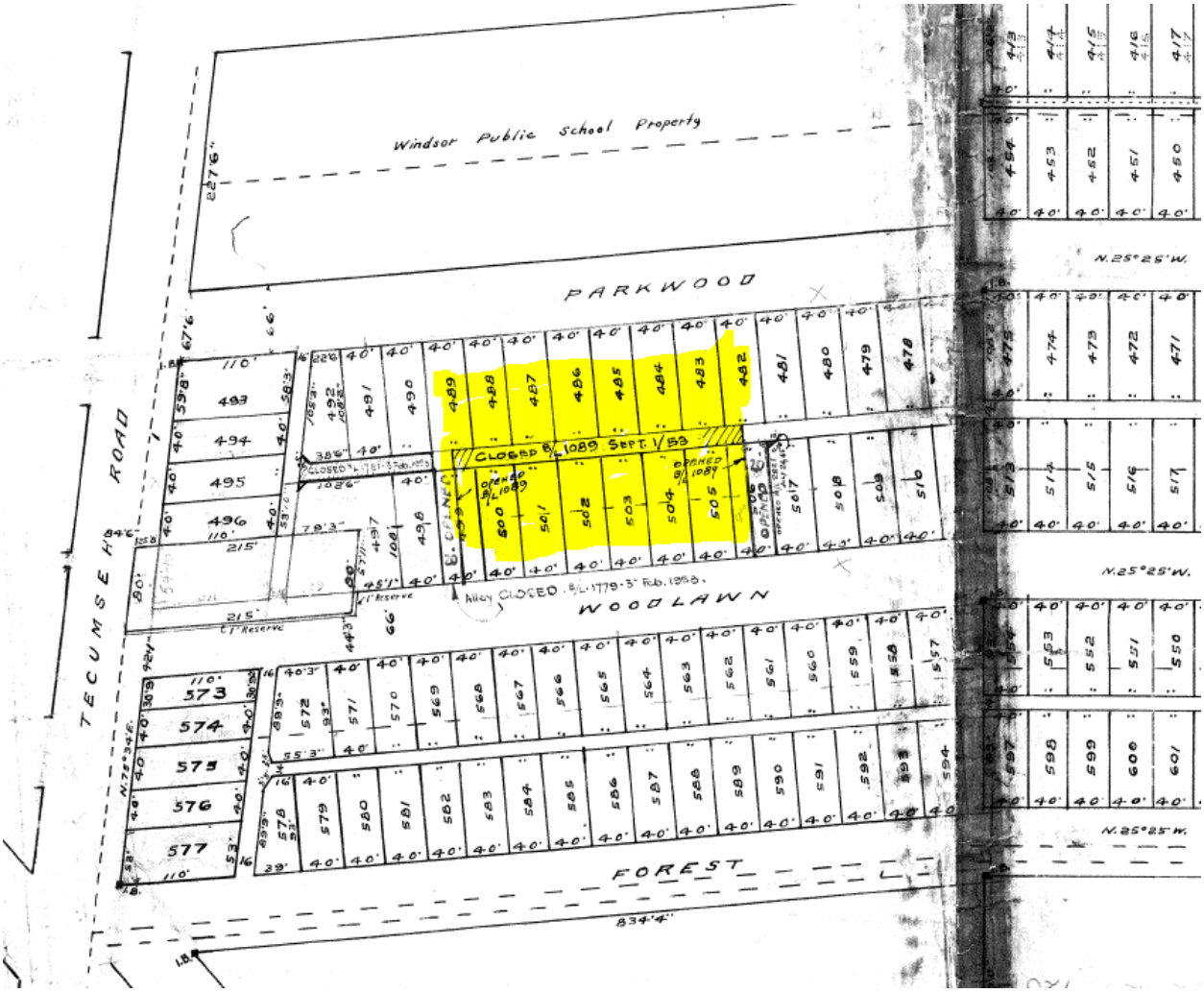
Partially completed, the new St. Michael's Church will be blessed by Most Rev. John C. Cody, D.D., Bishop of London on Sunday at 9:30 a.m. Bishop Cody will celebrate the first Mass in the new church built for the German speaking Roman Catholics in this area. The basement chapel and rectory have been completed. The structure is shown here. The church will have a seating capacity of 600, and the second floor will be added when the funds are raised. When completed, it is estimated that the project will cost about $125,000.

(Star Staff Photo)

The Windsor Daily Star, July 22, 1950, pg. 8

Legal Description	PLAN 1119; LOTS 482 TO 489; LOTS 500 TO 505 & PT LOTS 499 & 506 & PT CLOSED ALLEY

Property Summary for 2153 Parkwood Ave, City of Windsor Executive Information System



Registered Plan 1119, Parts of Farm Lots 91 & 92

Research Document – 881 Glidden Ave, Riverside United Church

PROPERTY OVERVIEW	
Property address:	881 Glidden Ave
Property Roll Number:	060-100-04300-0000
Property name (if known):	Riverside United Church
Current use (observed):	United Church of Canada
Date constructed:	1929
Architect(s) (if known):	G. Buller Colthurst

Photos/Pictures of Property



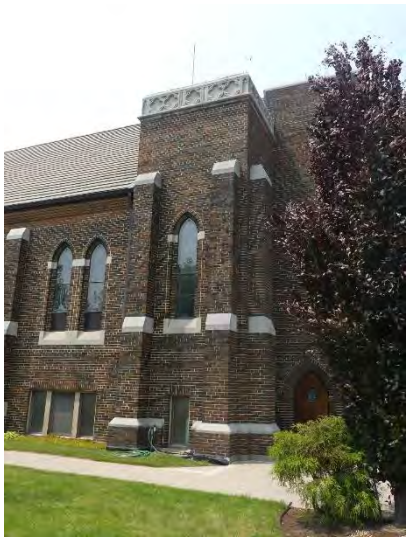

City of Windsor Photos, February 2002



City of Windsor Planning Department Heritage Files, n.d.







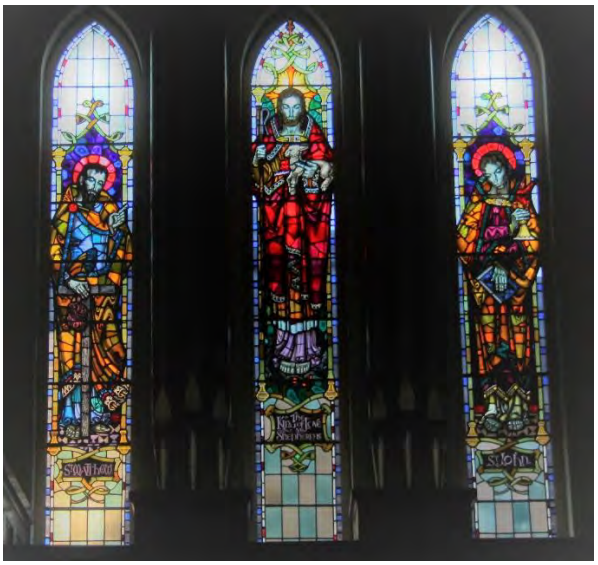
Site Visit, Heritage Planning Staff (2025)

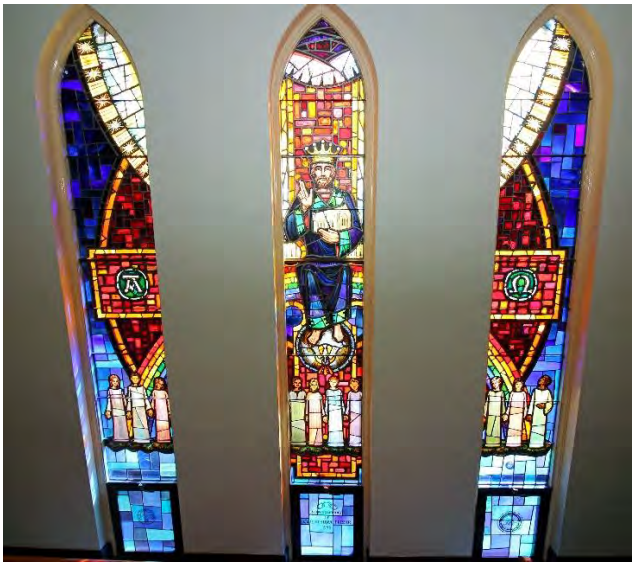


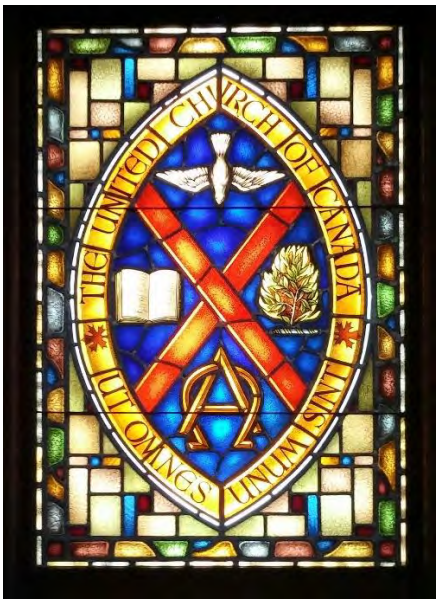




Site Visit, Heritage Planning Staff (2025)









Photos from owner of Riverside United Church

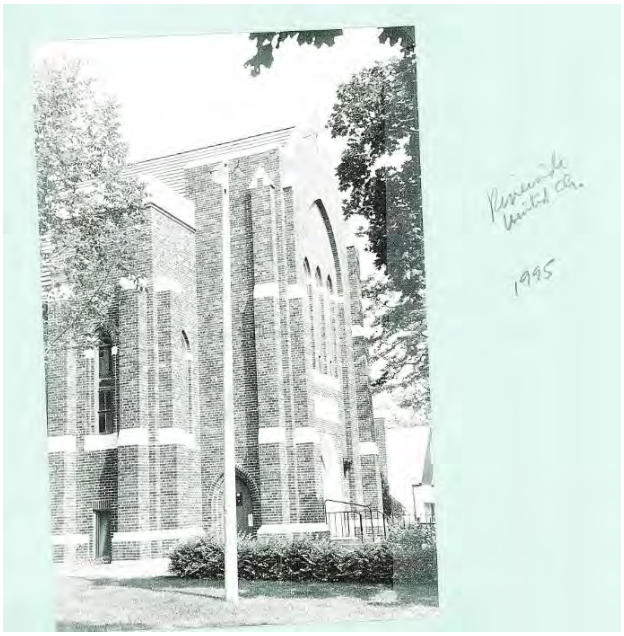


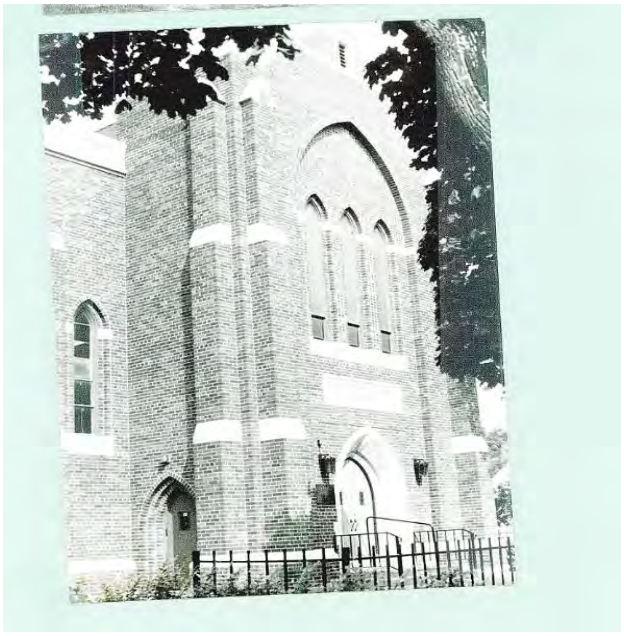
Photos from owner of Riverside United Church

Historical Photos



Windsor Star, 1967. Retrieved from [January 23, 1967 (Page 3 of 32) - ProQuest]





City of Windsor Planning Department Heritage Files, 1995

Research/Supporting Material

WINDSOR'S HERITAGE PROPERTIES INVENTORY
PLACES OF WORSHIP

1. Full name of the church/parish
RIVERSIDE UNITED CHURCH

2. Date of construction
(a) cornerstone 1929
(b) dedication SEPT. 29, 1929

3. Name of original architect
G. BULLER- COLTHURST
(Please check if you have original plans ☐)

4. Name(s) of subsequent architect(s) and dates
Architect- Mr. Douglas Johnson Builder- John Learn
church hall was built in 1957

5. Name of original contractor or builder
N R- ROBERTSON Co. LTD.

6. Other particular information you deem interesting
The church was dedicated on Sept 29/29
On Dec 29, 1929 fire destroyed the church
The present church was dedicated on
Oct 30, 1930.

7. Please indicate if a descriptive booklet or pamphlet is available.

☐ Yes
☐ No

Windsor Heritage Properties Inventory. Retrieved from City of Windsor Planning Department Heritage Files



A LOT of our dreams' coming true

Olde Riverside Business Association holding free symphony concert on September 22

By Dr. John Fry
Special to Shoreline Week

Over the past 15 years, there has been a gradual decline in attendance at worship services in nearly all Christian churches. This decline is particularly noticeable in older city churches. In fact, some core city churches are closing. One of the factors contributing to this decline is the lack of parking spaces for worshipers' automobiles.

Riverside United Church was built and dedicated on September 29, 1929. Prior to the construction of the church at Glidden and Ontario Streets, parishoners held services and Sunday School classes at Edith Cavell School. Three months after the dedication of the new sanctuary, a fire completely destroyed the building. The stalwart parishoners were again obliged to hold services at Edith Cavell School until the sanctuary was rebuilt and rededicated on October 30, 1930.

At this time, since the congregation was so small and since there were so few homes in the area, there was no thought of buying property for a parking lot. During the Depression years, the congregation struggled to pay the bills but managed to survive.

With the economy surging during and after the war, and with the advent of the baby boomer generation, the fortunes of the church improved. Finally, an addition was built which included a gymnasium, more Sunday School rooms, improved office space, and up-to-date kitchen facilities. This new church hall was dedicated in 1958.

With this enlarged congregration, parking space for automobiles began to create a problem. An agreement was made with Edith Cavel School to use the playground area for parking on Sundays. As well, since the gymnasium of the school was deteriorating, the public school board would rent the gymnasium of the church. The school took advantage of some of the church's Sunday School rooms for overflow classrooms. It is apparent that there has been a long standing, mutually benefitting, relationship between Edith Cavell School and Riverside United Church.

Presently, the facilities of the church are used by many other groups not related to the United Church. On Saturday mornings during the fall and winter months, about 250 children play floor hockey in the gym; adult males play the same game on Tuesday evenings. Three badminton groups use the gymnasium weekly.

"Seniors with a difference" use the kitchen and dining hall for their programs on Mondays. Women Quilters use the School School rooms on Tuesday mornings. Scouting and Guiding packs meet at different times during the week, a seniors band practices on Friday afternoons.

Rooms are rented for bridal showers and other similar functions. "Questers" hold meetings in the Friendship Room. The dining hall is used as a polling station for most elections. As a result, the church facilities have been acting as a community centre. Parking for all these events would be on Edith Cavell School grounds.

About five years ago, the Windsor Public School Board closed Edith Cavell School. The church approached the school board and requested the opportunity to purchase the building and property if and when the school board planned to sell. In the meantime, the Windsor board was merged with the County school board and in the process, the promise was forgotten. Much to the chagrin of the church, a sign suddenly appeared announcing the sale of the property and the proposed conversion of the school to a condominium.

Riverside United Church had lost its parking lot.

After considerable wheeling and dealing, the church has been able to purchase two lots from the develop who will grade, pave, provide drainage and lighting as well as landscaping. The church is now in the process of a campaign to obtain money to pay for "a LOT of our dreams".

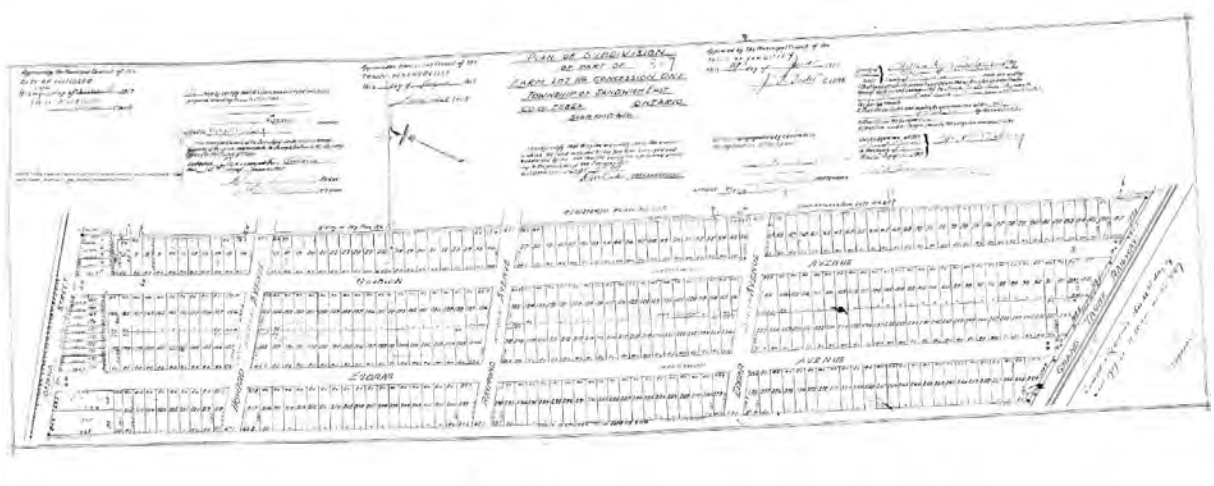
The Olde Riverside Business Association has realized that the church facilities are an integral part of the Riverside community. As a gesture of goodwill, the ORBA is sponsoring a concert by members of the Windsor Symphony on Saturday, Sept. 22 at 7 p.m. This concert is FREE to all citizens.

Prior to the concert, members of the church are providing a Ham dinner at 5:30 p.m. for the cost of $7 per adult. The community is asked to support this event which will help to move parked cars off the street and into the new lot.

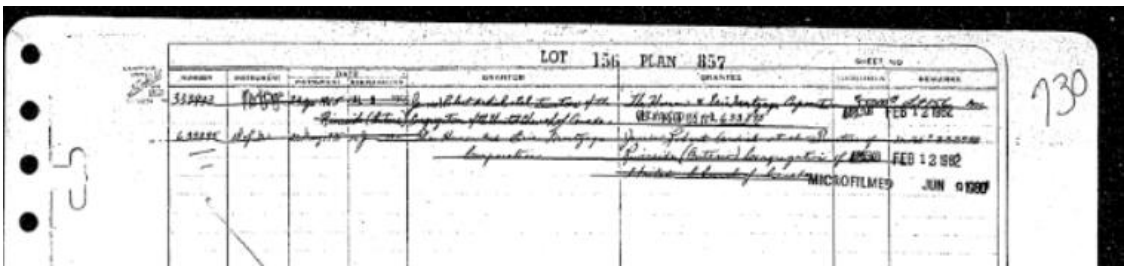
SCHWABS
EXPERIENCED DELI COUNTER HELP REQUIRED
"We require experienced F/T, P/T deli counter help immediately. Days only, closed Sundays and holidays.
Drop off resume or fill out an application in store."
5410 Wyandotte St. East • Windsor
(519) 945-2538 • Fax. (519) 945-4740
email: schwabs@wincom.net

Shoreline - 9/13/01

Shoreline Week, 2001. Retrieved from City of Windsor Planning Department Heritage Files



Township of Sandwich East, Plan of Subdivision 0867 (on file)



Legal Description PLAN 857 LOTS 156 157 186 &;187; RIVERSIDE UNITED CHURCH; 15085.46SF 115.50FR

Ontario Land Registry Access, *Plan 857, Page 307*. Retrieved from https://www.onland.ca/ui/12/books/25568/viewer/708030483?page=307

STATUS	LOCATION	NAME OR TYPE OF BUILDING	BUILT	REASONS FOR CONSIDERATION	CONTEXT
R	881 Glidden Ave	Riverside United Church	1930	Arch. G.B. Colthurst	Riverside

Windsor Municipal Heritage Register, City of Windsor (2024). Retrieved from https://www.citywindsor.ca/Documents/residents/planning/plans-and-community-information/know-your-community/heritage-planning/Municipal%20Register-Public%20Website%20Combined%202024-02-26.pdf

Colthurst, Guy Buller

COLTHURST, Guy Buller (1882-1946) was born in Toronto on 18 September 1882, son of Henry Buller Colthurst. Their family moved to England and Colthurst was educated at grammar schools in Oxford and Bristol, then studied at the Margate Technical School (in 1900) and at the London Polytechnic (in 1904 and 1907). While in London he articled with T.M. Garrood (1901-04), then worked as his assistant before commencing practice in London as partner in the firm of Colthurst & Gott (1905-07). He emigrated to Canada in 1908 and settled at Saskatoon, Sask. where he became a partner with **Norman L. Thompson** and **T.B. Daniel** in May 1911 (see list of works under Thompson, Daniel & Colthurst). Their business was dissolved in 1914, and by 1918 Colthurst had relocated in Windsor, Ont. and formed a partnership with **John E. Trace** and **David W.F. Nichols** in August 1920. In 1922-24 he became a partner in the new firm of Nichols, Sheppard & Colthurst, and from 1924 onward he continued to practice alone. He was an adept designer who made a convincing interpretation of the modern Gothic style with his scheme for Riverside United Church (1929), and capably handled the emerging Art Deco style with his plans for La Salle Public School (1929-30). Colthurst died in a railway crossing accident at Ojibway, Ont. on 8 November 1946 (obit. & port. Windsor Star, 9 Nov. 1946, 5; R.A.I.C. Journal, xxiii, Dec. 1946, 338; biog. Who's Who & Why in Canada, 1913, 150; inf. Ontario Assoc. of Architects). A photographic portrait of Colthurst was published in The Saturday Press (Saskatoon), Building & Development Number, 1912, p. 27. Another photographic portrait of Colthurst appeared in the Daily Commercial News [Toronto], 20 Oct. 1936, 1.

Biographical Dictionary of Architects in Canada, *Colthurst, Guy Buller*. Retrieved from http://dictionaryofarchitectsincanada.org/node/950, currently accessible via https://web.archive.org/web/20240320035735/https://dictionaryofarchitectsincanada.org/node/950

From the Border Cities Star – January 17, 1929

PROPOSED NEW HOME FOR RIVERSIDE UNITED CHURCH CONGREGATION

This is an architect's sketch of the proposed new Riverside United Church, which is soon to be erected at the corner of Glidden and Ontario streets, Riverside, at a cost of $10,000.

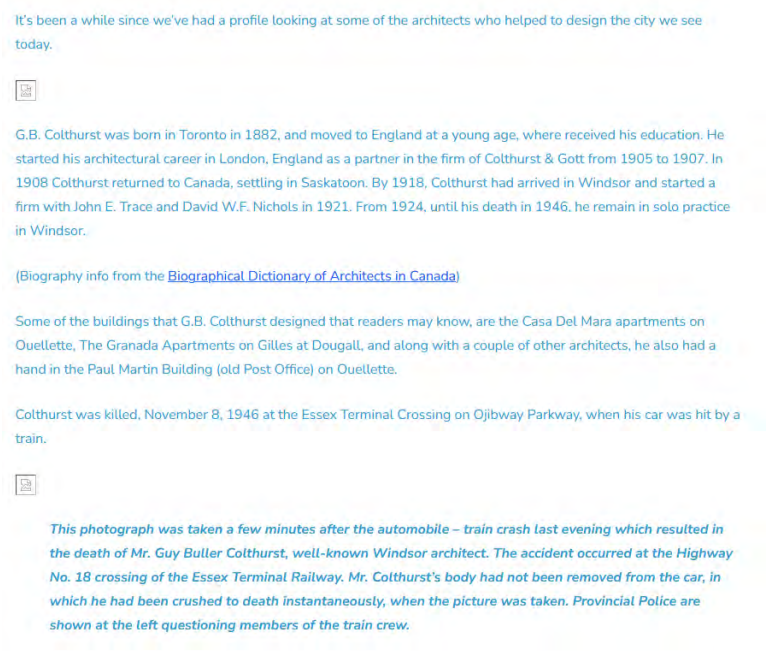
Designed by G. Buller Colthurst, architect, Bank of Montreal Building, the church will contain seating capacity for 450 people. It will be constructed of brick and tile with stone dressings and a shingle roof. The plans also provide for class rooms in the basement and an assembly hall which will meet both Sunday school requirements and social activities.

Rev. R. A. Brook, 48 St. Louis avenue, Riverside, is pastor of the new congregation. W. F. Purdy is chairman of the building committee, and J. E. Jackson, clerk of the congregation.

Some days ago Dr. Colin G. Young, of Toronto, head of the Home Mission Board of the United Church, gave his formal sanction to the plans while on a visit to the Border.

This classic looking Church still stands, looking nearly the same over 80 years later.

International Metropolis, *Riverside United Church*, May 2012. Retrieved from https://internationalmetropolis.com/2012/05/18/riverside-united-church/



It's been a while since we've had a profile looking at some of the architects who helped to design the city we see today.

G.B. Colthurst was born in Toronto in 1882, and moved to England at a young age, where received his education. He started his architectural career in London, England as a partner in the firm of Colthurst & Gott from 1905 to 1907. In 1908 Colthurst returned to Canada, settling in Saskatoon. By 1918, Colthurst had arrived in Windsor and started a firm with John E. Trace and David W.F. Nichols in 1921. From 1924, until his death in 1946, he remain in solo practice in Windsor.

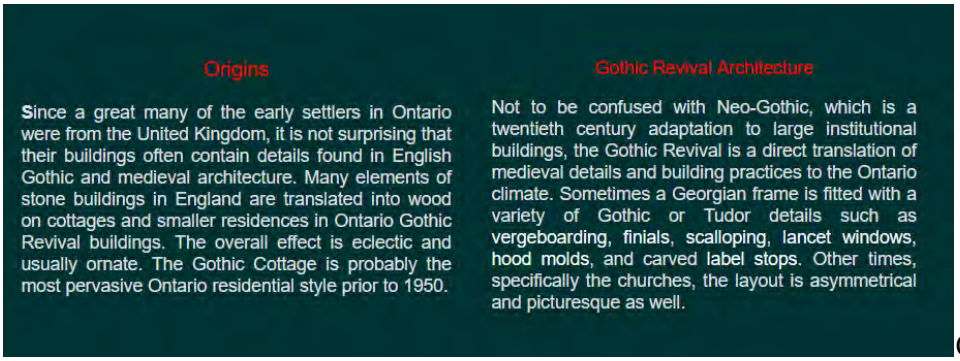
(Biography info from the Biographical Dictionary of Architects in Canada)

Some of the buildings that G.B. Colthurst designed that readers may know, are the Casa Del Mara apartments on Ouellette, The Granada Apartments on Gilles at Dougall, and along with a couple of other architects, he also had a hand in the Paul Martin Building (old Post Office) on Ouellette.

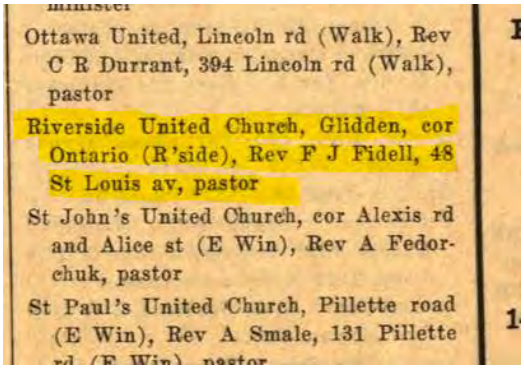
Colthurst was killed, November 8, 1946 at the Essex Terminal Crossing on Ojibway Parkway, when his car was hit by a train.

This photograph was taken a few minutes after the automobile – train crash last evening which resulted in the death of Mr. Guy Buller Colthurst, well-known Windsor architect. The accident occurred at the Highway No. 18 crossing of the Essex Terminal Railway. Mr. Colthurst's body had not been removed from the car, in which he had been crushed to death instantaneously, when the picture was taken. Provincial Police are shown at the left questioning members of the train crew.

International Metropolis, *Men Who Designed Windsor – Guy Buller Colthurst*, January 2011. Retrieved from https://internationalmetropolis.com/2011/01/05/men-who-designed-windsor-guy-buller-colthurst/



Ontario Architecture, *Gothic Revival*. Retrieved from https://www.ontarioarchitecture.com/gothicrevival.html



Ottawa United, Lincoln rd (Walk), Rev C R Durrant, 394 Lincoln rd (Walk), pastor
Riverside United Church, Glidden, cor Ontario (R'side), Rev F J Fidell, 48 St Louis av, pastor
St John's United Church, cor Alexis rd and Alice st (E Win), Rev A Fedorchuk, pastor
St Paul's United Church, Pillette road (E Win), Rev A Smale, 131 Pillette

Page 1005, Vernon's City of Windsor Directory, 1931. Retrieved from https://hdl.handle.net/20.500.14776/18740

Research Document – 710 Mercer Street, First Baptist Church

PROPERTY OVERVIEW	
Property address:	710 Mercer St
Property Roll Number:	030-120-06800-0000
Property name (if known):	First Baptist Church
Current use (observed):	Religious (Place of Worship)
Date constructed:	1915
Architect(s) (if known):	Leybourne & Whitney

Photos/Pictures of Property




Left: Google Streetview, December 2020; Right: Google Streetview, May 2014





Left: Google Streetview, May 2014; Centre & right: Google Streetview, June 2025

Historical Photos



“First Baptist Church, Windsor Ave., Windsor, Ont.”, 1915, Mike Skreptak Collection; Red Binder, retrieved from [Southwestern Ontario Digital Archive]







The cornerstone to the original church was built into the replacement building. The parish was founded in 1854, and is as old as the city of Windsor. The original church dated to 1858.



International Metropolis – First Baptist Church, February 4, 2008



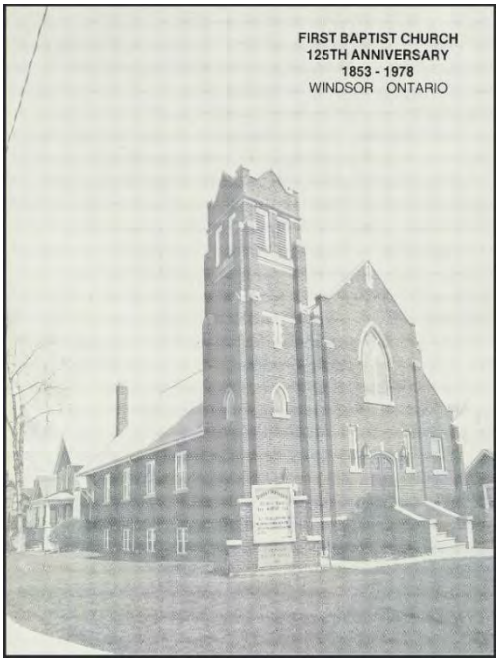
From the Evening Record, May 17, 1915:

The above is a perspective of the new First Baptist Church to be erected at Mercer and Tuscarora. The church will be constructed of rough pressed brick with the exterior of a gigantic design and will cost $12,000. In the interior will be extensive balconies for the public and choir. It is planned to lay the corner stone on May 24, at which ceremony the pastor, Rev. Chas. Wells, will preside. Leybourne & Sewell are the architects, while the general contract for the erection has been given to Lambert & Braithwaite.

Leybourne & Sewell were the successors to the firm of Leybourne & Whitney who we saw a few times earlier this year looking at several of their buildings.

International Metropolis – First Baptist Church, December 18, 2009



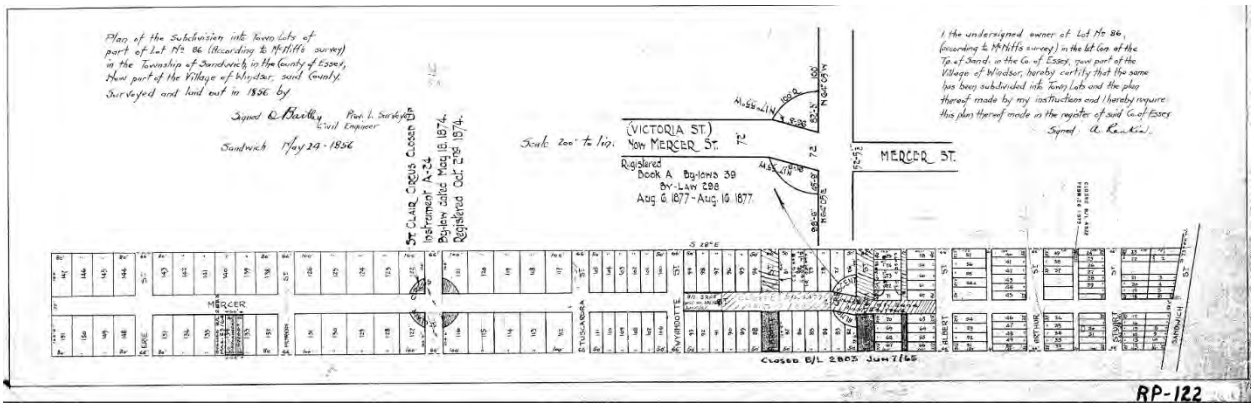


Left: Heritage Property File – HER-2466 (pg. 11 of 159); Right: HER-2466 (pg. 21 of 159)

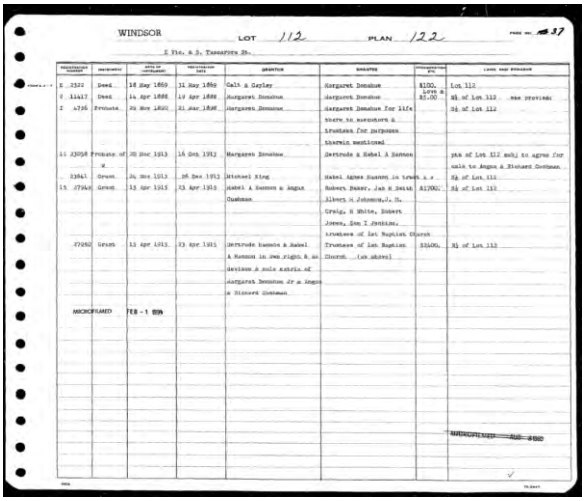
Research/Supporting Material

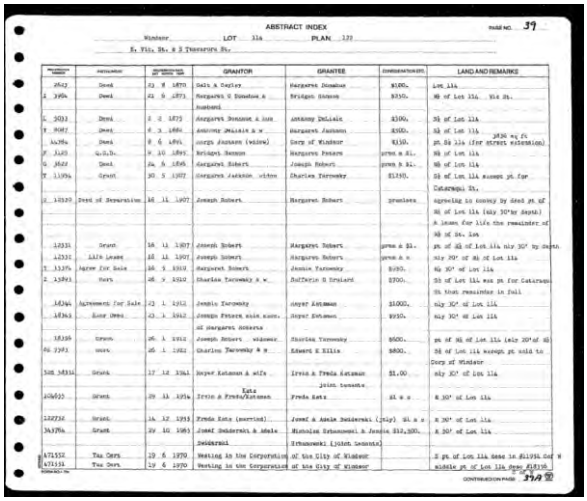
Legal Description	PLAN 122; LOTS 112 TO 114

Property Summary for 710 Mercer Street



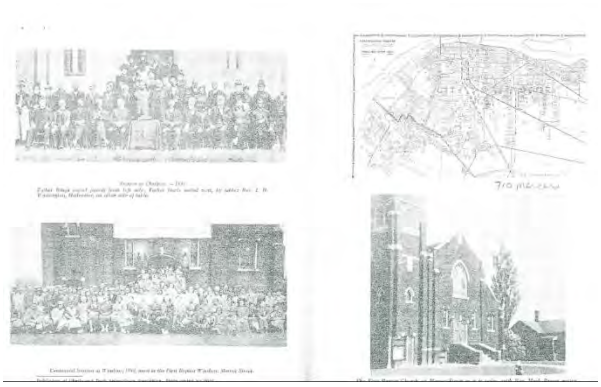
Registered Plan 122 (on file)

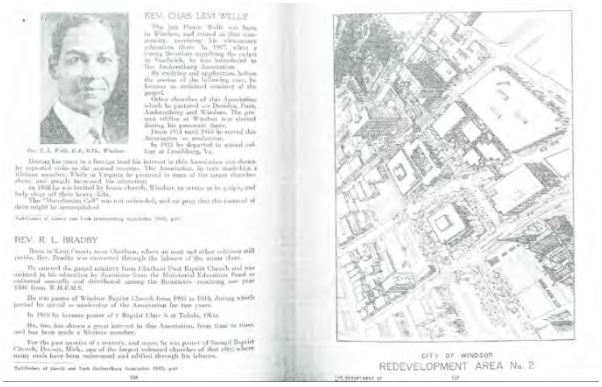

WINDSOR LOT 112 PLAN 122


ABSTRACT INDEX Windsor LOT 112 PLAN 122

Left: OnLand Land Registry Records – Abstract/Parcel Register Book, Essex (12), Windsor, Plan 122 (pg. 277 of 378

Right: Onland Land Registry Records (see above), pg. 281 of 378





Left: HER-2466 (pg. 1 of 159); Right: HER-2466 (pg. 4 of 159)



Flock fretting over birds

Valentinis urges council to ban mass feeding of wildlife

BY ROSEANN DANESE
STAR MUNICIPAL AFFAIRS REPORTER

As a tyke growing up on Assumption Street, city councillor Fulvio Valentinis owned a pet pigeon that became a loyal companion.

The bird followed young Fulvio to and from school, flying from tree to tree on Assumption, down Tuscarora Street, to Immaculate Conception elementary school.

"I'd come out at noon to go home for lunch and that pigeon would be sitting in the tree waiting for me," Valentinis said.

"One day he disappeared and I'll tell you it was the saddest day of my life."

The Ward 3 councillor loves pigeons, even though animal lovers think otherwise.

Valentinis tabled a notice of motion this week to prohibit the mass feeding of birds and feral animals in the city and he's been getting flak ever since.

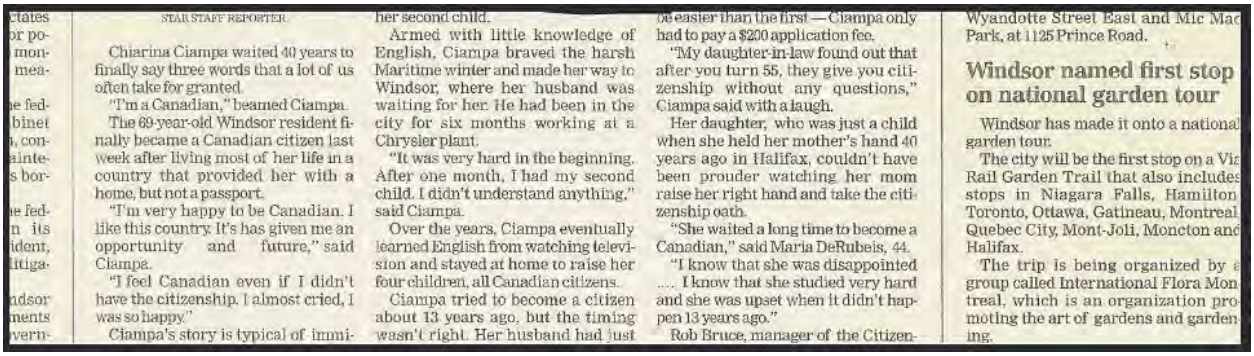
"It's the pigeon droppings," he said of the situation that's developing in some areas.

Residents feeding birds and stray cats by the bagfull are causing havoc in their neighbourhoods.

SEE FEEDING, A4

PIGEON PERCH: Pastor Rosetta O'Neal, right, and Karen Coates talk to reporters as pigeons sit on the roof of the First Baptist Church in Windsor. *Star photo: Jason Kryk*

HER-2466 (pg. 13 of 159)



STAR STAFF REPORTER

Chiarina Ciampa waited 40 years to finally say three words that a lot of us often take for granted.

"I'm a Canadian," beamed Ciampa.

The 69-year-old Windsor resident finally became a Canadian citizen last week after living most of her life in a country that provided her with a home, but not a passport.

"I'm very happy to be Canadian. I like this country. It's has given me an opportunity and future," said Ciampa.

"I feel Canadian even if I didn't have the citizenship. I almost cried, I was so happy."

Ciampa's story is typical of immigrants who have waited years to become citizens.

Armed with little knowledge of English, Ciampa braved the harsh Maritime winter and made her way to Windsor, where her husband was waiting for her. He had been in the city for six months working at a Chrysler plant.

"It was very hard in the beginning. After one month, I had my second child. I didn't understand anything," said Ciampa.

Over the years, Ciampa eventually learned English from watching television and stayed at home to raise her four children, all Canadian citizens.

Ciampa tried to become a citizen about 13 years ago, but the timing wasn't right. Her husband had just

...as easier than the first — Ciampa only had to pay a $200 application fee.

"My daughter-in-law found out that after you turn 55, they give you citizenship without any questions," Ciampa said with a laugh.

Her daughter, who was just a child when she held her mother's hand 40 years ago in Halifax, couldn't have been prouder watching her mom raise her right hand and take the citizenship oath.

"She waited a long time to become a Canadian," said Maria DeRubeis, 44.

"I know that she was disappointed .... I know that she studied very hard and she was upset when it didn't happen 13 years ago."

Rob Bruce, manager of the Citizen-

Wyandotte Street East and Mic Mac Park, at 1125 Prince Road.

Windsor named first stop on national garden tour

Windsor has made it onto a national garden tour.

The city will be the first stop on a Via Rail Garden Trail that also includes stops in Niagara Falls, Hamilton, Toronto, Ottawa, Gatineau, Montreal, Quebec City, Mont-Joli, Moncton and Halifax.

The trip is being organized by a group called International Flora Montreal, which is an organization promoting the art of gardens and gardening.

HER-2466 (pg. 14 of 159)



First Baptist Church

"...the then latest comers out of slavery and oppression found hope to organize a visible New Testament Church that would be among them and their future as "A pillar of cloud by day to guide them and by night a pillar of fire to give light" for the rugged way before them. The faith of the early beginners of their work has been rewarded many times over"

Pastor Mack Brown on the occasion of the 125th Anniversary in 1978

The First Baptist Church was originally established by Reverend William Troy of Virginia. Rev. Troy began with small prayer meetings in 1853. In May 24, 1858 the cornerstone of the original church was laid at McDougall Street and what used to be London street (now University). The women of the congregation carried water from the river to form the bricks.

The cornerstone of the current church was laid on May 24, 1915 and in October of 1915 the congregation marched from the former location on McDougall to its' current location at 710 Mercer Street at Tuscarora. In 1945 the church claimed approximately eighty members. The church members celebrated paying of the mortgage in 1959. By 1978 the membership had risen to about 250. Also in 1978 members of the congregation re-enacted the historic march from the original location to Mercer Street.

Interior of First Baptist Church at 710 Mercer St. features pews and pulpit. from 1915 - Photo Courtesy of the Windsor Star 15/04/1972

The First Baptist Church has been the home base for many important community groups. Charitable groups organized by the church include; the Women's Missionary Circle, the Helping Hands Society, the Love and Service Group and the Evelyn Parker Community Friendship Group.

(The following lists were compiled from information collected by church historians Deacon James L. Hyatt, Mrs. Eunice B Kersey, Mrs. Gladys VanDyke, Mrs Frieda Parker Steele and Mr. Howard Tolson)



Feeding religiously

CONTINUED FROM A1

The excessive amounts of food are attracting more birds and more cats and their deposits have become a health hazard.

"It's not the guy with the bird feeder in the back yard," Valentinis said.

"We've got situations where people are buying sacks of bird feed."

The congregation of First Baptist Church, in Valentinis's old neighbourhood, have complained to their city councillor about the flocks of birds that have taken up residence on the church rooftop at the corner of Tuscarora and Mercer streets. They've been there for years because an elderly man who lives across the street from the church feeds the birds religiously at 5 p.m. daily.

Pastor Rosetta O'Neal feels for the old man. She's spoken to him and asked him to stop. But he loves his birds and "he feels they should eat like we eat. And so, that's where I'm stuck," she says with a sigh.

But the birds have been more than just a nuisance. Church members have to dodge flying missiles to get to Sunday service and the birds have unloaded on the pastor's own car. "It's difficult to get (it) off," she said.

In addition to all the droppings — "on cars, church steps, the roof, the sidewalk" — they've been pecking away at the roof of the 153-year-old church.

"Some Sundays you can't see the roof, there's so many of them," O'Neal said.

One area on the north side is so bad that the plaster above the church balcony has fallen down, leaving a hole the size of a backyard pond. From inside the church, the pastor can hear the coo of the pigeons.

"It's all because of those birds feeding off our roof," O'Neal says.

The congregation of about 100 members is being canvassed for donations toward the $25,000 cost of replacing the roof. As a fundraiser, the church will open its lot for parking on fireworks night.

Still, repairs and replacements won't be enough to get rid of the problem. They hope city councillors will support Valentinis's motion next week.

WORRIED: Pastor Rosetta O'Neal is concerned about the number of pigeons that have been gathering on the roof of First Baptist Church. A neighbour is feeding the birds and attracting hundreds of them. *Star photo: Jason Kryk*

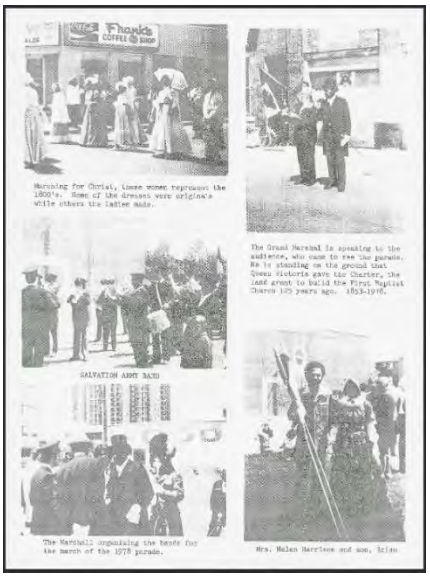
Left: HER-2466 (pg. 8 of 159); Right: HER-2466 (pg. 15 of 159)

- First Baptist Church – 710 Mercer – Built 1915 (nominated by Pastor Rev. Rosetta O'Neil)

While the First Baptist congregation can trace its roots to home prayer meetings in 1853, this brick Gothic style church has been serving them since 1915. Similar in style to Mt. Zion Church of God in Christ on McDougall, it boasts a bell tower and unique stained glass window.

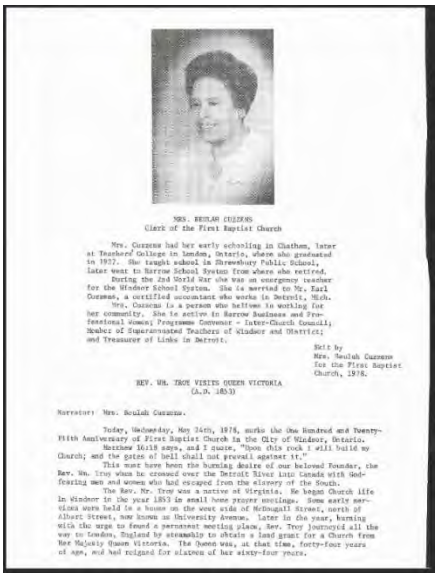


HER-2466 (pg. 16 of 159)





Left to right: HER-2466 (pgs. 30 and 31 of 159)



MRS. BEULAH CUZENS
Clerk of the First Baptist Church

Mrs. Cuzens had her early schooling in Chatham, later at Teachers' College in London, Ontario, where she graduated in 1937. She taught school in Shrewsbury Public School, later went to Harrow School System from where she retired.

During the 2nd World War she was an emergency teacher for the Windsor School System. She is married to Mr. Earl Cuzens, a certified accountant who works in Detroit, Mich.

Mrs. Cuzens is a person who believes in working for her community. She is active in Harrow Business and Professional Women; Progressive Convenor - Inter-Church Council; Member of Superannuated Teachers of Windsor and District; and Treasurer of Links in Detroit.

Writ by
Mrs. Beulah Cuzens
for the First Baptist
Church, 1976.

REV. WM. TROY VISITS QUEEN VICTORIA
(A.D. 1853)

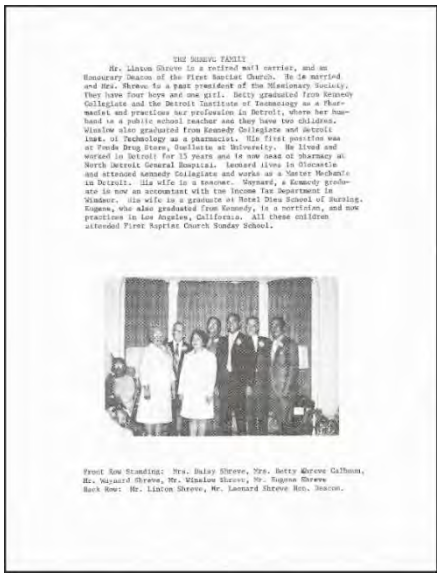
Narrator: Mrs. Beulah Cuzens.

Today, Wednesday, May 24th, 1876, marks the One Hundred and Twenty-Fifth Anniversary of First Baptist Church in the City of Windsor, Ontario.

Matthew 16:18 says, and I quote, "Upon this rock I will build my Church; and the gates of hell shall not prevail against it."

This must have been the burning desire of our beloved Founder, the Rev. Wm. Troy when he crossed over the Detroit River into Canada with God-fearing men and women who had escaped from the slavery of the South.

The Rev. Mr. Troy was a native of Virginia. He began Church life in Windsor in the year 1853 in small home prayer meetings. Some early services were held in a house on the west side of McDougall Street, north of Albert Street, now known as University Avenue. Later in the year, burning with the urge to found a permanent meeting place, Rev. Troy journeyed all the way to London, England by steamship to obtain a land grant for a Church from Her Majesty Queen Victoria. The Queen was, at that time, forty-four years of age, and had reigned for eleven of her sixty-four years.



THE SHREVE FAMILY

Mr. Linton Shreve is a retired mail carrier, and an Honourary Deacon of the First Baptist Church. He is married and Mrs. Shreve is a past president of the Missionary Society. They have four boys and one girl. Betty graduated from Kennedy Collegiate and the Detroit Institute of Technology as a Pharmacist and practices her profession in Detroit, where her husband is a public school teacher and they have two children. Winslow also graduated from Kennedy Collegiate and Detroit Inst. of Technology as a pharmacist. His first position was at Fords Drug Store, Ouellette at University. He lived and worked in Detroit for 15 years and is now head of pharmacy at North Detroit General Hospital. Leonard lives in Gloucester and attended Kennedy Collegiate and works as a Master Mechanic in Detroit. His wife is a teacher. Maynard, a Kennedy graduate is now an accountant with the Income Tax Department in Windsor. His wife is a graduate of Hotel Dieu School of Nursing. Eugene, who also graduated from Kennedy, is a mortician, and now practices in Los Angeles, California. All these children attended First Baptist Church Sunday School.

Front Row Standing: Mrs. Daisy Shreve, Mrs. Betty Shreve Calhoun, Mr. Maynard Shreve, Mr. Winslow Shreve, Mr. Eugene Shreve
Back Row: Mr. Linton Shreve, Mr. Leonard Shreve Hon. Deacon.

Left to right: HER-2466 (pgs. 33 and 34 of 159)



In the above picture, seated on the toy carp is Marcella Hay. Standing in the second row is Miss Alta Jones, head of the Mission Band of the First Baptist Church, Linda Talbot, Chris Ann Legebow, Debbie Kidd, visiting Rosa, Dolores Death, and Patty Alexander. In the third row: Shelly Hay, Thereatha Scott, Donelda Scott, Mary Lynn Carter, Della Wright and Carol Carter. In the fourth row: Randy White, Ian Shreve, Brian Shreve, Terry Sims, 5th row: Allan Shreve, Elaine White, Garry Sims, Donald Wright, Randy Watkins, Douglas Wright, and Mr. Beary White, Superintendent of the Sunday School, at the back, and Rev. Mack Brown in the first row.

EXPLORERS

Canadian Inter Church Group of Junior Girls. Mrs. Mildred Brown is the Counsellor, Mrs. Della Wright, Chief Explorer. Front row Explorers are: Doris Wright, Della Wright, Carol Carter, Carman Elliott, Violet Elliott, Marva Thompson, Ruby Tolson, Adrian Dean, Alana Dean, Vonita Dean, Kim White. The group with "Y TIC" is the Canadian Girls in Training, with Mrs. Patricia Alexander, Leader. Back row: C.G.I.T. Pat Alexander, Donna Wright, Doris Wright, Debbie Tolson, Lolita Bewels, Lenore White, Wanda Scott, Diana Scott, Janice Pierce, Kathy Talbot, Gladys Sims.

THE ALEXANDER FAMILY

Mr. Arthur Alexander taught school for 46 years in Kent County where he achieved an outstanding record in education. He served on many committees and was Principal of the public school in Buxton.

One son, Ronald, who lives in Montreal is a National Film Board Photographer and acted in that capacity upon the visit to Windsor of Princess Elizabeth in 1950, when he took several of the official pictures. Again in 1959 he returned to take more pictures, this time of Queen Elizabeth and Prince Philip, also for the Film Board.

A daughter is employed by the Government of the United States in the Defence Department at Detroit, Michigan.

Mr. Philip Alexander, Sr. was born in Kent County; another son of Mr. Arthur Alexander, Philip, Sr. attended public school in Buxton where his father was Principal, and then attended High and Vocational schools in Chatham.

His first job was in Windsor in the machine shop of the Ford Motor Company. He joined the army in 1942 and left as a corporal in 1946. He then opened his own carpentry business in Windsor where his special knowledge was put to good use and his business was very successful.

Mr. Alexander married the daughter of the Rev. Beary Talbot, and they had two sons, David and Philip, Jr. David, the youngest, attends Ontario College of Arts in Toronto. The other son, Philip, Jr. graduated from Patterson Collegiate with honors and has won several Scholarships. He graduated from University of Windsor in 1963 with a B.Sc. degree and in 1964 he obtained a Master's degree in Electrical Engineering from University of Windsor and is now there as a Lecturer. He is married to Patricia Knight and has five children.

PHILIP ALEXANDER, B. Sc. Engineering

Seven Windsor and area students were among the more than 200 from across the province to receive the 1961 Ontario Provincial Scholarships, valued at $400.00. The scholarships were made available to students with average of at least 80% in nine Grade 13 papers, and are open to five-year students only, attending either University or Teachers College.

Philip Alexander, son of Mr. & Mrs. Alexander of Sandwich Street, and a graduate of Patterson Collegiate, was one of the first recipients, at the age of 18. He is now a teacher of Electrical Engineering at the University of Windsor, is married and the father of three boys and two girls.

EFFIE DAVIS (KERSEY) WELLS

Effie Wells (1877-1964) was married to Mr. Bertram Wells, a Deacon in the First Baptist Church. Mrs. Wells was born in Dresden and came to Windsor many years ago joining our church, and supported the work of the Women's Home and Foreign Missionary Society of which she was a life member; also President of the Missionary Society to Windsor. She had three sons and a daughter, Verna, (now Mrs. O.P. Chatters).

MRS. O. P. CHATTERS

Mrs. O. P. Chatters, wife of Dr. Chatters, came to Windsor many years ago and was an organist with First Baptist Church. She was President of local Council of Women of Windsor and a member of National Council of Women in Canada, both local and national. The First Club of Windsor of which she is a member made her Club Woman of the year in 1964. She is now President of Windsor Art and Literary Club and member of Hour-A-Day Study Club. She has one daughter, Harriet Rose, and a son, now deceased.

Left to right: HER-2466 (pgs. 35, 36 & 37 of 159)



THE MILBURN FAMILY

The late Mr. and Mrs. Louis Milburn were members of the First Baptist Church. Mr. Milburn made the masonry work around the First Baptist steps at 710 Mercer Street. Mr. and Mrs. Milburn will long be remembered by church people and the Citizens of Windsor for their kindness. Mr. Milburn worked for the Board of Education, 26 years of service. He was Building and Maintenance foreman. He practically built their home on Goyeau and Ellis Streets. He lived with his wife, the former Miss Geneva Cross. Mrs. Milburn was a faithful worker for her church. They had four children. The children grew in First Baptist Sunday School and Church. The eldest, Dr. Louis Milburn, B.Sc. M.D., and wife Mrs. Ada Thomson of Windsor. A daughter, Mrs. Glynne Barnes, the wife of Hamlit Barnes, Detroit. The other daughter, is Dorothy Marie Curtis, the wife of Mr. Curtis, Detroit, Michigan. The Louis and Mrs. Milburn's son, Donald, is with the Board of Education, City of Windsor, Ontario, Maintenance Department.

Mrs. Louis Milburn, Dr. Louis Milburn, B.Sc.,M.D., Mr. L. B. Milburn, Mrs. L. B. Milburn.

THE McDOWELL FAMILY

Captain A. J. Smith, a lake captain, was born in Kentucky in 1823. In 1848 he married Mary Ann Underwood, the daughter of Rev. Underwood, moving to Canada and making their home at Amherstburg, Ontario. Capt. Smith later moved to Windsor to live with his daughter, Mrs. Samuel McDowell, after the death of his wife. The McDowells had four sons and one daughter, Arthur, who started carrying mail when Windsor had a population of 20,000 and he lived with his sister, Eloise McDowell Taylor, in the family home which was 80 years old. Arthur was known for his singing, civic life and church life, and was a leading public citizen. Although he did not hold a public office he was a Deacon for 30 years in the First Baptist Church, a choir leader and superintendent of the Sunday School and practically held every office in the church. Another brother, Rev. Lawrence McDowell, finished school in the United States having attended Windsor Collegiate, and graduating in Theology at Virginia Union College, obtaining his Bachelor of Theology and B.A. and then pastored in Durham, North Carolina and in Nashville, Tennessee. Sherman McDowell was with the 18th Platoon, Canadian Army, Active duty, and worked for over 20 years at the Prince Edward Hotel. He married Ida Brooks who was a past president of the Windsor Art and Literary Club. Sherman with his brother, Bowen, went overseas together. Bowen married Rose Dennis who was the first president of the Windsor Art and Literary Club. Eloise Taylor was an active member, for 50 years, in the First Baptist Church, holding many offices, and president of the Missionary Society for 20 years, and also a president of Windsor Art and Literary Club. Mrs. Taylor had one son born to Windsor, Louis, who was works as a Social Worker in Toronto Louis is married to a school teacher and they have two children, Lois and Jill Allen. The McDowell family is one of the oldest families in Windsor and the First Baptist Church.

THE SIMS FAMILY

DEACON JOHN SIMS OF THE FIRST BAPTIST CHURCH AND MR. HOWIE

MAG. JOHN SIMS SR. AND SON, JACK SIMS TWINNE OF THE FIRST BAPTIST CHURCH, MRS. VIVIAN LEVI AND KEPPEL

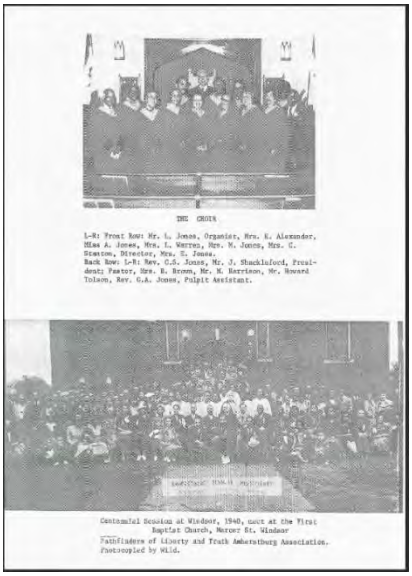
SIMS AND LEVI FAMILY REUNION

ANNA AND BOBBY SIMS, TRUSTEE

WOMEN'S CHRISTIAN TEMPERANCE UNION

Mrs. Walter (Alva) Banks, Ada Kelly, _____ Kelly, Edith Lawson, Mrs. Elsie Brooks, Claudia Wells, Mabel Dixon, Delos Bond, Tinlee Hyatt Kersey, Queenie Dixon, Molly Washington.

Left to right: HER-2466 (pg. 38, 39 & 40 of 159)



THE CHOIR

L-R: Front Row: Mr. L. Jones, Organist, Mrs. E. Alexander, Miss A. Jones, Mrs. I. Warren, Mrs. M. Jones, Mrs. C. Stanton, Director, Mrs. E. Jones.
Back Row: L-R: Rev. C.S. Jones, Mr. J. Shackleford, President; Pastor, Mrs. E. Brown, Mr. M. Harrison, Mr. Howard Tolson, Rev. G.A. Jones, Pulpit Assistant.

Centennial Session at Windsor, 1940, held at the First Baptist Church, Mercer St. Windsor
Pathfinders of Liberty and Truth Amherstburg Association.
Photocopied by W.Hd.



FIRST BAPTIST CHURCH, SUNDAY SCHOOL MAY 14th, 1978

FIRST BAPTIST CHURCH S.Y.P.U. 1978



CHURCH CLERKS AND OTHERS

Mrs. Georgina Strain	-	(Church Treasurer)
Mrs. Thelma Hogan	-	(Condolence Clerk)
Mrs. Beulah Cuzzens	-	(Church Clerk)
Rev. Mack Brown	-	(Pastor)
Mr. Lloyd Watkins	-	(Asst. Church Clerk)
Miss Verlyn Ladd	-	[Envelope Clerk]

Left to right: HER-2466 (pgs. 41, 42 & 43 of 159)



TWO FAITHFUL MEMBERS
Mrs. Monana McDade, Mrs. Nola Assarios.



WOMEN'S MISSION CIRCLE PRESENT

L-R: Mrs. C. Stanton, Mrs. Imogene Shreves, Mrs. C. Tolson, Mrs. E. Montague, Mrs. E. White, Pastor Mack Brown, Miss A. Jones, Mrs. I. Scott, President; Mrs. M. Brown, Mrs. D. Shreve, Miss Verlyn Ladd, and Mrs. E. Green.



CHURCH REPRESENTATIVES TO WINDSOR BAPTIST CHURCH

Deacon A. Parker C.M., Deacon G. Dennis.
[Trustee F. Alexander-Absent.]

THE DENNIS FAMILY

About a hundred years ago, Mr. Mack Dennis, Sr., had a 50-acre farm one mile from Jack Minor's farm. He had one son, Ira, and in 1928 they moved to Windsor where they ran a very successful grocery store on Wyandotte Street near Glengarry.
Ira Dennis had four boys and two girls, Russell Matthew, George Frank and Malon, and Mildred, Irene.
The son, George, is a Deacon in the First Baptist Church; he attended Mercer Street School, and he worked for Ford Motor Company; he is married with a boy and a girl, Darwin and Elaine - and Elaine graduated from Patterson Collegiate and University of Windsor with an Hon. Degree in History and now teaches at Vincent Massey Collegiate. Darwin, the son, is a graduate of Patterson Collegiate and works at Chrysler Corporation.
His wife, Frances, is a trustee of the First Baptist Church, and a Sunday School Teacher - and all are active in church affairs.



DR. THOMAS POSEY

DR. THOMAS E. POSEY
Chairman, Church Finance Committee

Dr. Posey received his Ph.D. Degree in Economics from the University of Wisconsin. He has been a faculty member of West Virginia State College, University of Wisconsin and the University of Windsor. He served overseas with the U.S. State Department. Later he retired in 1972 and with his wife, Mrs. Claudia Posey, moved from Washington, D.C. to Colchester, Ontario.



DEACONESS BOARD
(Immediate, Past and Present)

L-R: Mrs. Charlotte Tolson, Mrs. Viola Alexander, Mrs. Imogene Shreve, Mrs. Elsie Montague, Mrs. Lillian Palmer, Chairperson, Mrs. Eva Jones, Mrs. Ella Waite, Hon., Mrs. Mildred Brown, Mrs. Vivian Grady, Mrs. Daisy Shreve, Mrs. Dorothy Watkins, Mrs. Irene Scott, and In back row Rev. Mack Brown and Mrs. Leola Warren; absent Mrs. Claudia Posey, Past Chairperson and Mrs. Lavina Lucas.

Left to right: HER-2466 (pgs. 44, 45 & 46 of 159)



MRS. EVELYN PERKINS PARKER

Evelyn Perkins Parker was born in Plymouth, Michigan, 6th November 1907, the second child of Georgia Handsor and Wesley Perkins. The early years of her life were spent in Plymouth. Shortly thereafter the family moved to Windsor. Evelyn accepted Christ at an early age, and was reared under the influence of a rich, religious background. She received her education in the public schools of Windsor and her formal education at Wayne State University and Michigan State Normal College. Evelyn was united in marriage to Alton C. Parker and to this union there were two children, a son who died in infancy, and a daughter, Freida.

Evelyn was a lovely, gracious, soft-spoken, but positive-thinking woman - versatile in her many accomplishments and unselfish and dedicated in her leadership. She was an inspiration to everyone whom she touched.

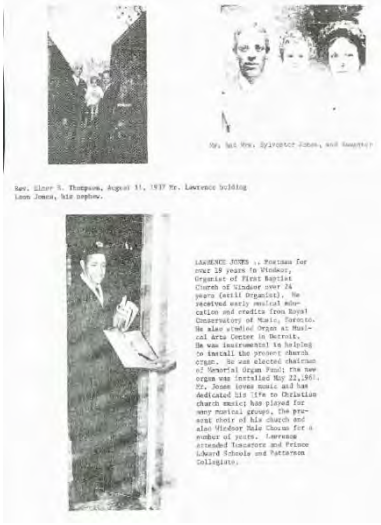
She was a member of the First Baptist Church, Deaconess, Helping Hand Society, Senior Choir, Women's Mission Circle, A.R.M.S.A. Women's Conventional-President, Community Friendship Group, Young Women's Missionary Circle, Windsor Branch Red Cross Board of Directors, Volunteer Nursing Service, Exclusive Group, Hour-A-Day Study Club, Windsor Police Department Women's Auxiliary, Goodfellows Club of Windsor, Women's Interchurch Council of Greater Windsor, Senior Citizens of Windsor Association, Sunset Rock and Gem Club, Central Citizens' Association, Leone Residence for Women, Metal Dieu Hospital Women's Auxiliary, Annual "Uncle Al's Kiddy Party" Broadhead Park, and others.

Mrs. Parker entered the fellowship of the Eternal with God, on the 5th day of February, 1977.



MR. AND MRS. ALTON PARKER C.M.

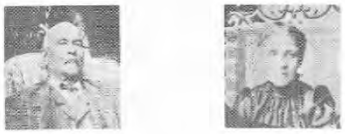
Mr. and Mrs. Alton Parker, C.M., photographed immediately following the Investiture at Rideau Hall, Ottawa, Ontario at which time The Honourable Paul Martin, Canadian Ambassador to Britain and Alton C. Parker, C.M. received their Citation "The Order of Canada". The medal and scroll were conferred by The Governor General of Canada, The Honourable Jules Leger in 1976. The Prime Minister, Mr. Trudeau, and many other dignitaries were in attendance.



Rev. Elder S. Thompson, August 31, 1937 Mr. Lawrence holding Leon Jones, his nephew.

LAWRENCE JONES .. Previous for over 18 years to Windsor, Organist of First Baptist Church of Windsor over 24 years (still Organist). He received early musical education and credits from Royal Conservatory of Music, Toronto. He also studied Organ at Musical Arts Center in Detroit. He was instrumental in helping to install the present church organ. He was elected chairman of Memorial Organ Fund the new organ was installed May 22,1961. Mr. Jones loves music and has dedicated his life to Christian church music; has played for many musical groups. The present choir of his church and also Windsor Male Chorus for a number of years. Lawrence attended Lincoln and Prince Edward Schools and Patterson Collegiate.

Left to right: HER-2466 (pgs. 49, 50 & 54 of 159)



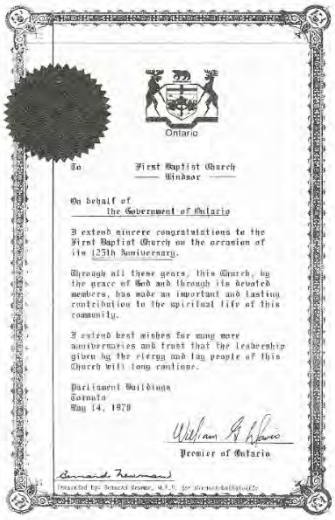
MR. AND MRS. JOHN RICHARD TRAVIS

The Travis' came to Canada from Pennsylvania, settled in Gray County in Ontario, then moved to North Buxton, Ont., where they built a home and had 13 children, eight girls and five boys. Mr. Travis held position of Constable of Raleigh County.

Catherine married Sylvester Jones, and moved to Windsor in 1903. They joined the First Baptist Church and Rev. Thompson was minister. They were both active in the church- Mr. Jones as a Deacon for many years and Mrs. Jones served as the first lady trustee.

They had six children, two of whom died. Mr.Jones was a chef for many years and died in May 1935. Mrs. Jones later married Hilliard Norris and resided in North Buxton for ten years, still holding her church attendance in Windsor. After Mr. Norris' death she returned to her church.

Alta, a daughter, is a church worker, working in the Sunday School Mission Band and for many years was a missionary. She is not married. Clarence and Lawrence are both mailmen in Windsor and both are married. Clarence occasionally preaches. Lawrence has been organist of First Baptist Choir for 24 years and has one daughter, two step-daughters and two grandsons.



Ontario

To First Baptist Church Windsor

On behalf of the Government of Ontario

I extend sincere congratulations to the First Baptist Church on the occasion of its 125th Anniversary.

Through all these years, this Church, by the grace of God and through its devoted members, has made an important and lasting contribution to the spiritual life of this community.

I extend best wishes for many more anniversaries and trust that the leadership given by the clergy and lay people of this Church will long continue.

Parliament Buildings
Toronto
May 14, 1970

William G. Davis
Premier of Ontario



Ontario

On behalf of the Government of Ontario,
I congratulate members of the congregation of

First Baptist Church, Windsor

on the occasion of the 150th anniversary of its founding.

This important event is a celebration of the strength of faith and the dedication of those who have worshipped at First Baptist Church, Windsor over the years.

I send my best wishes to everyone taking part in this celebration.

Legislative Building, Toronto
May 25, 2003

Ernie Eves, MPP
Premier

Left to right: HER-2466 (pg. 55, 75 & 97 of 159)



Church marks 153rd anniversary

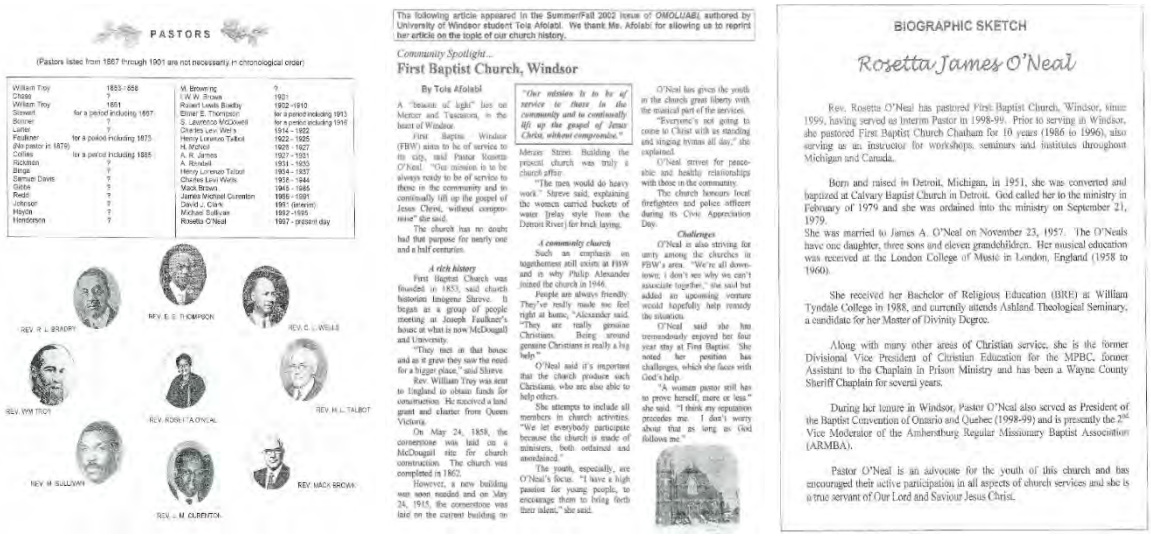
WS 6106

Members of the First Baptist Church in Windsor invite all to join them in celebrating 153 years of Christian service on Sunday.

The historical anniversary service begins at 3:30 p.m. and will be joined by Pastor Curtis Scott and the choir from Puce Baptist Church. Music is planned, along with a lunch served from 1 p.m. to 3 p.m.

The First Baptist Church is located at 710 Mercer St. For more, call 254-6631.

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PASTORS

(Pastors listed from 1867 through 1901 are not necessarily in chronological order)

William Troy	1853 - 858	W. Browning	?
Chase	?	J.W.W. Brown	1901
William Troy	1861	Robert Lewis Beasley	1902 -1910
Stewart	for a period including 1867	Elmer S. Thompson	for a period including 1913
Bonner	?	S. Laurence McDowell	for a period including 1910
Carter	?	Charles Lew Wells	1914 - 1922
Faulkner	for a period including 1875	Henry Lorenzo Talbot	1922 - 1925
(No pastor in 1876)		H. Mitchell	1926 - 1927
Collins	for a period including 1885	A. R. James	1927 - 1931
Nicholson	?	A. Rendell	1931 - 1933
Binga	?	Henry Lorenzo Talbot	1934 - 1937
Samuel Davis	?	Charles Lew Wells	1938 - 1944
Gibbs	?	Mack Brown	1945 - 1965
Reid	?	James Michael Cornelius	1966 - 1991
Johnson	?	David L. Clark	1991 (interim)
Hayden	?	Michael Sullivan	1992 - 1995
Henderson	?	Rosetta O'Neal	1997 - present day

REV. R. L. BRADBY · REV. E. S. THOMPSON · REV. C. L. WELLS
REV. WM TROY · REV. ROBERT A. CYNCAL · REV. H. L. TALBOT
REV. H. SULLIVAN · REV. J. M. CLIBERTON · REV. MACK BROWN

This following article appeared in the Summer/Fall 2002 issue of *OMOLUABI*, authored by University of Windsor student Tola Afolabi. We thank Ms. Afolabi for allowing us to reprint her article on the topic of our church history.

Community Spotlight...

First Baptist Church, Windsor

By Tola Afolabi

A "beacon of light" lies on Mercer and Tuscarora, in the heart of Windsor.

First Baptist Windsor (FBW) aims to be of service to its city, said Pastor Rosetta O'Neal. "Our mission is to be always ready to be of service to those in the community and to continually lift up the gospel of Jesus Christ, without compromise" she said.

The church has no doubt had that purpose for nearly one and a half centuries.

A rich history

First Baptist Church was founded in 1853, said church historian Imogene Shreve. It began as a group of people meeting at Joseph Faulkner's house at what is now McDougall and University.

"They met in that house and as it grew they saw the need for a bigger place," said Shreve.

Rev. William Troy was sent to England to obtain funds for construction. He received a land grant and charter from Queen Victoria.

On May 24, 1858, the cornerstone was laid on a McDougall site for church construction. The church was completed in 1862.

However, a new building was soon needed and on May 24, 1915, the cornerstone was laid on the current building on Mercer Street. Building the present church was truly a church affair.

"The men would do heavy work," Shreve said, explaining the women carried buckets of water [relay style from the Detroit River] for brick laying.

A community church

Such an emphasis on togetherness still exists at FBW and is why Philip Alexander joined the church in 1946.

People are always friendly. They've really made me feel right at home," Alexander said. "They are really genuine Christians. Being around genuine Christians is really a big help."

O'Neal said it's important that the church produce such Christians, who are also able to help others.

She attempts to include all members in church activities. "We let everybody participate because the church is made of ministers, both ordained and unordained."

The youth, especially, are O'Neal's focus. "I have a high passion for young people, to encourage them to bring forth their talent," she said.

"Our mission is to be of service to those in the community and to continually lift up the gospel of Jesus Christ, without compromise."

O'Neal has given the youth in the church great liberty with the musical part of the services.

"Everyone's not going to come to Christ with us standing and singing hymns all day," she explained.

O'Neal strives for peaceable and healthy relationships with those in the community.

The church honours local firefighters and police officers during its Civic Appreciation Day.

Challenges

O'Neal is also striving for unity among the churches in FBW's area. "We're all downtown; I don't see why we can't associate together," she said but added an upcoming venture would hopefully help remedy the situation.

O'Neal said she has tremendously enjoyed her four year stay at First Baptist. She noted her position has challenges, which she faces with God's help.

"A women pastor still has to prove herself, more or less," she said. "I think my reputation precedes me. I don't worry about that as long as God follows me."

BIOGRAPHIC SKETCH

Rosetta James O'Neal

Rev. Rosetta O'Neal has pastored First Baptist Church, Windsor, since 1999, having served as Interim Pastor in 1998-99. Prior to serving in Windsor, she pastored First Baptist Church Chatham for 10 years (1986 to 1996), also serving as an instructor for workshops, seminars and institutes throughout Michigan and Canada.

Born and raised in Detroit, Michigan, in 1951, she was converted and baptized at Calvary Baptist Church in Detroit. God called her to the ministry in February of 1979 and she was ordained into the ministry on September 21, 1979.

She was married to James A. O'Neal on November 23, 1957. The O'Neals have one daughter, three sons and eleven grandchildren. Her musical education was received at the London College of Music in London, England (1958 to 1960).

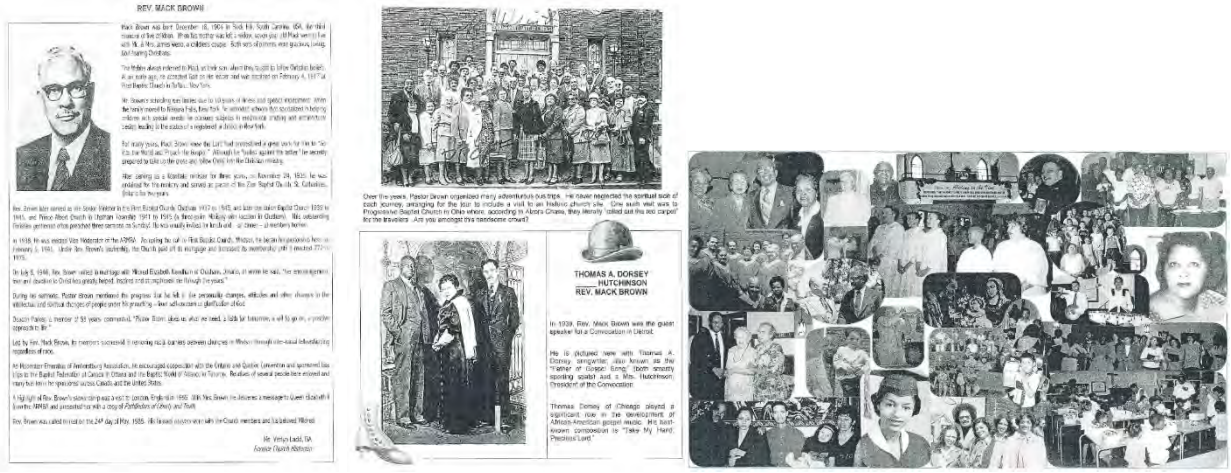
She received her Bachelor of Religious Education (BRE) at William Tyndale College in 1988, and currently attends Ashland Theological Seminary, a candidate for her Master of Divinity Degree.

Along with many other areas of Christian service, she is the former Divisional Vice President of Christian Education for the MPBC, former Assistant to the Chaplain in Prison Ministry and has been a Wayne County Sheriff Chaplain for several years.

During her tenure in Windsor, Pastor O'Neal also served as President of the Baptist Convention of Ontario and Quebec (1998-99) and is presently the 2nd Vice Moderator of the Amherstburg Regular Missionary Baptist Association (ARMBA).

Pastor O'Neal is an advocate for the youth of this church and has encouraged their active participation in all aspects of church services and she is a true servant of Our Lord and Saviour Jesus Christ.

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REV. MACK BROWN

Mack Brown was born December 18, 1901 in York, North Carolina, USA, the third musical of five children. When his mother was left a widow, soon after, [illegible] with Mr. & Mrs. James were a childless couple. Both sets of parents were gracious people, [illegible] Christians.

[illegible] Mack showed interest in Music, at [illegible] Orchestra leader. At an early age, he attended East [illegible] and was baptized on February 4, 1917 at First Baptist Church in Dallas, New York.

Mr. Brown's schooling was limited due to [illegible] of illness and general environment. When he moved to Niagara Falls, New York, he attended Lincoln High and graduated in [illegible] majoring in [illegible] with special credits in business subjects in mechanical drafting and architectural design, leading to the status of a registered [illegible] in New York.

For many years, Mack Brown knew the Lord had committed a great work for him to "Go into the World and Preach the Gospel." Although he "fought against the battle" he secretly prepared to take on the great task. [illegible] Christ, into the Christian ministry.

After serving as a Baptist minister for three years, on November 24, 1935, he was ordained for the ministry and served as pastor of the Zion Baptist Church, St. Catharines, [illegible] for five years.

Rev. Brown later served as the Senior Minister to the Union Baptist Church, Oshawa, 1937 to 1945, and later the Salem Baptist Church 1939 to 1945, and Prince Albert Church in Chatham township 1941 to 1945 (in Kingsville, Wallaceburg and Dunnville). His outstanding Christian testimony often preached three services on Sunday. He was usually invited for a church and [illegible] services, [illegible] members home.

In 1938, he was elected Vice Moderator of the ARMBA. [illegible] he became the moderator for two consecutive terms, i.e. 1941 - 1943. Under Rev. Brown's leadership, the Church paid off its mortgage and increased its membership until it reached 272 in 1970.

On July 8, 1940, Rev. Brown united in marriage with Mildred Elizabeth Hamilton in Chatham, Ontario. In writing he said, "her encouragement and devotion to Christ has greatly helped, inspired and strengthened me through the years."

During his sermons, Pastor Brown mentioned the progress that he felt it [illegible] personality changes, attitudes and other changes in the intellectual and spiritual life-style of people prior to [illegible] - their self-acceptance or glorification of God.

Deacon Parker, a member of 35 years commented, "Rev. Brown does not mind [illegible] tells his tomorrow, a will lay on, a positive approach to life."

Led by Rev. Mack Brown, its members successful in removing racial barriers between churches in Windsor through inter-racial fellowship regardless of race.

An Honorary Emeritus of Amherstburg Association, he encouraged cooperation with the Ontario and Quebec Convention and sponsored [illegible] trips to the Baptist Federation of Canada in Ottawa and the Baptist World Alliance in Toronto. Because of several people have enjoyed and many had time for [illegible] across Canada and the United States.

A highlight of Rev. Brown's [illegible] was a visit to London, England in 1953. With Rev. Brown, he delivered a message to Queen Elizabeth II [illegible] ARMBA, and presented her with a copy of *Particulars of Christ's Life and Truth*.

Rev. Brown was called to rest on the 24th day of May, 1985. He leaved [illegible] with the Church members and [illegible] Mildred.

Rev. Vivian Ladd, BA
Former Church Historian

Over the years, Pastor Brown organized many adventurous bus trips. He never neglected his spiritual side of each journey, arranging for the tour to include a visit to an historic church site. One such visit was to Progressive Baptist Church in Ohio where, according to Alcors Chime, they literally "rolled out the red carpet" for the travelers. Are you amongst this handsome crowd?

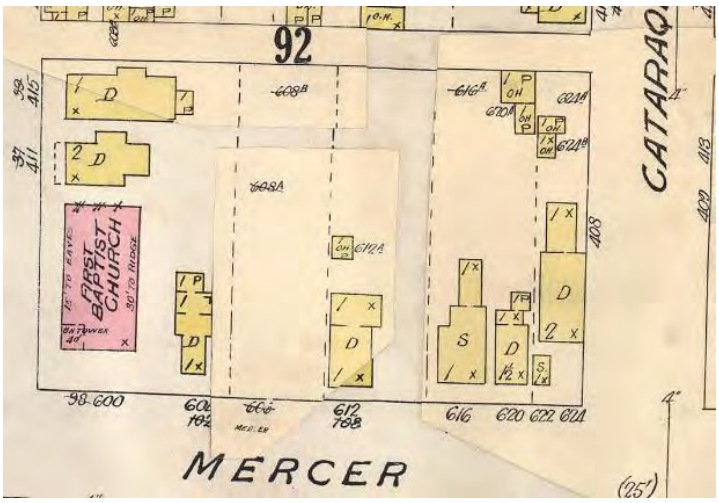
THOMAS A. DORSEY
HUTCHINSON
REV. MACK BROWN

In 1939, Rev. Mack Brown was the guest speaker for a Convocation in Detroit.

He is pictured here with Thomas A. Dorsey, songwriter, also known as the "Father of Gospel Song" (both smartly sporting scarlet and a Mrs. Hutchinson, President of the Convocation.

Thomas Dorsey of Chicago played a significant role in the development of African-American gospel music. His best-known composition is "Take My Hand, Precious Lord."

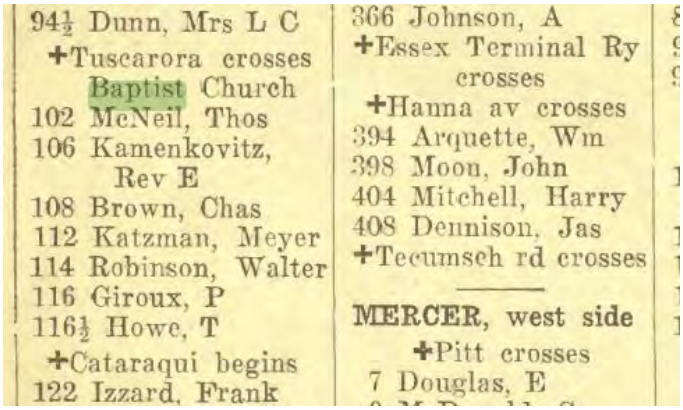
HER-2466 (pgs. 107, 108 & 120 of 159)



Left: [Snippet of Insurance Plan of the City of Windsor (1924), Map 11]

R	710 Mercer St	First Baptist Church	1915	Black History; arch. Leybourne & Whitney	Core
R	840 Mercer St	Parker Homestead House	c1840s	Black History	Core

[Windsor Municipal Heritage Register](#) *(pg. 8 of 23)*



94½ Dunn, Mrs L C
+Tuscarora crosses
Baptist Church
102 McNeil, Thos
106 Kamenkovitz, Rev E
108 Brown, Chas
112 Katzman, Meyer
114 Robinson, Walter
116 Giroux, P
116½ Howe, T
+Cataraqui begins
122 Izzard, Frank

366 Johnson, A
+Essex Terminal Ry crosses
+Hanna av crosses
394 Arquette, Wm
398 Moon, John
404 Mitchell, Harry
408 Dennison, Jas
+Tecumseh rd crosses

MERCER, west side
+Pitt crosses
7 Douglas, E

Left: [1919-1920 Vernon's City of Windsor Directory, pg. 74](#) *(pg. 73 of*

Engagement Record- GECDSB

Date	Process Owner	Interaction Type	Meeting/call notes
Summer & Fall 2025		Meeting	Two meetings were held between Heritage Planning staff and GECDSB staff in Summer and Fall 2025 providing overview and explaining the designation process
			Good afternoon, Further to Council direction to prepare designation considerations for high-priority properties, we are circling back to share these 8 revised draft designation write-ups for your review. These materials have been refined and are currently targeted to be brought forward to the August 4, 2026 DHSC meeting, with a subsequent report to Council, who are the ultimate decision-makers on designation. The revisions have been tailored to focus designation on portions of the properties that reflect key heritage value, while allowing for flexibility in other areas. City staff remain open to further discussion regarding the specifics of the proposed designation, and we would be pleased to address any questions you may have. Please also advise if there are any additional contacts within your organization that should be included in this correspondence. Unless otherwise advised, notification of the public reports will include your email contacts, and the Clerk's Department will circulate formal notice accordingly. Thank you, and we look forward to your feedback. KRISTINA TANG MCIP, RPP
6/17/2026		Email	Planner III – Heritage
6/29/2026		Email	Email attached

Outlook

Re: GECDSB Heritage Listed Properties

From Tang, Kristina <ktang@citywindsor.ca>
Date Tue 2026-06-30 3:04 PM
To Shelley Armstrong <Shelley.Armstrong@publicboard.ca>
Cc Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>; Stephanie Weston <Stephanie.Fathi@publicboard.ca>; Bradley Gyori <Bradley.Gyori@publicboard.ca>; Vicki Houston <Vicki.Houston@publicboard.ca>

6 attachments (175 KB)

7. SCHVI_Alicia Mason VS__20260629 Option 2 exempt.docx; 2. App. A - Proposed SCHVI_David Maxwell_20260629.docx; 1. App A - Proposed SCHVI_Hugh Beaton School_20260629.docx; 5. App A - Proposed SCHVI_Victoria School_20260629.docx; 3. App A - Proposed SCHVI_Prince Edward School_20260629.docx; 9. App A - Proposed SCHVI_Marlborough School_20260629.docx;

Hi Shelley et al.,

Thank you for your email and for the considerable time and effort that the Greater Essex County District School Board has devoted to reviewing the proposed designation materials for the identified school properties. We sincerely appreciate the Board's thorough review, fulsome consideration of the draft Statements of Cultural Heritage Value and Interest, and its willingness to engage in constructive dialogue.

We also wish to acknowledge the Board's longstanding commitment to the stewardship of its historic school facilities. As noted in your correspondence, significant investments have been made over many years to maintain and conserve a number of the Board's school properties. We recognize these efforts and appreciate the Board's continued interest in balancing heritage conservation objectives with its responsibilities to provide safe, accessible, and effective educational facilities.

We further acknowledge the concerns raised regarding facility condition, operational flexibility, and long-term asset management considerations for certain schools. The City recognizes the challenges associated with maintaining aging institutional buildings and appreciates the Board's perspective regarding future capital planning needs.

Following receipt of the Board's comments and mark-ups, City staff have reviewed the proposed revisions and have incorporated in tracked changes a number of clarifications intended to address concerns while continuing to accurately reflect the identified cultural heritage value of the properties.

Summary of Revisions

For the Five Properties Supported by GECDSB:
Staff intend to proceed with bringing forward the following five properties to the August 4, 2026 Development & Heritage Standing Committee meeting, with the attached revisions.

Property with No Requested Revisions

- Hon. W.C. Kennedy Collegiate Institute

Lost Heritage Attributes
Heritage designation does not obligate the restoration or reconstruction of lost heritage attributes. For clarity, inclusion of historic window configurations as heritage attributes does not require future reinstatement. Rather, such features are documented to acknowledge their contribution to the property's heritage value and to provide a reference point should restoration ever be contemplated.
To provide additional clarity, revisions have been incorporated into the draft Statements for:

- David Maxwell School
- Marlborough School

The revised wording clarifies that:

> "Identification of heritage attributes, including those that are no longer extant, does not imply a requirement for their reconstruction or reinstatement. Attributes are documented to convey the cultural heritage value of the property and may serve as a reference for future conservation work."

In addition, references to historic window configurations have been revised to identify them as:

> "Lost attributes documented based on historic configuration, proportions, and profiles, and retained as a reference for potential future restoration."

"Boys" and "Girls" Stone Inscriptions
We have also noted GECDSB's request to remove heritage attributes relating to the carved stone inscriptions reading "Boys" and "Girls" at the entrances of the following schools:

- David Maxwell School
- Queen Victoria Public School
- Prince Edward School
- Hugh Beaton School

For the Three Properties Requiring Further Discussion:
Given the concerns identified by the Board and staff's desire to continue discussions regarding these properties, staff do not intend to advance the following three properties to the August 4, 2026 Development & Heritage Standing Committee meeting. Instead, staff would welcome the opportunity to continue discussions to better understand the Board's future plans for these sites and explore whether there may be opportunities to address identified concerns while recognizing their cultural heritage value.

Mid-Century Schools and Heritage Value
While heritage designation is often associated with older buildings, age alone is not what determines cultural heritage value. Mid-century buildings can also warrant recognition where they represent rare, distinctive, or innovative examples of their era.
In staff's opinion, Alicia Mason Vocational School and William G. Davis Public School are notable examples of post-war educational architecture in Windsor, each embodying a distinctive Modernist design approach that is uncommon within the local context. Recognition of such properties helps ensure that Windsor's heritage program reflects significant architectural achievements from a broad range of periods in the city's development.

Marlborough School
Thank you for sharing the Board's concerns regarding Marlborough School, including facility condition, accessibility considerations, and future accommodation needs. To assist City staff in better understanding the long-term considerations affecting the property, we would welcome any additional information regarding anticipated future plans for the site, including potential redevelopment, replacement, expansion, or other accommodation strategies that may be under consideration. Such information would assist staff in evaluating the concerns identified and inform future discussions regarding the property's cultural heritage value.

Alicia Mason Vocational School
Staff note that eligibility for designation is determined by the cultural heritage value of a property rather than its age. In reviewing the tracked changes, we recognize the concerns raised regarding several identified attributes and have revised portions of the secondary heritage attributes section to provide additional flexibility while continuing to conserve the property's primary heritage character.

William G. Davis Public School
We appreciate the additional information regarding the building condition and potential recladding options currently under consideration. If available, staff would welcome the opportunity to better understand the proposed scope of work, including how the building exterior may be affected. This information would assist staff in evaluating the cultural heritage implications of the proposed approach.

Thank you again for your thoughtful feedback, collaborative approach, and continued engagement throughout this process. We value the Board's partnership and look forward to continuing discussions as we work towards an approach that recognizes the cultural heritage significance of these properties while remaining mindful of the Board's operational and facility management responsibilities.

Should you wish to discuss any of the above items further, we would be pleased to continue the conversation by email or meet with you and your team virtually through Microsoft Teams. Our current availability includes:

- July 6: 9:30 a.m. – 4:00 p.m.
- July 9: 11:00 a.m. – 2:00 p.m.
- July 10: 9:30 a.m. – 1:00 p.m.; 3:00 p.m. – 4:00 p.m.

Alternatively, please feel free to suggest a time that is more convenient for your team.

Thank you,

KRISTINA TANG MCIP, RPP
Planner III – Heritage

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning & Development Services
350 City Hall Square West | Suite 320 | Windsor, ON | N9A 6S1
ktang@citywindsor.ca
519-255-6543 ext. 6179
www.citywindsor.ca

From: Shelley Armstrong <Shelley.Armstrong@publicboard.ca>
Sent: June 29, 2026 11:50 AM
To: Tang, Kristina <ktang@citywindsor.ca>
Cc: Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>; Stephanie Weston <Stephanie.Fathi@publicboard.ca>; Bradley Gyori <Bradley.Gyori@publicboard.ca>; Vicki Houston <Vicki.Houston@publicboard.ca>
Subject: RE: GECDSB Heritage Listed Properties

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kristina,

The Greater Essex County District School Board (the Board) appreciates the City of Windsor's ongoing commitment to preserving the community's architectural and cultural heritage. We recognize the important role that historic buildings play in shaping neighbourhood identity and honouring the city's past. In that spirit, we are writing to outline our feedback on the proposed designation of the following:

- Alica Mason (PASS)
- Hugh Beaton PS
- Marlborough PS
- Prince Edward PS
- Queen Victoria PS
- Honourable W.C. Kennedy Collegiate Institute
- David Maxwell PS
- William G. Davis PS

Please note that the following does not include the schools that are captured under the current Walkerville Heritage District consultation, which would include Walkerville Collegiate and King Edward Public School.

Currently, two of the Board's schools within the City of Windsor are heritage registered James L. Dunn Public School and John Campbell PS. The Board currently has 30 schools within the City of Windsor (22 elementary; 7 secondary and 1 Public Alternative Education Centre). Should the City of Windsor's heritage designation be successful, approximately 40% of the Board's City schools would be designated, creating a significant hardship to the Board to address health & safety and facility condition issues in a timely and cost effective manner.

As a publicly funded school board, the Board is required to allocate resources in a manner that prioritizes student learning environments, safety, accessibility, and long-term sustainability. Heritage designation introduces substantial additional costs related to maintenance, restoration, and compliance with heritage standards. These costs are not supported through dedicated provincial funding, leaving the Board without the financial capacity to meet the obligations that designation would impose.

The Board is responsible for planning student accommodation across the district in a way that is efficient, equitable, and aligned with demographic trends. Heritage designation can limit the Board's ability to consolidate, repurpose, or replace facilities when required. This

constraint may result in inefficiencies, increased operational costs, and reduced flexibility to respond to enrolment changes or community needs.

The Board is supportive of the City's position for the heritage designation for the following schools (in order):

1. Honourable W.C. Kennedy Collegiate Institute- While this has a significant 5 year Facility Condition Index, millions of dollars have been invested in the school over the last 10 years, a significant portion of this towards the exterior façade and maintaining the appearance of the building to its original design.

2. Hugh Beaton PS- Millions of dollars have been invested in the school over the last 10 years, a significant portion of this towards the exterior façade and maintaining the appearance of the building to its original design.

3. Queen Victoria PS Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed over the last 10 years, respecting the appearance of the building to its original design.

4. Prince Edward PS Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed over the last 10 years, respecting the appearance of the building to its original design.

5. David Maxwell PS Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed over the last 10 years, respecting the appearance of the building to its original design.

The Board does not support the heritage designation of the following schools and would ask that the City reconsider and remove these school from the proposed list:

1. Marlborough PS – This school has a high Facility Condition Index (current – 53% and 5 year 75%), which makes it a prime candidate for a replacement school instead of a complete renovation. There is sufficient land available on the existing site that a replacement school could be constructed on site, while the current school remains open during construction. The school is currently underutilized and the projections for next 10 years show it to be down to approximately 52% of its capacity. This school is not accessible for staff, students, and families in accordance with the Ontarians with Disabilities Act, and measures to address these concerns would be significantly hampered by the heritage designation, particularly the complexity and the cost to implement the measures.

2. Alicia Mason – The Board does not feel that heritage designation is warranted to be on this building. As mentioned above, approximately 40% of the Board's properties within the City of Windsor could be impacted by heritage designation and there needs to be some element of reasonableness in potential designations to avoid the premium for renewal spending that comes with upgrades to these sites.

3. William G. Davis PS The Board is currently in the process of reviewing building exterior upgrades to address ongoing leaks and structural concerns and have engaged a consultant. Currently, the most economically feasible options proposed would involve re-cladding the entire building which would likely not be an option should this site be deemed heritage. Further the circular shape of the school has resulted in "open concept" classrooms which are not effective learning environments. Structural repairs are essential to meeting current educational and safety standards. Heritage designation may restrict or prohibit the modifications necessary to deliver modern programming, accommodate diverse learners, and ensure compliance with provincial regulations.

For your reference, I have attached the Appendix A documents, prepared by the City, with some modifications to them based on the Board's review of the documents. Items with a "strike through" are not supported by the Board as a rationale in support of heritage designation.

The Board values its partnership with the City of Windsor and remains committed to working collaboratively to honour local heritage while ensuring that students have access to safe, modern, and effective learning environments. We respectfully request that you consider the significant operational, financial, and educational implications that heritage designation would create for the Board. We would also request that the Board's feedback be shared with the Committee as part of the submission for heritage designation.

I welcome the opportunity to continue discussions with you to explore alternative approaches that balance heritage interests with the Board's responsibility to provide high-quality public education.

Shelley

Shelley Armstrong, CA, CPA **(she/her)**
Superintendent of Business, Treasurer and Facility Services
Greater Essex County District School Board
519-255-3200 ext. 10210

Engagement Record-WECDSB

Date	Process Owner	Interaction Type	Meeting/call notes
Fall 2025		Meeting	Heritage Planning staff and WECDSB staff met in Fall 2025 providing overview and explaining the designation process.
5/20/2026		Meeting	Touchpoint to discuss the Statements shared with WECDSB staff on May 14, 2026
June 2026			Email Follow-ups. Hi Kristina, we do have a few comments however we are extremely busy with year end and summer project start up. We will have a response to you by the end of next week. If you have any questions or concerns, please do not hesitate to contact me. Sincerely, Meagan Adams Senior Manager of Facilities Services Windsor-Essex Catholic District School Board
6/25/2026		Email	519-253-2481 ext 1520
7/2/2026		Email	Email Attached

Outlook

Re: Quick Catch-Up – Bill 23 & WECDSB Heritage Properties

From Tang, Kristina <ktang@citywindsor.ca>
Date Thu 2026-07-02 3:45 PM
To Meagan Adams <meagan_adams@wecdsb.on.ca>
Cc Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Greg Koppeser <greg_koppeser@wecdsb.on.ca>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>

Hi Meagan Adams,

Thank you for taking the time to provide your comments and outline WECDSB's concerns regarding the proposed designation of the Assumption College Catholic High School Chapel. We appreciate the operational challenges you have identified, particularly with respect to accommodating enrollment growth, maintaining flexibility for future modifications, and managing repair and maintenance costs.

I wanted to note that the draft designation has already been intentionally tailored to focus on the historic Chapel Wing rather than the broader school complex and its numerous additions. This approach was developed with an understanding of the unique operational needs of school boards and the importance of maintaining flexibility for the continued use and evolution of educational facilities.

You specifically raised concerns regarding limitations on future interior and exterior modifications. To better understand WECDSB's position, are there any particular heritage attributes or elements within the draft Statement that are of concern?

You also mentioned concerns regarding the interior of the building. If the interior heritage attributes were removed from the proposed designation, the designation would apply only to the exterior elements of the Chapel Wing. In that scenario, interior alterations and modifications would generally not be subject to heritage permit requirements and could continue to proceed through the normal Building Code and other applicable approval processes.

City staff are currently preparing the report for consideration by the Development & Heritage Standing Committee and intend to proceed with presenting the designation request. As such, we would appreciate understanding whether the removal of the interior components from the designation would sufficiently address WECDSB's concerns and make the proposal more acceptable to the Board.

We would be pleased to discuss this further and welcome any additional feedback on specific elements of the proposed designation.

Thank you again for your input, and I look forward to hearing from you.

Sincerely,

KRISTINA TANG MCIP, RPP
Planner III – Heritage

Planning & Development Services
350 City Hall Square West | Suite 320 | Windsor, ON | N9A 6S1
ktang@citywindsor.ca
519-255-6543 ext. 6179
www.citywindsor.ca

From: Meagan Adams <meagan_adams@wecdsb.on.ca>
Sent: July 2, 2026 1:36 PM
To: Tang, Kristina <ktang@citywindsor.ca>
Cc: Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Greg Koppeser <greg_koppeser@wecdsb.on.ca>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>
Subject: Re: Quick Catch-Up – Bill 23 & WECDSB Heritage Properties

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Hi Kristina, thanks for the update. Please find below our response:

We understand and deeply appreciate the City's commitment to preserving local history, however, we are writing to formally express our concerns regarding the proposed heritage designation for Assumption College High School Chapel.

While we respect the cultural significance of the building, we believe that a formal heritage designation would inadvertently hinder our ability to serve our school community effectively. We ask that the City consider the following critical operational challenges:

1. **Increased Usage**: The building is currently experiencing a high volume of increased enrollment. To safely accommodate this growth, we require the flexibility to adapt, expand, or modify the interior and exterior layouts as needs evolve. The restrictive nature of heritage designations could severely limit these necessary updates.
2. **Imminent and Ongoing Repairs**: The structure is in need of some critical repairs and maintenance updates. Under heritage regulations, standard repairs often become significantly more complex, requiring specialized contractors, historical materials, and lengthy approval processes. This would drastically inflate our operational costs and delay maintenance.

Our primary goal is to ensure the building remains a safe, functional, and active school. We fear that the financial and regulatory burdens of a heritage designation would jeopardize our budget and our ability to keep up with the building's high daily demands.

We appreciate the City providing us the opportunity to offer feedback on this item.

As for the St. Teresa of Calcutta wall, there are no objections from us on the heritage designation request.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Meagan Adams

Senior Manager of Facilities Services
Windsor-Essex Catholic District School Board
519-253-2481 ext 1520

On Thu, Jul 2, 2026 at 1:19 PM Tang, Kristina <ktang@citywindsor.ca> wrote:

Hi Meagan,

Thank you for your response last week.

Staff are currently finalizing the designation reports for the August 4, 2026 Development & Heritage Standing Committee meeting. As we have now reached the end of the week, I wanted to follow up regarding the comments you had indicated would be provided.

If WECDSB intends to provide any comments, concerns, or feedback on the proposed designations, now would be the ideal time to do so in order for staff to consider and address them as part of the final report preparation.

We would appreciate receiving any response at your earliest convenience. Please let me know if you have any questions.

Thank you,

KRISTINA TANG MCIP, RPP
Planner III – Heritage

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ONTARIO, CANADA

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350 City Hall Square West | Suite 320 | Windsor, ON | N9A 6S1
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From: Meagan Adams <meagan_adams@wecdsb.on.ca>
Sent: June 25, 2026 10:16 AM
To: Tang, Kristina <ktang@citywindsor.ca>
Cc: Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Greg Koppeser <greg_koppeser@wecdsb.on.ca>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>
Subject: Re: Quick Catch-Up – Bill 23 & WECDSB Heritage Properties

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Engagement Record- Diocese of London

Date	Process Owner	Interaction Type	Meeting/call notes
			Good morning, I am in receipt of your notice regarding the "High Priority" listed heritage properties. In your notice, you indicate that heritage planning staff have identified some of the Diocese of London properties as "high priority" for designation based on historical research and evaluation confirming that it exceeds the minimum criteria set out in Ontario Regulation 9/06. I would like to learn more detail on how the "reason for consideration" was determined by the Heritage Planning staff for the properties listed. I look forward to hearing from you. Thank you. Heidi Monteith Building and Property Coordinator Diocese of London 1070 Waterloo Street | London | ON | N6A 3Y2 519-433-0658 ext. 246 | hmonteith@dol.ca
20-Mar	Heidi Mo	Email	Good Morning Heidi, I appreciate you reaching back out to the City of Windsor Planning Department. Heritage Planning staff have been working on the designation evaluation and are in progress of preparing the material to share with the Diocese of London, and would be in the position to share it with you and through you shortly in the coming weeks by email (likely next week). We would be glad to meet with the Diocese of London as well to discuss any concerns or questions you may have after your review of the material. Our City Planner (Neil Robertson) and Deputy City Planner (Jason Campigotto) would be available for that meeting. If you are open to scheduling a virtual meeting at this time, please provide your availability and the appropriate contact information so we can coordinate and confirm a date. Thank you again for your email. KRISTINA TANG MCIP, RPP
20-Mar	Kristina T	Email	Planner III – Heritage

		Hi Heidi, As discussed, I am pleased to share the draft designation write ups for the seven Diocesan properties. These materials are provided for review and are open for discussion. We look forward to meeting with you on April 28 to discuss about the designations generally and or specifics about each property. Sincerely, KRISTINA TANG MCIP, RPP Planner III – Heritage
7-Apr	Kristina T Email	Hi Andrew & Heidi, Thank you for a very positive meeting we had this morning. I've attached the powerpoint slides and meeting notes from this morning for your reference. We would appreciate getting connected with the appropriate parties to arrange for a site visit, at least for St Michael's. We look forward to continuing the discussion on May 28th. Sincerely, KRISTINA TANG MCIP, RPP Planner III – Heritage
28-Apr	Kristina T Meeting/Ema	Touchpoint between RC Diocese and City of Windsor staff
28-May	Kristina T Meeting	Kristina and Jason, Please find attached a letter regarding the high priority heritage properties. I hope this is helpful in moving things forward but if you need something different at this point then please let me know. Andrew Andrew Jardine Chief Financial Officer Diocese of London 1070 Waterloo Street London, Ontario N6A 3Y2
25-Jun	Andrew J Email	519-433-0658, ext. 7000222

DIOCESE OF
LONDON

1070 Waterloo Street
London, Ontario N6A 3Y2
519-433-0658 x 222
Fax: 519-433-0011
ajardine@dol.ca
www.dol.ca

RE: Notice of "High Priority" Listed Heritage Properties — Roman Catholic Episcopal Corporation, Diocese of London

Thursday, June 26, 2026

Kristina Tang, MCIP, RPP
Planner III – Heritage
Planning & Development Services
350 City Hall Square West
Windsor, ON N9A 6S1

Dear Ms. Tang,

Thank you for your letter of March 12, 2026, and for the follow-up meetings with your Heritage Planning colleagues. We appreciate the thoroughness of the City's review process and the opportunity to engage directly on these matters.

Having considered the properties listed in your notice, we are pleased to confirm our support for heritage designation of the following five properties:

Location	Name or Type	Built	Reasons for Consideration	Context	Date Listed
Huron Church Rd / Wyandotte St W	Assumption Cemetery	1859	Re-interments from 1795; Basilian Fathers' plot	Sandwich	2007-08-27
85 Park St E	St. Alphonsus Church	c.1873	Medieval Revival	Core	2007-08-27
2153 Parkwood Ave	St. Michael's Church	1954	Arch. J.C. Pennington; German	S. Walkerville	2011-06-07
708 Erie St E / 980 Louis Ave	Sant'Angela Merici Church	1939	Arch. John Boyde - Romanesque Revival	Core	2007-08-27
1035 Ellis St E	Holy Trinity Church / Kościół Św. Trójcy	1917, 2005	Arch J.C. Pennington (for c1950 rectory)	Core	2007-08-27

We recognize the heritage merit of these properties and welcome the formal protection that designation would provide.

With respect to the remaining two properties, we respectfully ask that the City defer a final determination while we undertake a more detailed internal review:

Location	Name or Type	Built	Reasons for Consideration	Context	Date Listed
3065 Seminole St	SS. Cyril & Methodios Catholic Church	1940	Slovak (church only)	Ford City	2010-05-17
1991 Norman Rd	St. Therese Church	1948	Arch. J.C. Pennington	Ford City	2007-08-27

We have specific concerns related to these properties that we believe warrant further discussion before designation proceeds. We are preparing a report that will set out those concerns in detail, and we would welcome the opportunity to meet with Heritage Planning staff to continue to work through them collaboratively.

We are mindful of the January 1, 2027 deadline under Bill 23 and remain committed to engaging constructively within that timeline. We will be in touch shortly with a proposed meeting date.

Thank you again for your continued engagement through this process.

Yours sincerely,

Andrew Jardine

Andrew Jardine
Chief Financial Officer

Engagement Record- Riverside United Church

Date	Process Owner	Interaction Type	Meeting/call notes
31-Mar	Kristina T	Email	Good Afternoon Dave, I'm reaching out as I've received your contact from Councillor Gignac with a request to reach out. Planning Department staff have sent out the initial letter about the consideration for heritage designation of Riverside United Church, among other high priority properties. At this time, we are still conducting more detailed research/analysis on the heritage merits of the property. Are there any specific questions that I could help provide some answers for at this time? Otherwise, here's what you can expect next: 1. Detailed Evaluation Our team will conduct a more in depth review, which may include examining historical records, architectural features, and the property's contribution to its surroundings. (We are at this stage now) 2. Opportunity for Owner Input You will be consulted before any recommendations move forward. This includes the chance to review the designation, ask questions, and provide information about the property's history, changes, or significance. 3. Development & Heritage Standing Committee Review + Council Approval Required A property can only be designated under the Ontario Heritage Act following a formal report, notice to the owner, review by Heritage Committee then a decision by City Council. You would be notified well in advance of any such step. Also, I would like to be able to provide Riverside United Church with the opportunity to review the designation write-up in the coming weeks. I trust that is something you would be interested in. Please let me know if I am to retain your contact on file as a representative for Riverside United Church and/or if I should include any other email contacts on subsequent correspondence. If you would like to leave me with phone contacts additionally, I can keep that on file too. Sincerely, KRISTINA TANG MCIP, RPP Planner III – Heritage
31-Mar	Dave Coo	Phone Call	Request to attend Board Meeting to explain designation process for no longer than an hour. There is some excitement and also some concern as there is financial constrainst with the Church. Discussed that the Heritage Planner will try to attend the meeting in person if not virtually to meet with 12 or 13 of the Board members.
31-Mar	Dave Coo	Email	Kristina, Thanks for this information and the time with you on the telephone. I have copied Arlene on this email reply as she is the Chair of our Council/Board. I appreciate your willingness to meet with us at our May 25th meeting at 6pm. Please keep in touch. Dave Cooke [redacted] Arlene Bryce-Hanson [redacted] Hi Dave, I received your phone call about your Board's willingness to shift time of meeting to work time in the day time. Thank you that is very much appreciated. Please keep me posted on the suggested times as we get closer to the date. Regards, KRISTINA TANG MCIP, RPP
21-Apr	Kristina T	Email	Planner III – Heritage Hi Dave, I am glad to share with you the draft designation write-up for Riverside United Church. I understand that there is a Board meeting planned for and that you had hoped for me to attend. Please keep me posted on the meeting date/times. Thank you! KRISTINA TANG MCIP, RPP
15-May	Kristina T	Email	Planner III – Heritage

			Kristina, I had every intention to call you next week to schedule a meeting. The meeting won't be with the entire Board/Council as we will meet with you during the 9 to 5 timeline to accommodate your important childcare issues. We are looking at the week of Monday June 15th, afternoon. Let me know you're available that week. We would meet at our church. Have a great long weekend, Dave
15-May	Dave Coo	Email	Hi Dave, Thank you for the update. Let's keep in touch. I will be able to share a draft designation write-up some time soon. Thank you! KRISTINA TANG MCIP, RPP Planner III – Heritage
21-May	Dave Coo	Email	Kristina, I spoke with Arlene and we can confirm the meeting for Monday June 15 at 230pm at Riverside United Church. Thanks, Dave Cooke
21-May	Dave Coo	Email	[redacted] Hi Dave, I'm just looking back at email and realized that I had already shared with you the designation write-up back on May 15th. Here it is again. I would also note to please continue to send correspondence through this inbox as I may be going away on leave. If I am absent in that time, my manager, Deputy City Planner Jason Campigotto will attend Monday June 15, 2.30pm meeting scheduled. He is aware of that meeting schedule. Sincerely, KRISTINA TANG MCIP, RPP Planner III – Heritage
28-May	Kristina T	Email	
15-Jun	Kristina &	Meeting	Met with Church representatives, explaining designation process and providing overview. Church representatives were supportive of designation and requested stained glass to be added as a heritage attribute
16-Jun	Dan McC	Email	Kristina & Tracy, I have attached the contact at UCC Antler River District for your use. Also attached is the registry information on title for ownership of the property. I have given Karlene both of your contacts as well along with the sheet respecting designation. Keep in touch as to the process and what we should be participating in. Regards, Dan McCulloch, CHAIR TRUSTEES RIVERSIDE UNITED CHURCH
20-Jun	Arlene Br	Email	Thank you Kristina and Tracy for coming to our church and meeting with us regarding the Heritage Planning. We did receive the latest revision to your planning and unless I missed something, the only change was the addition at the end of the stained Glass Windows. I have attached the booklet regarding the windows as you requested and as Luke mentioned as he took you on a tour, the three over the choir loft are the first windows added and that was 1959. In addition, I believe that you received an email from Dan McCullough regarding the Trustee /ownership situation. Thank you again for your time. I have included the Council on this email and unless I hear from someone regarding the last write up you sent us, I am assuming that your write up is acceptable. Thank you. Sincerely, Arlene Bryce-Hanson Riverside United Church Council Chairperson

Engagement Record- First Baptist Church

Date	Process Owner	Interaction Type	Meeting/call notes
			Current Contact Information: First Baptist Church of Windsor 710 Mercer Street Windsor, Ontario N9A 1N2 (519) 254-6631 1st.baptist.windsor@gmail.com Rev. Della D. Bost, Pastor [redacted]
27-Mar	Della Bos	Email	Thank you for the email. The contact information provided has been noted on file. Sincerely, KRISTINA TANG MCIP, RPP
30-Mar	Kristina T	Email	Planner III – Heritage

			Good d to meet, Thank you for the discussion over the phone this afternoon confirming your interest in pursuing designation and proceeding with targeting the August 4 Development & Heritage Standing Committee Meeting. The City has completed Step 1 Heritage Evaluation and prepared this attached draft heritage designation write-up for your review. Please feel free to contact me further should you have any questions and/or would like to request for changes which you can feel free to also mark up on the word document. I'll be happy to discuss further details. Steps in the Heritage Designation Project 1. Detailed Evaluation Our team will conduct a more in depth review, which may include examining historical records, architectural features, and the property's contribution to its surroundings. 2. Opportunity for Owner Input You will be consulted before any recommendations move forward. This includes the chance to review the designation, ask questions, and provide information about the property's history, changes, or significance. 3. Development & Heritage Standing Committee Review + Council Approval Required A property can only be designated under the Ontario Heritage Act following a formal report, notice to the owner, review by Heritage Committee then a decision by City Council. You would be notified well in advance of any such step. 4. Ontario Heritage Act Statutory Processes If Council decides to designate, a Notice of Intention to Designate is issued, followed by 30 day objection period. If no objections, the designation bylaw will be prepared and would need to be passed by Council, followed by a 30 day appeal period. Following that, City staff will work to register the designation on property title. As discussed, it would probably take until mid November to complete the full designation process. Sincerely, KRISTINA TANG MCIP, RPP
17-Jun	Kristina T	Email	Planner III – Heritage Good Morning Kristina: There is one point we would like to be added to your history records that is in our history records: That the women of the church carried buckets of water from the Detroit River to Mercer Street for the men to make the bricks. Thanks, Rev. Bost
23-Jun	Rev. Della	Email	Hi Rev Bost, I appreciate that extra information and have included it in this version of the Designation Write-up. Sincerely, KRISTINA TANG MCIP, RPP
23-Jun	Kristina T	Email	Planner III – Heritage

Council Report: S 72/2026

Subject: Heritage Permit & Community Heritage Fund Request- 709 Devonshire Road, George M. Duck House (Ward 4)

Reference:

Date to Council: August 4, 2026
Author: Kristina Tang
Planner lll - Heritage
(519)255-6543 x 6179
ktang@citywindsor.ca

Skyler Xiang
Community Development Planning Assistant
sxiang@citywindsor.ca
Planning & Building Services
Report Date: 6/19/2026
Clerk's File #: MBA/8469

To: Mayor and Members of City Council

Recommendation:

I. THAT the Heritage Permit at 709 Devonshire Rd, George M. Duck House, **BE GRANTED** for porch and window railing repairs, in accordance with the specifications, and supporting documentation submitted with Report S 72/2026, and subject to the conditions outlined herein;

II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the repairs and restoration;

III. THAT a total grant of 30% of the eligible project costs to an upset amount of $7,143 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owners of 709 Devonshire Road, subject to:

a. Prior to commencement of work, the Owner shall submit conservation details, technical specifications, and material samples to the satisfaction of the City Planner or designate;

b. All work shall be carried out in accordance with the approved documents and in a manner consistent with heritage conservation standards, to the satisfaction of the City Planner or designate;

c. The City Planner or designate shall confirm that the completed work conforms with the approved scope prior to release of grant funds;

d. Upon completion, the Owner shall provide proof of payment (paid receipts) for eligible works;

e. That the Community Heritage Fund (Reserve Fund 157), grant approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Executive Summary:

N/A

Background:

The property at 709 Devonshire Road is known as the George M. Duck House, which was designed and built in 1929 by well-known designer/contractor George Lawton, who resided in the house with his family until 1931. The house, which lies on the southwest corner of Devonshire Rd and Tuscarora St, was purchased in 1931 by community activist and successful businessman George M. Duck who rose from Shipping Clerk to General Manager of the Canadian Salt Co. Ltd. The George M. Duck House is an excellent and well-preserved example of the fine homes built for Walkerville's prominent citizens in the early 20th Century. The house was built in the Gregorian Revival tradition and was designated by City of Windsor Council through By-law 254-2005 on October 17, 2005. The Statement of Cultural Heritage Value or Interest from the Designation By-law is included as Appendix 'A'.



Front (east-facing) and side (north-facing) views of the property (taken by City Staff on June 17, 2026).

There have been discussions with the Owners of the property about conducting repairs on the George M. Duck House since their recent purchase of the property in 2024. The Owners noticed that a number of repairs are needed to their home, with their highest priority being repairs to the porch and the railings underneath the windows.

On June 15, 2026, the Owners submitted a complete Heritage Permit application (Appendix 'B') and Community Heritage Fund grant application (Appendix 'C'). The Owners are requesting for the full cost of the conservation works and have included a letter to the City of Windsor for the request (Appendix 'C'). Administration is recommending approval for a total grant of 30% of the cost of the works, $7,143. The owners have originally contemplated other scopes of work such as painting of the windows and masonry repairs to the chimney and bay window, but have subsequently removed that scope due to costs.

Legal Provisions:

Part IV, 39 (1) of the *Ontario Heritage Act* (OHA) provides that "The council of a municipality may pass by-laws providing for the making of a grant or loan to the owner of a property designated under this Part for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe." The City's Community Heritage Fund (Reserve Fund 157) exists to provide grants to heritage conservation works on designated heritage properties.

The *OHA* requires the owner of a heritage designated property to apply to Council to alter the property. The designation by-law includes heritage attributes (see Appendix 'A'). In accordance with the *OHA*, changes to a designated property that affect heritage attributes must be considered by City Council after consulting with its municipal Heritage Committee. Council has the option of granting consent with or without terms and conditions or refusing the application within 90 days of notice of complete application. Council also has the option to further delegate the item to an employee or official of the municipality. The delegation of final details would be more expediently handled through staff review and approval.

Discussion:

Proposal:

Masonry Repairs

The building exhibits widespread masonry deterioration including:

- Cracked and failing front steps
- General mortar deterioration and weathering

Wrought-Iron Railing Repairs

The wrought-iron railings under the front windows are in need of repair to preserve the visual integrity of the facade.

The proposed scope of work includes:

- Rebuilding and stabilizing front steps and railings
- Re-securing and reconstructing unstable brick elements

- Repointing with compatible heritage mortar
- Repainting the wrought-iron railings underneath the front windows

These repairs are necessary to address structural and safety concerns and prevent further deterioration.




Photos of the porch restorations needed (taken by City Staff on June 17, 2026)



Photos of the railings under the windows that need to be repainted (taken by City Staff on June 17, 2026)

Conservation Approach:

The proposed work aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, particularly:

- Repair rather than replace original materials
- Use of compatible materials and techniques
- Preservation of character-defining elements

The proposed scope of work for masonry includes (According to Quote from Texas Stone Designs Inc., chosen vendor):

- Mortar Mix, as per approved Historical Specification

- Porch:
    - Extract intact all brick from porch skirt, clean, and supply brick to match to account for damaged bricks
    - Remove all step treads and reset, then repair bottom step tread as best to be seamless while maintaining historical integrity
    - Determine reasons for façade collapse (i.e. Foundation block movement) and repair, removing and replacing any foundational block if necessary
    - Parge foundational block for durability as required and permitted for protection
    - ADD Waterproofing if necessary and required (contingency, $1,850.00)
    - Remove flagstone (slate) and irregular stone that is not traditional to the porch
    - Remove loose border stone, prepare a new be and reset
    - Refinish surface as decided and approved; estimate is set to meet contingency
        - Scrape, sand, prime and repaint (2 coats) in an Oil Based DTR black paint
    - Remove and reinstall railing as per specifications
        - Scrape, sand, prime and repaint (2 coats) in an Oil Based DTR black paint and repair and reinstall any removed
    - Light wash porch in a highly diluted Deitrich Historical Masonry Detergent
    - Permits: Homeowner to undertake permit process; Texas Stone to cooperate in order to facilitate
- Railings underneath windows:
    - Scrape, sand, prime and repaint (2 coats) in an Oil Based DTR black paint and repair and reinstall any removed

The proposed works are consistent with the *Standards & Guidelines for Conservation of Historic Places in Canada* (selected standards listed below):

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.

8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

Specifically, the proposed removal of the existing slate porch surface is intended to address ongoing water infiltration caused by its open-jointed configuration. This condition has resulted in deterioration of the underlying structure and displacement of the brick cladding, representing a functional failure that is actively damaging character-defining elements, particularly the historic brick base.

The proposed removal and redesign of the porch surface is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Standard 3 supports minimal intervention where necessary to ensure long-term conservation, while Standard 8 directs the protection of character-defining elements—in this case, the brick base and overall porch form rather than the deteriorated slate surface. Standard 10 permits replacement where repair is not feasible; given the inherent design deficiencies of the existing assembly make, effective repair is considered impractical. A compatible intervention is therefore required to resolve the moisture infiltration issues and support the continued conservation and use of the porch.

The proposed work will address the source of deterioration while maintaining the porch's form and contributing heritage elements, thereby conserving the property's overall heritage value. Prior to commencement of the work, staff will review and require approval of conservation details such as material samples of replacement bricks and mortar, to ensure the interventions are heritage appropriate. All work shall also be undertaken in accordance with the City of Windsor Historic Masonry Guidelines and recommended scope of work:

1. Carefully remove the brick veneer along the porch to expose the foundation wall. Salvage, clean, and retain as much original brick material as possible for reinstallation.

2. Remove the existing stairs, concrete treads, flagstone/limestone porch surface, associated grout, and surrounding concrete elements.

3. Remove and retain the existing railings and guards for reinstallation.

4. Inspect the exposed foundation for signs of water infiltration or deterioration. Where water damage is identified, determine the source of the issue and implement corrective measures to prevent recurrence following reconstruction.

5. Repair and repoint the foundation wall as required using materials and techniques compatible with the existing construction. Do not introduce new foundation treatments or finishes, including but not limited to waterproofing membranes, parging, or similar contemporary applications, unless otherwise approved.

6. During reconstruction of the brick façade, incorporate appropriate brick ties and ensure proper drainage and weeping systems are provided.

7. Ensure all mortar used for repointing and reconstruction matches the existing mortar in colour, profile, texture, and composition to the greatest extent possible.

8. Reconstruct the porch steps and finish with the salvaged original brick or matching replacement brick, ensuring the assembly is designed with appropriate slopes to direct water away from the building.

9. Reconstruct the porch landing utilizing a concrete surface only, with a finish to be approved by the Heritage Planner (e.g., exposed aggregate concrete or a comparable finish). The existing flagstone/limestone tile finish should not be reinstated. The landing shall be designed with appropriate slopes to facilitate drainage away from the structure.

10. Reinstall the existing railings and guards following completion of the work. Any refinishing or repairs shall be undertaken in accordance with specifications approved by the Heritage Planner.

Official Plan Policy:

The Windsor Official Plan includes (9.3.6.1.), “Council will manage heritage resources by: (e) providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means”.

The Plan includes protection (9.3.4.1). “Council will protect heritage resources by: (c) Requiring that, prior to approval of any alteration, partial demolition, removal or change in use of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the heritage significance of the property …”

Risk Analysis:

The risk of taking no action for this scope of work property is the potential further deterioration of the designated heritage property, potential loss of heritage attributes, and a significant safety concern. The Owners have expressed concerns over the safety of the front steps, which were echoed by their mail carrier. The Owners have also expressed concerns over the masonry of the house, providing photos of past “loose bricks” warning signs. No city funds will be expended until the project is determined by Planning Staff to be completed according to good heritage practices. Conditions of this

determination include provision of technical information through details within the quote, and request for provision of material samples and product information or mock-up, to ensure that the conservation work is heritage appropriate prior to disbursement of the funds. Failure to undertake the proposed work may result in:

- Continued structural deterioration
- Loss of heritage fabric (brick, wrought-iron)
- Increased safety hazards (loose masonry, failing steps)

No funds will be released until the work is verified as compliant with heritage standards.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The Community Heritage Fund (CHF) guidelines includes the following:

“As a general principle, awards will be limited to a maximum of $50,000 unless the DHSC (Development & Heritage Standing Committee) so recommends and Council approves." The award from the Community Heritage Fund is generally given according to the following formula: 15 percent of the award in the form of a grant”. In this particular case, the applicant is asking for a grant to the full amount of the conservation costs, though staff has explained that in recent practices Council has supported up to 30% of costs. As well, the Community Heritage Fund asks for "a minimum of two cost estimates, based on specifications approved by the DHSC and the City Planner or Designate, shall be obtained by the Owner for all restoration work to be done.” The estimates will then be reviewed to ensure that all work specified is covered. The lower bid will usually be recommended for funding."

The Owners contacted eleven local companies to solicit bids and comparable quotes for the proposed repair works: Frank’s Masonry, Texas Stone, Victoria Renovations, Stevenson Masonry, RR Masonry, JL Masonry, Tony Gaffarriti, Artisan, PJ Masonry, Vito Masonry, and Brookside Brick. Two of these companies, Texas Stone and Victorian Restorations, provided quotes. The Owners advised that while Victorian Restorations submitted a quotation, the company declined to provide further written clarification requested by Administration regarding the scope of work. Consequently, Administration was unable to fully verify the quotation for evaluation purposes. A summary table of the quotes is detailed below. The Owner has selected their preferred qualified vendor, Texas Stone Designs Inc. for the Porch, based on the quote provided, demonstration of heritage knowledge and experience (acceptable to Heritage Planning staff), expertise by the vendor, and flexibility or availability to schedule the work.

TOTAL SUMMARY of Masonry Repair (HST inclusive)		
Vendor	**Scope of Work**	**Cost in CDN**
Texas Stone Designs Inc. (selected)	Porch	$21,070.00 (incl. HST) **$23,809.10**
Victorian Renovations	Porch	$ 4,700.00 (incl. HST) **$5,311.00**

Based on the estimates of the Owners' preferred qualified vendor, the total cost of the project is anticipated to be **$23,809.10** after tax. The Owner is requesting for the full cost of the work due to the added expense to specialty work. Council has approved a higher CHF grant approval percentage of around 30% in recent years to all other heritage property owners (for work ranging from wood windows to clay tile and other specialty repairs). The cost of the work is a significant cost for a private property owner, who has other repairs and restorations planned for the heritage designated property in the coming years. The heritage financial incentive through the CHF would provide support to the continued conservation of the heritage features of this designated building. Therefore, Administration recommends approval of a CHF grant of 30% for the work to be done to the exterior of the house.

As of June 2026, the Community Heritage Fund (Reserve Fund 157) has an uncommitted balance of $170,332 available (including the safeguard of having the minimum balance of $50,000 in the Committed funds). Therefore, there is sufficient funds in Fund 157 to cover the cost of the grant project. Administration recommends that the amounts of 30% after HST to an upset amount of $7,143 (rounded up) be provided for the repair project.

For Council's information only, the Owners intend to apply for the Heritage Property Tax Reduction program for the same scope of work, which is permitted and administratively processed by City staff when tax reduction amounts are under $20,000 as per By-law 164-2015.The total property taxes payable in 2026 for 709 Devonshire Road are $6,017. The annual rebate would be up to 30% or approximately $1,805 for a maximum of 3 years up to the cost of the restoration, for a total of $5,415. No council direction would be required for this application.

Consultations:

City Staff have been consulting with Owners in recent months. Michael Okanlawon, Financial Planning Administrator, assisted with confirmation of fund balance.

Conclusion:

A total grant amount of 30% of the cost of the restoration at 709 Devonshire Road to upset amount of $7,143 from the Community Heritage Fund (Reserve Fund 157) is recommended to be approved, subject to conditions. Further heritage alteration approvals necessitated for this scope of work are recommended to be delegated to the City Planner or designate to direct further conservation details.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kristina Tang	Planner III-Heritage
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal Services & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administration Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - Statement of Cultural Heritage Value or Interest
2 Appendix B - Heritage Permit Application
3 Appendix C - Community Heritage Fund Application
4 Appendix D - Additional Photos of 709 Devonshire Rd

709 Devonshire Rd, George M. Duck House
By-Law No. 254-2005, passed by Council October 17, 2005

REASONS FOR DESIGNATION:

Historical:

• Designed and built in 1929 by well-known local designer contractor John* Lawton, who resided in the house with his family until 1931.

• Purchased in 1931 by community activist and successful businessman George M. Duck who rose from Shipping Clerk to General Manager of the Canadian Salt Co. Ltd.

Architectural:

• Excellent and well-preserved example of the fine homes being built for Walkerville's prominent citizens during the early part of the 20th Century.

• The house, in the Georgian Revival tradition, features the following: buff coloured stretcher brick, double-hung wooden windows with limestone sills/brick surrounds, leaded glass windows with semi-circular tops/brick belt at edge (front façade), hip roof with dormers on east, west and north facades, prominent chimney with ornate brickwork, belt of limestone bricks running below the second floor windows, original wooden front door flanked by limestone columns with lamps topped by ornamental pediment, bay windows south and rear facades, rear wood shingle projections forming shed dormer.

*crossed out in by-law copy and noted to be George Lawton, not John Lawton.

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

APPLICATION TYPE

☐ **Minor Heritage Permit** (Delegated Authority Approval)

☐ **Major Heritage Permit** (City Council Approval)

☐ **Demolition**

1. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT

Contact Name(s) Adam + Tracey Volpatti

Company or Organization

Mailing Address 709 Devonshire Rd

City, Province Windsor Ontario Postal Code N8Y 2L9

Email treveeb@gmail.com
adam.volpatti@gmail.com Phone(s) [redacted]

REGISTERED OWNER IF NOT APPLICANT

Contact Name(s)

Company or Organization

Mailing Address

City, Province Postal Code

Email Phone(s)

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION

Contact Name(s) Kristina Tang

Company or Organization Heritage Planner

Mailing Address

City, Province Postal Code

Email Phone(s)

Who is the primary contact?

☐ Applicant ☑ Registered Owner ☐ Agent

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

2. SUBJECT PROPERTY

Municipal Address: 709 Devonshire Rd

Legal Description (if known): George M Duck House

Building/Structure Type:

☑ Residential ☐ Commercial ☐ Industrial ☐ Institutional

Heritage Designation:

☐ Part IV (Individual) ☐ Part V (Heritage Conservation District)

By-law #: _____ District: _____

Is the property subject to a Heritage Easement or Agreement?

☐ Yes ☑ No

3. TYPE OF APPLICATION

Check all that apply:

☐ Demolition/Removal of heritage attributes ☐ Addition ☐ Erection ☑ Alteration*

☐ Demolition/Removal of building or structure ☐ Signage ☐ Lighting

*The *Ontario Heritage Act's* definition of "alter" means to change in any manner and includes to restore, renovate, repair or disturb.

4. HERITAGE DESCRIPTION OF BUILDING

Describe the existing design or appearance of buildings, structures, and heritage attributes where work is requested. Include site layout, history, architectural description, number of storeys, style, features, etc..

George M Duck House, 97 years old. This is a singe dwelling Georgian Revial Style home

Front step, under bay window, railings, iron boxes and chimney need masonry repairs.

5. PROPOSED WORK

Provide a detailed written description of work to be done, including any conservation methods you plan to use. Provide details, drawings, and written specifications such as building materials, measurements, window sizes and configurations, decorative details, etc.. Attach site plans, elevations, product spec sheets, etc. to illustrate, if necessary.

Please see attached detailed quotes.

6. HERITAGE PERMIT RATIONALE

Explain the reasons for undertaking the proposed work and why it is necessary.

Wear + tear, weather effects on the 3 mentioned areas. Step is on brink of collapse, bricks under bay window more when torched chimney will loose bricks as well.

Describe the potential impacts to the heritage attributes of the property.

Overall goal is to preserve as much heritage quality + characteristics as possible.

7. CHECKLIST OF MATERIALS SUBMITTED Check all that apply:

Required:

- ☑ Photographs (showing the current condition and context of existing buildings, structures, and heritage attributes that are affected by the application)
- ☐ Site plan/ Sketch (showing buildings on the property and location of proposed work(s))
- ☐ Architectural drawings of proposed work(s) (e.g. existing and proposed elevations, floor plans, roof plans, etc., as determined by Heritage Planning staff)
- ☑ Specifications of proposed work(s) (e.g. construction specification details)

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

Potentially required (to be determined by Heritage Planning staff):

- ☐ Registered survey
- ☐ Material samples, brochures, product data sheets etc.
- ☐ Cultural Heritage Evaluation Report
- ☐ Heritage Impact Assessment (HIA)
- ☐ Heritage Conservation Plan
- ☐ Building Condition Assessment

8. NOTES FOR DECLARATION

The applicant hereby declares that the statements made herein and information provided are, to the best of their belief and knowledge, a true and complete representation of the purpose and intent of this application.

The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.

The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

Tracey Volpatti (Tracey Volpatti) — June 15, 2026
Signature of Applicant(s) — Date

(Adam Volpatti) — June 15, 2026
Signature of Applicant(s) — Date

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

SCHEDULE A

A. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, Tracey + Adam Volpatti, am the registered owner of the land that is
name of registered owner

subject of this application for a Heritage Alteration Permit and I authorize

Kristina Tang to make this application on my behalf.
name of agent

Tracey Volpatti / [signature] — Jun 15, 2026
Signature of Registered Owner — Date

If Corporation – I have authority to bind the corporation.

B. Consent to Enter Upon the Subject Lands and Premises

I, Tracey Volpatti, hereby authorize the members of the Windsor Heritage Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

Tracey Volpatti — June 15, 2026
Signature of Registered Owner — Date

If Corporation – I have authority to bind the corporation.

C. Acknowledgement of Applicant

I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further understand that pursuant to the provisions of the *Ontario Heritage Act* and the *Municipal Freedom of Information and Protection of Privacy Act*, this application and all material and information provided with this application are made available to the public.

Tracey Volpatti / [signature] — June 15, 2026
Signature of Applicant — Date

THE CITY OF WINDSOR
ONTARIO, CANADA

COMMUNITY HERITAGE FUND GRANT APPLICATION

Revised 07/2023

CORPORATION OF THE CITY OF WINDSOR

Planning Dept., Suite 320-350 City Hall Sq W, Windsor ON N9A 6S1
519-255-6543 | 519-255-6544 (fax) | planningdept@citywindsor.ca

1. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT

Contact Name(s) Adam & Tracey Volpatti

Company or Organization

Mailing Address 709 Devonshire Rd

City, Province Windsor Postal Code N8Y2L9

Email trevee6@gmail.com, adam.volpatti@gmail.com Phone(s) [redacted]

REGISTERED OWNER IF NOT APPLICANT

Contact Name(s)

Company or Organization

Mailing Address

City, Province Postal Code

Email Phone(s)

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION

Contact Name(s)

Company or Organization

Mailing Address

City, Province Postal Code

Email Phone(s)

Who is the primary contact?

☑ Applicant ☐ Registered Owner ☐ Agent

THE CITY OF WINDSOR
ONTARIO, CANADA

COMMUNITY HERITAGE FUND GRANT APPLICATION

Revised 07/2023

2. SUBJECT PROPERTY FOR WHICH HERITAGE FUNDS ARE REQUESTED

Heritage Name of Property: George M Duck

Municipal Address: 709 Devonshire Rd

Legal Description (Lot and Plan): _____

Assessment Roll Number(s): _____

Existing Use: Residential

Heritage Designation:

☑ Part IV (Individual) ☐ Part V (Heritage Conservation District)

By-law #: _____ District: _____

Is the property subject to a Heritage Easement or Agreement?

☐ Yes ☑ No

3. REQUESTED HERITAGE FUND ASSISTANCE

Total Estimated Project Costs: $~~21,070~~ $23,809.10 (~~plus~~ HST incld)

Total Grant Amount Requested: $~~21,070~~ $23,809.10 (HST incld)

NOTE: Details are set out in the pamphlet "Windsor's Community Heritage Fund".

Are there any outstanding mortgages or liens against this property?

☐ No

☑ Yes Amount: $ [redacted] Institution: [redacted]

Have you previously received assistance from the City for the property named above?

☑ No

☐ Yes Amount: $ _____ Date: _____

Source of funds: _____

4. HERITAGE FUND REQUEST RATIONALE

Describe fully here (or on attached sheets) the proposed conservation/ restoration work to be undertaken:

See attached letter and quotes

THE CITY OF WINDSOR
ONTARIO, CANADA

COMMUNITY HERITAGE FUND GRANT APPLICATION

Revised 07/2023

5. CHECKLIST OF MATERIALS SUBMITTED

Check all that apply (to be determined by Heritage Planning staff):

- ☑ At least two written estimates from qualified contractors and/or qualified design consultants for the proposed restoration work(s). The estimates should contain sufficient detail to permit a review of individual components of the proposed work. Attach estimates to this form when filing.
- ☑ A brief one-page rationale/justification letter addressed to the Heritage Committee, requesting support for the proposed works through financial assistance
- ☑ Photographs (showing the current condition and context of existing buildings, structures, and heritage attributes that are affected by the application)
- ☐ Site plan/ Sketch (showing buildings on the property and location of proposed work(s))
- ☐ Architectural drawings of proposed work(s) (e.g. existing and proposed elevations, floor plans, roof plans, etc., as determined by Heritage Planning staff)
- ☑ Specifications of proposed work(s) (e.g. construction/materials specification details)
- ☑ Early photographs or drawings showing the property's original appearance (if available)

6. SIGNATURES

The applicant hereby declares that the statements made herein and information provided are, to the best of their belief and knowledge, a true and complete representation of the purpose and intent of this application. The applicant agrees that the proposed work shall be done in accordance with this application, including attachments.

Tracey Volpatti — June 15 2026
Signature of Applicant(s) — Date

June 15 2026
Signature of Applicant(s) — Date

Date Received by Heritage Planner: _____

THE CITY OF WINDSOR
ONTARIO, CANADA

COMMUNITY HERITAGE FUND GRANT APPLICATION

Revised 07/2023

SCHEDULE A

A. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, Tracey & Adam Volpatti, am the registered owner of the land that is
name of registered owner

subject of this application for a Community Heritage Fund Grant and I authorize
Kristina Tang to make this application on my behalf.
name of agent

Tracey + Adam Volpatti — June 15, 2026
Signature of Registered Owner — Date

If Corporation – I have authority to bind the corporation.

B. Consent to Enter Upon the Subject Lands and Premises

I, Tracey & Adam Volpatti, hereby authorize the members of the Windsor Heritage Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

Tracey Volpatti / — June 15 2026
Signature of Registered Owner — Date

If Corporation – I have authority to bind the corporation.

C. Acknowledgement of Applicant

I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further understand that pursuant to the provisions of the Ontario Heritage Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

Tracey Volpatti / — June 15 2026
Signature of Applicant — Date

George M Duck House Heritage Funds Request

We are the new owners of the George M Duck House; we moved into this house in February 2024. We have always had an interest in Heritage properties and are now looking to have some exterior repairs done to preserve the historic elements of this house. Now that the house is 97 years old there are some masonry repairs and painting that is required as the house is starting look weathered and the front stairs and railings have suffered damage from age and the shifting seasons.

As seen in the picture below, these front steps started to show wear and tear around 2009 and to out knowledge no repairs were made. Currently the two of the stairs have cracked, the front face is falling away from the sidewalls, and safety concerns have been expressed by our mail carrier.

Early signs of step deterioration

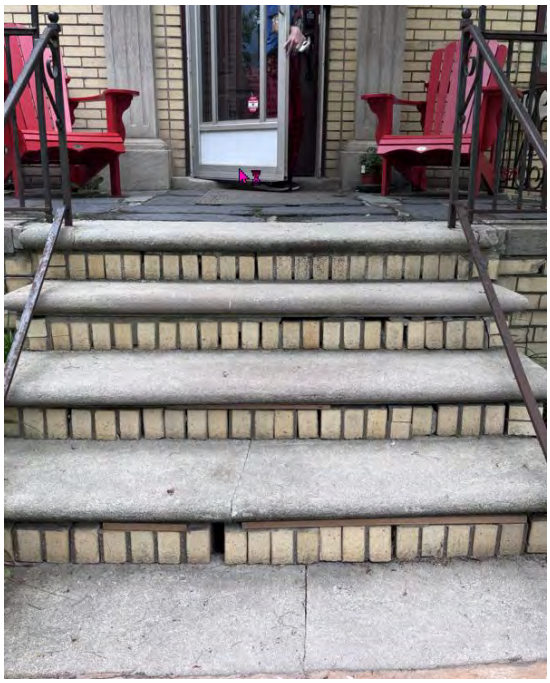




Current State







Step has been reinforced to attempt to prevent a collapse

Chimney

The Chimney is currently requiring repairs, as shown in the google photos there is evidence that deterioration has started well before 2009. We have had multiple contractors come in for an inspection and have stated that repairs are needed, the crown has deteriorated and the brick are at risk of detaching.

These amendments have caused the original quote to increase, and we are asking for financial support to restore and preserve the heritage aspects of the George M Duck house.

We greatly appreciate your support and time reviewing our application.

Adam & Tracey Volpatti

TEXAS STONE
MASONRY CONTRACTORS
BRICK BLOCK STONE

6/16/26

HERITAGE RESTORATION OF 709 DEVONSHIRE

Representative Homeowner: Tracey Volpatti
709 Devonshire
Windsor, On
[redacted]

INTRODUCTION

Texas Stone Designs, Inc, provides here to the Estimate and Process of Restoring the porch located at

709 Devonshire Rd, Windsor, Ontario where the porch brick façade has moved away from the porch skirt foundation. Many bricks are damaged and not re-usable. The porch surface mortar between slate and stone has turned to sand and there are stone that have been used that are not historic to the porch and home. A step has cracked and the railing is rusting.

In following the City of Windsor Historic Masonry Repair Guidelines, all work will best replicate the history of the home. Pointing will match as well as design. The proper use of approved mortar mix will be utilized.
Because the repair will be in late spring or early summer temperature will not pay a significant factor. Cleaning will be gentle. To efficiently and carefully avoid high pressure washing it is recommended that Dietrich Historical Masonry Detergent be used in a highly diluted state. Replacement brick have already been sourced using the best match. Salvaging as many 'whole' is to be our greatest priority while extraction is underway.



NOTE:

Corporation of the City of Windsor experience. Texas Stone Designs, Inc. undertook and successfully completed the City of Windsor Cobblestone Centennial Stairs on the Waterfront and the Dieppe War Memorial Wall.

SCOPE OF WORK

MORTAR MIX- As per approved Historical Specification.

PORCH

FOUNDATION AND BRICK SKIRT

To extract intact all brick from porch skirt.
Clean all brick.
Supply ample brick to match to account for damaged bricks.
To remove all step treads and reset.
To repair bottom step tread as best to be seamless while maintaining historical integrity.
To determine reasons for façade collapse (ie. Foundation block movement) and repair.
Remove and replace any foundational block if necessary.
Parge foundational block for durability as required and permitted for protection.

ADD- Waterproofing If necessary and required- Contingency ***$1,850.00***

PORCH SURFACE

To remove flagstone (Slate) and irregular stone that is not traditional to the porch.
To remove loose border stone, prepare a new bed and reset.
To refinish surface as decided and approved. Estimate is set to meet contingency.



RAILING

To scrape, sand, prime and repaint (2 coats) in an Oil Based DTR black paint.
To remove and reinstall railing as per specifications. **$470.00**

RAILINGS UNDER WINDOWS

To scrape. Sand, prime and repaint (2 coats) in an Oil Based DTR black paint and repair and reinstall any removed.

CLEAN UP

To light wash porch in a highly diluted Deitrich Historical Masonry Detergent.

PERMITS: Homeowner to undertake permit process. Texas Stone to cooperate in order to facilitate.

ESTIMATE ON PORCH

SUBTOTAL - MATERIALS, GENERAL AND SPECIFIC SUPPLIES, CONSUMABLES, EQUIPMENT, TRAVEL, FUEL DELIVERY and REMOVAL OF DEBRIS $2,950.00

Brick Supply ($4.00 per brick already pre-sourced and housed) Total- TBD

SPECIAL LABOUR $15,800.00

Prepared by:

Gabriel Maggio Jr. B.A.(Hons.,)., LLB. President
Texas Stone Designs, Inc.
879 Walker Rd
Windsor On
Www.texas-stone.ca

TEXAS STONE
MASONRY CONTRACTORS
BRICK BLOCK STONE

13% HST ADDITIONAL ON ALL SUBTOTALS

HST# 751917014 RT0001

We Are Bonded and Insured and hold WSIB Clearances and are Heights Certified.
We are a TRUSTEDPROS Reviewed company.
4.8 Star Google Reviews

TEXAS STONE DESIGNS, INC
879 and 890 Walker Rd (Shop & Yard)
Windsor, Ont
www.texas-stone.ca
email: quote@texas-stone.ca phone: 519 919 8472

Victorian Renovations

171 Woodlawn Crescent Kingsville

519-809-1400

cbilski@cogeco.ca

Re: 709 Devonshire Rd Windsor porch repair

- repointing the top(stone portion)
- Removing and replacing front and steps(brick) with existing bricks
- Removing and replacing masonry joints on two sides of the porch.

————————————-Total $4700

HST $611

==========

Grand total $5311

Victorian Renovations
171 Woodlawn CRES
Kingsville, ON
519-809-1400
cbilski@cogeco.ca

RE: 709 Devonshire Rd Windsor (porch)

- currently some of the stones are loose, the loose stones will be lifted and reinstalled using polymer-modified tile thin-set mortar to set them(concrete base - granite stones). Joints will be filled with Hydraulic Lime, sand and masonry(or whatever the analysis will recommend)
- both sides of the front of the front will require removal and replacement of the bricks(using skill saw with diamond blade to try preserving original brick), possibly using alternative bricks if necessary.

- two other sides of the porch will require removal and replacement of masonry joints (removal of masonry joins will be happening by 4/1/2” diamond blade on angle grinder)

- once all complete all surfaces will be washed with diedrich brick cleaner followed by rinse with water

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Total
$4700

HST
$611

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Grand Total
$5311

APPENDIX ‘D’ – Additional Photos of 709 Devonshire Road



709 Devonshire Road front view (taken by City Staff on June 17, 2026).



Photos of the railings under the front windows proposed to be repaired (taken by City Staff on June 17, 2026).







Front, left, and right views of the front porch of 709 Devonshire proposed to be repaired (taken by City Staff on June 17, 2026).



Photos of the steps and front porch of 709 Devonshire Road proposed to be repaired (provided by Property Owners).

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 80/2026

Subject: Ford City/Main Streets CIP Application, 1111 Drouillard Rd.; Owner: Michelle Catherine Cook-McIntyre - Ward 5

Reference:

Date to Council: August 4, 2026
Author: Kevin Alexander, MCIP RPP
Senior Planner-Special Projects
519-255-6543 ext. 6732
kalexander@citywindsor.ca

Planning & Building Services
Report Date: 6/26/2026
Clerk's File #: Z/13251 & Z/13002

To: Mayor and Members of City Council

Recommendation:

I. **THAT** the request for incentives under the *Ford City CIP* Financial Incentive Programs made by Michelle Catherine Cook-McIntyre ("The Owner"), owner of the property located at 1111 Drouillard Road **BE APPROVED**, for the following incentive programs:

i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $1,537;

ii. *Retail Investment Grant* totaling a maximum amount of $15,000 for one (1) ground floor retail unit;

iii. *Municipal Development Fees Grant Program* to a maximum amount of $20,000;

II. **THAT** subject to completion and review satisfactory to the City Planner, the request made by the Owner of the property located at 1111 Drouillard Road **BE APPROVED** for the Main Streets CIP - *Building Facade Improvement Program* for grants totaling a maximum amount of $30,000 in principle;

III. **THAT** Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies and requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

IV. **THAT** the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

V. **THAT** funds in the maximum amount of $15,000 under the *Retail Investment Grant* Program, and funds in the maximum amount of $20,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;

VI. **THAT** funds in the maximum amount of $30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed;

VII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Michelle Catherine Cook-McIntyre in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development subject to the satisfaction of the City Planner and the Chief Building Official;

VIII. **THAT** grants **BE PAID** to the Owner upon completion of improvements to the interior/exterior of the property located at 1111 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,

IX. **THAT** grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Executive Summary:

N/A

Background:

In late 2025, the owner of the property municipally known as 1111 Drouillard Road inquired about funding through the Ford City CIP and the Main Streets CIP Building Façade Improvement Financial Incentive Programs. The subject property is located within both the Ford City BIA and the Ford City CIP Area.

Discussion:

The existing building has been vacant for an extended period, and the owner is proposing comprehensive renovations to both the interior of the building and improvements to the exterior façades. This includes upgrades to the rear portion of the building, where one (1) residential unit is proposed.

In addition, the vacant commercial storefront will undergo significant interior and exterior renovations. As part of these improvements, the storefront will be reactivated along the Drouillard Road main street through the installation of new doors and windows, enhancing its contribution to the public realm. One (1) new retail unit is proposed within this space

The property was the subject of a Committee of Adjustment (COA) application. On April 16, 2026, the applicant was granted approval for the expansion of a legal non-conforming use from a single unit dwelling to a combined use building with a dwelling unit on the same level as the commercial unit with no conditions.

Summary of Ford City CIP Incentives: 1111 Drouillard Road		
PROGRAM & MAX CAP	**ELIGIBILITY & KEY DETAILS**	**ESTIMATED GRANT AMOUNT**
Municipal Development Fees (Max: $50,000)	Offsets 100% of planning/permit fees.	**$20,000** (Estimated maximum based on permit applications).
Retail Investment Grant (Max: $30,000)	Max 50% of costs for ground-floor retail units vacant for 6+ months. Limited to 2 units per property.	**Up to $15,000** per retail unit (one unit proposed).
Building/Property Improvement Tax Increment Grant (10-Year)	For physical improvements. Must generate a tax increment of $500 (residential) or $1,000 (other). All tax arrears/fees must be cleared first.	**+/- $1,537/year** ($15,370 over 10 years) based on an estimated post-development assessment of $114,100.
Main Streets CIP-Façade Improvement Program (Max: $30,000)	Incentives for exterior/storefront improvements to preserve heritage and improve the public realm. Applicable to Ford City BIA.	This project is eligible for the Maximum amount of **$30,000** for a building with one storefront where improvements are being made to four (4) facades visible from the street and alley.

Proposed Improvements

The applicant is proposing improvements to the facades: North (Richmond Street), East (Drouillard Road), South and West (alley). All proposed exterior façade work is eligible for CIP grant funding under the program.

Area	Improvements
Facades	Richmond Street and North facing façades ▪ Replace Windows facing Richmond Street ▪ Replace siding Alley Façade ▪ Remove security bars and replace basement windows Drouillard Road Façade ▪ Install new front door and large vision glass windows, making the building more accessible ▪ Install new exterior lighting and signage ▪ Install reclaimed heritage brick South facing Facade ▪ Replace siding

The applicant is proposing the following interior improvements which are considered eligible costs under the *Building Property Improvement Tax Increment Grant and Retail Investment Grant Programs*

Area	Improvements
Interior	▪ Demolish ½ walls ▪ Install new drywall and trim ▪ Paint the interior walls and doors ▪ Update the ½ bathroom ▪ Install new flooring ▪ Install new drywall ▪ Install new A/C unit and heat pump ▪ Install new plumbing ▪ Install new stairs & railing

Risk Analysis:

The approval of these grants does not carry significant risk, as there are sufficient funds within the CIP reserve fund approved by Council. The applicant will not receive any grants until all work is completed and inspected to the satisfaction of the Planning and Building departments. As a requirement of Section 28 (7.3) of the Planning Act,

Administration has confirmed that the grant amount does not exceed the total cost of the project.

Climate Change Risks

Climate Change Mitigation:

The rehabilitation of the existing building is expected to have minimal impact on the project's contribution to climate change. Enhancements to the current structure will reduce CO2 emissions associated with construction and require fewer materials compared to building a new facility.

Using an existing building and infrastructure in a built-up area of the city also promotes efficiency by not promoting development on greenfield land.

Climate Change Adaptation:

Improvements to the existing building and site will use modern building methods which will conform to the Ontario Building Code concerning energy efficiency. New doors and windows will be more energy efficient than what exists.

Financial Matters:

On February 22, 2021, Council approved the 2021 budget, which included a new reserve fund for all active CIPs in the City. As CIP grant applications are approved, the approved grant amount will be regarded as committed in the CIP Reserve Fund 226 until the grant is ready to be paid out. The current uncommitted balance in the CIP reserve fund as of June 19th, 2026, is $411,603. However, this balance does not account for other CIP grant requests that are currently being considered by the Standing Committee or have been endorsed by the Standing Committee and are not yet approved by City Council.

If approved, funding in the amount of up to $35,000 will be transferred from the CIP Reserve Fund to the Ford City CIP Capital Project (Project No. 7181046), and up to $30,000 will be transferred from the CIP Reserve Fund to the Main Streets CIP Project (Project No. 7219018), upon completion of the work and once the grants are ready for payment.

The *Building/Property Improvement Tax Increment Grant* would be based upon the lesser of 100% of the municipal tax increment generated from the improvements made to the building or property for up to 10 years, or the eligible costs. Based on the estimated post project assessment value of $114,100, the estimated total amount of the grant over ten (10) years is $15,370:

Estimated Building/Property Improvement Tax Increment Grant for 1111 Drouillard Road		
Annual Pre-Development Municipal Taxes	Annual Post Development Municipal Taxes	Annual Estimate Value of Grant
$1,419	$2,956	$1,537

Assumptions

Current Property Value Assessment	$73 000
Estimate Post Development Property Assessment	$114,100

The City will retain the amount of pre-development (base) municipal taxes throughout the lifespan of the grant program (estimated to be $14,190 over 10 years); however, it will be foregoing any incremental property taxes, which could otherwise be used to offset future budget pressures (estimated to be $15,370 over 10 years). The City will issue the grant annually once it is satisfied that the municipal property taxes have been paid by the property owner and any additional conditions of the grant have been met.

The applicant indicates that the estimated eligible costs for the project is approximately $160,000. The *Planning Act* stipulates that the grants under a CIP cannot be more than the eligible costs. The total estimated grant amount of up to $80,370 inclusive of the Retail Investment Grant ($15,000), the Municipal Development Fees Grant ($20,000), the Main Streets CIP – Building Facade Improvement Program Grant ($30,000), and the Building/Property Improvement Tax Increment Grant ($15,370), is less than the estimated eligible costs of the project.

Consultations:

Planning staff have worked with the owner and architect on the proposed improvements to 1111 Drouillard Road.

- Jose Mejalli, Assessment Manager Officer, Treasury and Financial Accounting, and Carolyn Nelson, Manager of Property Valuation & Administration, Treasury and Financial Accounting, were consulted with respect to the Main Streets CIP *Building/Property Improvement Tax Increment Grant*.
- Michael Okanlawon, Financial Planning Administrator, was consulted with respect to the CIP Reserve Fund.

Conclusion:

The improvements to 1111 Drouillard Road meet all eligibility criteria identified in this report, for *the Municipal Development Fees Grant, Building/Property Improvement Tax Increment Grant, and Retail Investment Grant, and the Municipal Development Fees*

Grant, through the *Ford City CIP*, and the *Facade Improvement Grant Program* through the *Main Streets CIP.*

There are sufficient funds in the CIP reserve fund to provide grants for the proposed improvements. Administration recommends approval of the grants identified in this report.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kevin Alexander	Planner lll – Special Projects
James Abbs	Manager, Planning – Land Info & Special Projects
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administrator
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
John Revell	Chief Building Official
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Lorie Gregg	On behalf of Commissioner of Finance/City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - Location Map and Existing Condition
2 Appendix B - Proposed Improvements

Appendix A - Location Map and Existing Condition



LOCATION MAP

SUBJECT PROPERTY : 1111 DROUILLARD ROAD

Appendix A - Location Map and Existing Condition

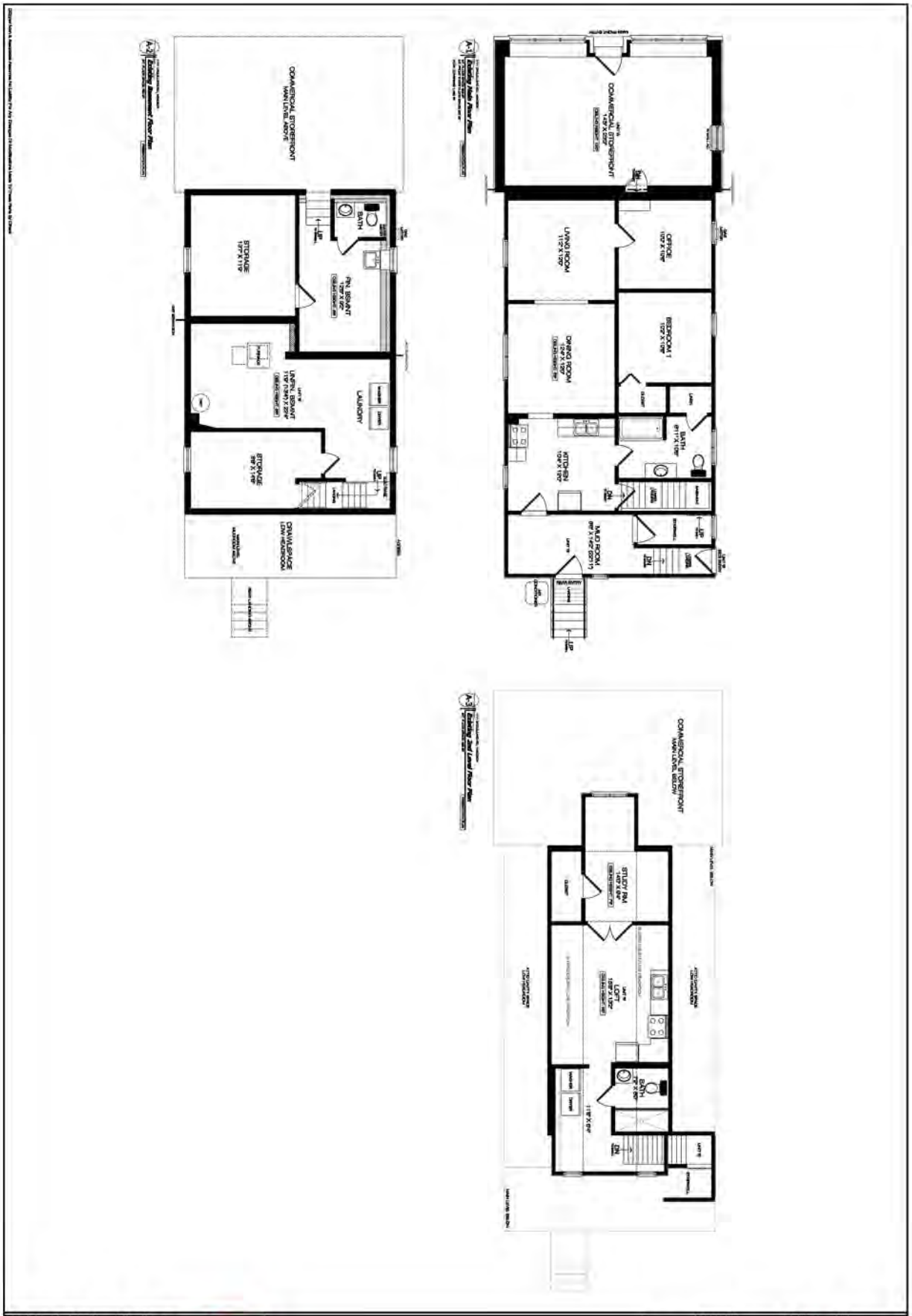
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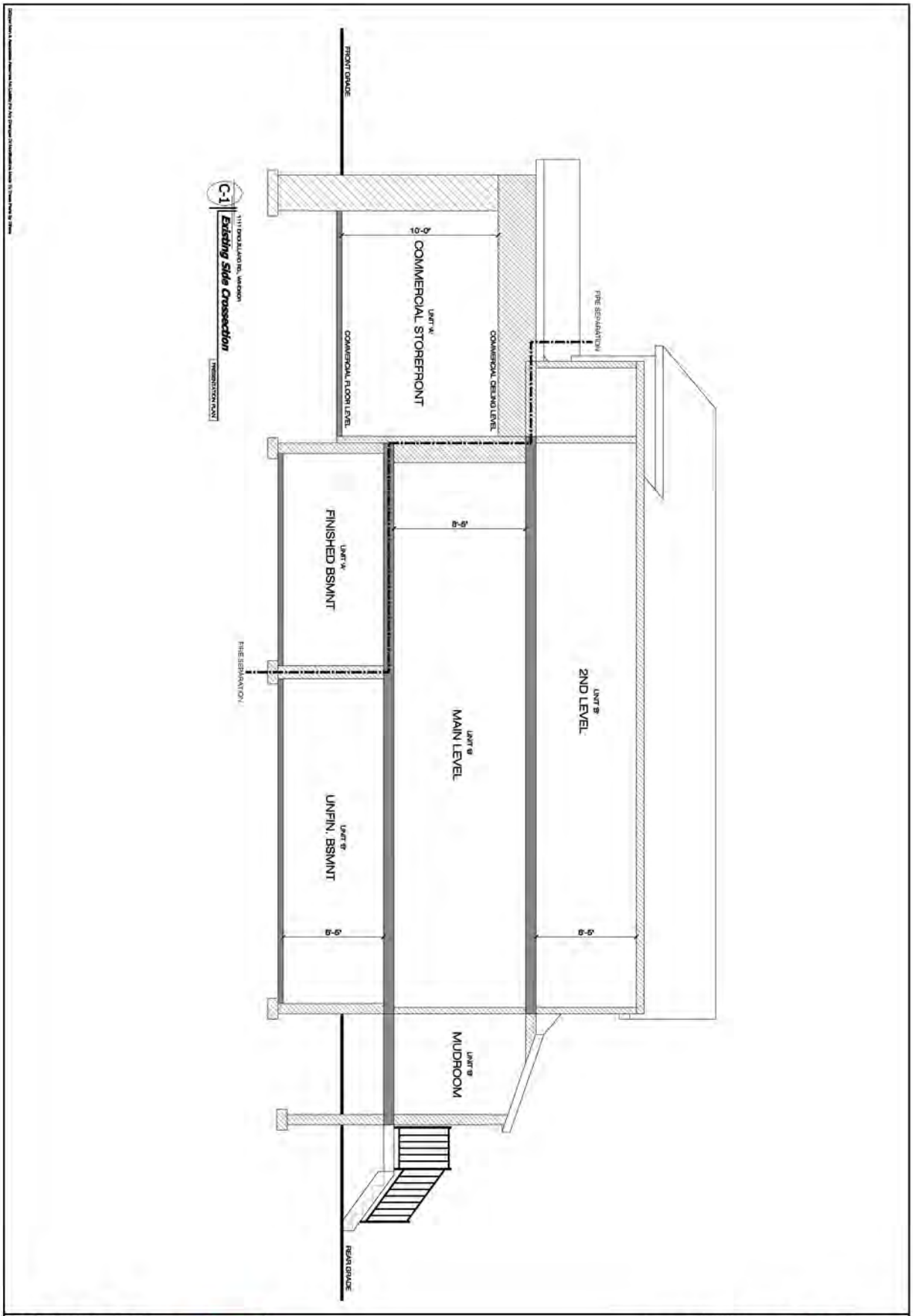




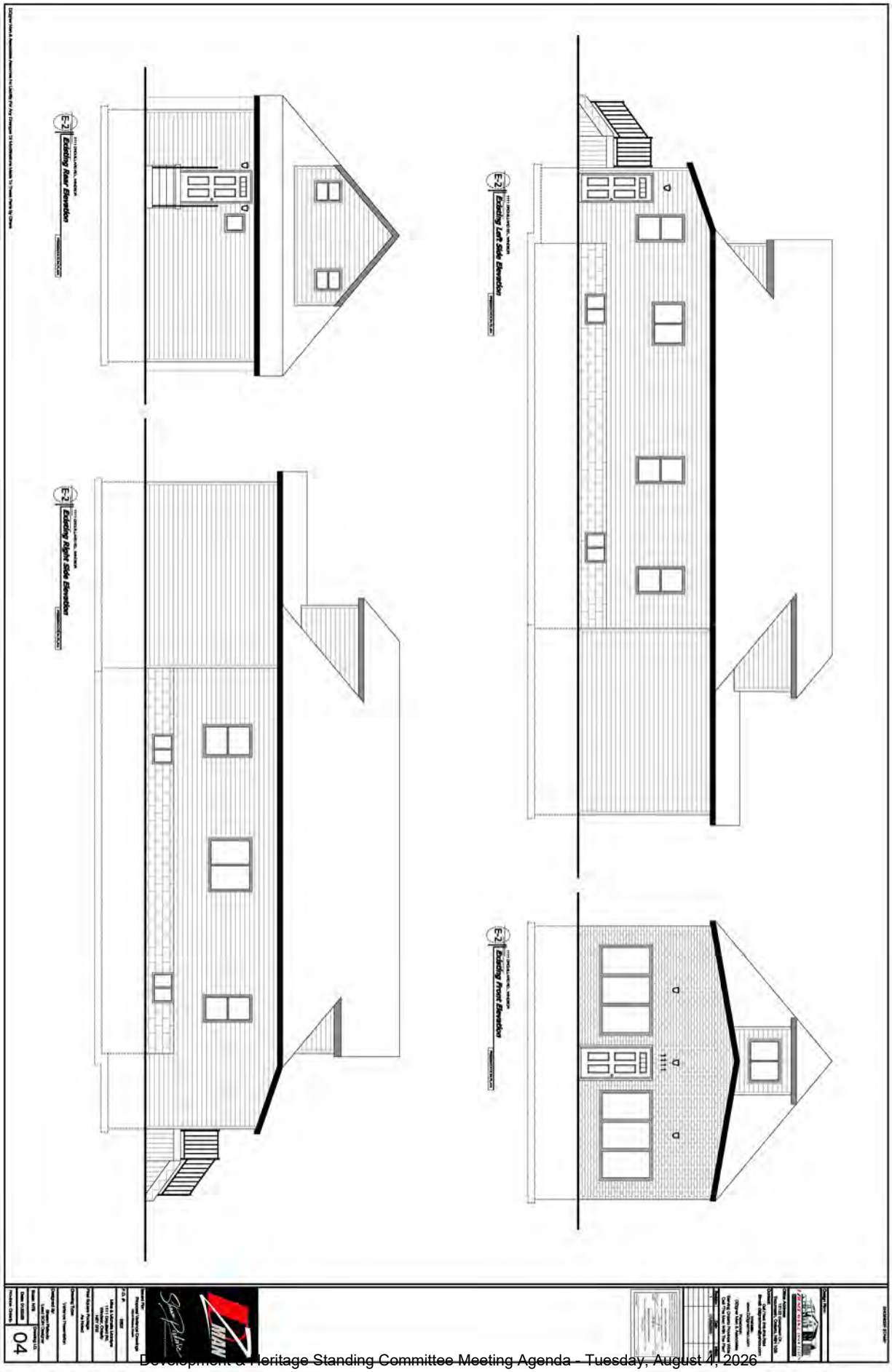
SITE ANALYSIS:
IMPERIAL
METRIC
TOTAL PROPERTY SIZE:
2,790 SF
259.2 SQ/M
EXIST. HOUSE COVERAGE:
1,490 SF
138.4 SQ/M
TOTAL COVERAGE:
1,490 SF
138.4 SQ/M
CITY OWNED ALLEY SPACE
REAR PROPERTY LINE
30'0" / 9.14 M
93'0" / 28.35 M
INT. SIDE PROPERTY LINE
REAR YARD
COMMERCIAL DISTRICT CD2.2
EXIST. 2 LEVEL / SPLIT
RESIDENTIAL & COMMERCIAL
1111 DROUILLARD RD.
CITY OF WINDSOR, ONTARIO.
PLAN 620, W PT LOT 12B
ROLL# 3739-010-120-09200-0000
COVERAGE: 1,490 SF / 138.43 SQ/M
COMMERCIAL STOREFRONT
ON GRADE
XXXX DROUILLARD RD.
EMPTY LOT
INT. SIDE PROPERTY LINE
93'0" / 28.35 M
1117 DROUILLARD RD.
FRONT PROPERTY LINE
30'0" / 9.14 M
CITY SIDEWALK
DROUILLARD RD.
S-1
Site Plan
1111 DROUILLARD RD., WINDSOR, ONT.
PRESENTATION PLAN
01

Appendix B - Proposed Improvements




C-1
Existing Side Crossection
FRONT GRADE
REAR GRADE
10'-0"
COMMERCIAL STOREFRONT
UNIT 'A'
COMMERCIAL FLOOR LEVEL
COMMERCIAL CEILING LEVEL
FIRE SEPARATION
FINISHED BSMNT
UNIT 'A'
8'-5"
2ND LEVEL
UNIT 'B'
MAIN LEVEL
UNIT 'B'
UNFIN. BSMNT
UNIT 'B'
MUDROOM
UNIT 'B'
8'-5"
8'-5"
03

Appendix B - Proposed Improvements



THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 78/2026

Subject: Part Closure of Roseland Crescent East and Roseland Crescent West located east of Dougall Avenue and south of Cabana Road East, Ward 9, SAS-4182

Reference:

Date to Council: August 4, 2026
Author: Brian Nagata, MCIP, RPP
Planner III - Development (A)
(519) 255-6543 ext. 6181

Planning & Development Services
Report Date: June 23, 2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the portion of the public highway known as Roseland Crescent East, shown as Parts 2 and 3 on Drawing No. CC-1888 (attached hereto as Appendix "A"), and hereinafter referred to as "Roseland East", **BE ASSUMED** for subsequent closure.

II. THAT the portion of the public highway known as Roseland Crescent West, shown as Part 1 on Drawing No. CC-1888, and hereinafter referred to as "Roseland West", **BE ASSUMED** for subsequent closure.

III. THAT Part 2 of Roseland East **BE CLOSED AND CONVEYED** in **as-is condition** to the Owner of the abutting property known municipally as 0 Roseland Crescent West, legally described as Lots 64 to 73, 76 to 85, and 209 to 212, Plan 1489, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, are being granted to:

i. The Corporation of the City of Windsor to accommodate the existing underground 900 mm reinforced concrete sanitary sewer and 1975 mm corrugated steel storm sewer.

IV. THAT Part 3 of Roseland East **BE CLOSED AND CONVEYED** in **as-is condition** to the Owner of the abutting property known municipally as 0 Roseland Crescent East, legally described as Lots 52 to 54, and Lots 201 & 202,

Plan 1489, and as necessary, in a manner deemed appropriate by the City Planner.

V. THAT Roseland West **BE CLOSED AND CONVEYED** in **as-is condition** to the Owner of the abutting property known municipally as 0 Roseland Crescent West, legally described as Lots 64 to 73, 76 to 85, and 209 to 212, Plan 1489, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, are being granted to:

i. ENWIN Utilities Ltd. to accommodate existing overhead and underground infrastructure;
ii. Managed Network Systems Inc. (MNSi) to accommodate existing overhead infrastructure; and
iii. The Corporation of the City of Windsor to accommodate the existing underground 900 mm reinforced concrete sanitary sewer and 1975 mm corrugated steel storm sewer.

VI. THAT the Owner **SHALL**, at its own expense, prepare and deliver a Reference Plan to the satisfaction of the City Solicitor.

VII. THAT Conveyance Cost **BE SET** in accordance with CR187/2026.

VIII. THAT The City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1888.

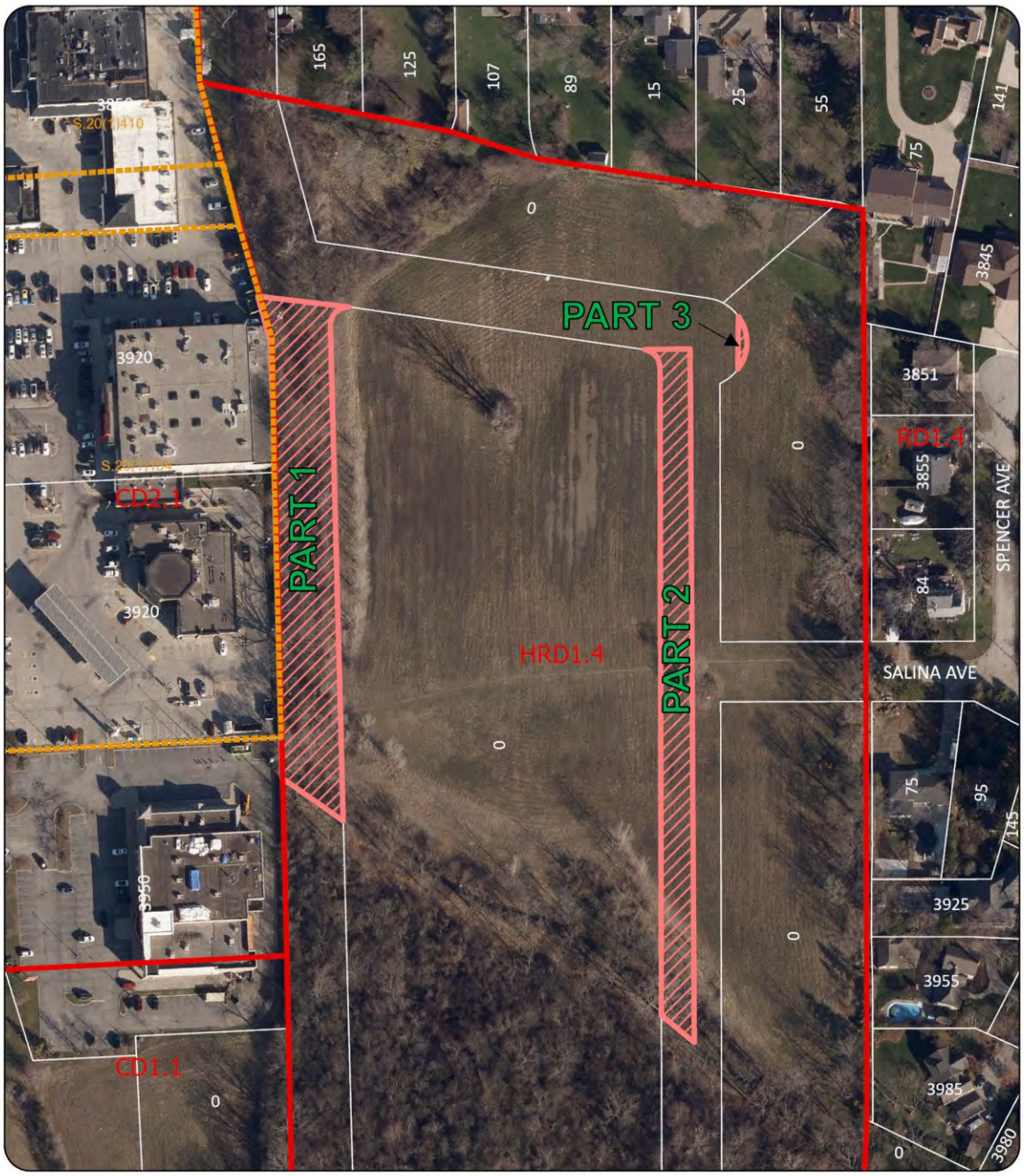
IX. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

X. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

XI. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

Executive Summary:

N/A



STREET & ALLEY CLOSING (SAS-4182) -
Roseland Crescent East and Roseland Crescent West

PROPOSED CLOSURE

PLANNING DEPARTMENT - DEVELOPMENT DIVISION

DATE: JUNE 2026

0 10 20 40 60 80
Meters

Background:

On May 30, 2014, South Windsor Development Company Limited, acting as the authorized agent (the Applicant) for South Windsor Properties Inc. Trustee (the Owner), submitted an application to close portions of two public highways abutting lands municipally known as:

- 0 Roseland Crescent South (legally described as Lots 21, 22, 86 to 88, and Part of Lot 20, Plan 1489);
- 0 Roseland Crescent East (legally described as Lots 52 to 63 and 201 to 208, Plan 1489); and
- 0 Roseland Crescent West (legally described as Lots 64 to 73, 76 to 85, and 209 to 212, Plan 1489)

(Collectively referred to as the "Subject Property").

The application seeks to close the following untraveled portions of road allowances:

1. Roseland Crescent East, identified as Parts 2 and 3 on Drawing No. CC-1888 (Appendix "A") (hereinafter referred to as "Roseland East"); and
2. Roseland Crescent West, identified as Part 1 on Drawing No. CC-1888 (hereinafter referred to as "Roseland West").

Roseland East and Roseland West are currently unmaintained road allowances comprised primarily of natural vegetation. Both road allowances were originally established through Registered Plan of Subdivision 1489, which was registered on October 21, 1947, and subsequently amended on November 25, 1959, through Registered Plan of Subdivision 1489a. Registered Plan 1489 comprises lands bounded by Cabana Road East (north), Registered of Subdivision Plan 1258 (east), Howard Avenue (south), and Dougall Avenue (west).

The proposed road closures are required to facilitate the Draft Plan of Subdivision application submitted by the applicant (File No. SDN-001/25), with the Draft Plan of Subdivision attached as Appendix “F”. The application proposes amendments to the undeveloped portion of Registered Plan 1489, located north of the centreline of the Lennon Drain.

The proposed road closures will enable the reconfiguration of the approved lotting pattern and road network to support a broader range of residential housing types. Specifically, the revised subdivision design will accommodate semi-detached and townhouse dwellings in addition to the single-unit dwellings originally planned for the area. This increased housing diversity will contribute to a more varied housing supply while maintaining the orderly development of the subdivision.

Discussion:

The criteria for evaluating applications to close a street or alley are set out in the City's Street and Alley Closing Policy (the "Policy"), as amended from time to time by Council resolution.

The Policy establishes four classifications under which a street or alley may be categorized, along with corresponding direction regarding its suitability for closure. These classifications are summarized in Table 1 below, with the full Policy attached hereto as Appendix "D."

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Has some usefulness	May be considered for closure only when requested by abutting property owners; the City does not initiate requests.
Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the City.

The Planning & Development Services Department deems the Roseland East and Roseland West public highways "dispensable" and supports the requested closure.

The requested closure is necessary to facilitate the aforementioned Draft Plan of Subdivision.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The rate applicable to Roseland East and Roseland West, conveyed to abutting lands zoned HRD1.4, is as approved by Council at its In-Camera meeting on April 27, 2026, by CR187/2026.

At their own expense, the Owner has prepared a Draft Reference Plan illustrating the lands identified as Roseland East and Roseland West, attached hereto as Appendix "E". Administration recommends that the Owner, at its own expense, prepare and deliver a registered Reference Plan to the satisfaction of the City Solicitor.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in the attached hereto as Appendix "C".

Notice of this application was issued to property owners abutting Roseland East and Roseland West by first-class mail on August 14, 2014, with no objections or comments being received as of the date of writing this report.

Notice of the Development & Heritage Standing Committee meeting and Council meeting is published in the Windsor Star before each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners before the meetings.

The Planning & Development Services Department consulted the Financial Services Department on the financial matters associated with this report.

Conclusion:

The Planning & Development Services Department recommends the closure of Roseland East and Roseland West, subject to easements in favour of ENWIN Utilities Ltd., Managed Network Systems Inc. (MNSi), and The Corporation of the City of Windsor, as in Recommendations III and V of this report.

The closed Roseland East and Roseland West are to be conveyed in **as-is condition** to the Owner, as in Recommendations III, IV and V of the report.

Municipal Act Matters:

Brian Nagata, MCIP, RPP
Planner III - Development (A)

I concur with the above comments and opinion of the author.

Laura Diotte, MCIP, RPP
Manager - Planning (Development Applications)

Neil Robertson, MCIP, RPP
City Planner

JP RM

Approvals:

Name	Title
Brian Nagata	Planner III - Development (A)
Laura Diotte	Manager – Planning, Development Applications
Denise Wright	Manager of Real Estate Services
Jamelah Hersh	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development

Lorie Gregg	On behalf of Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

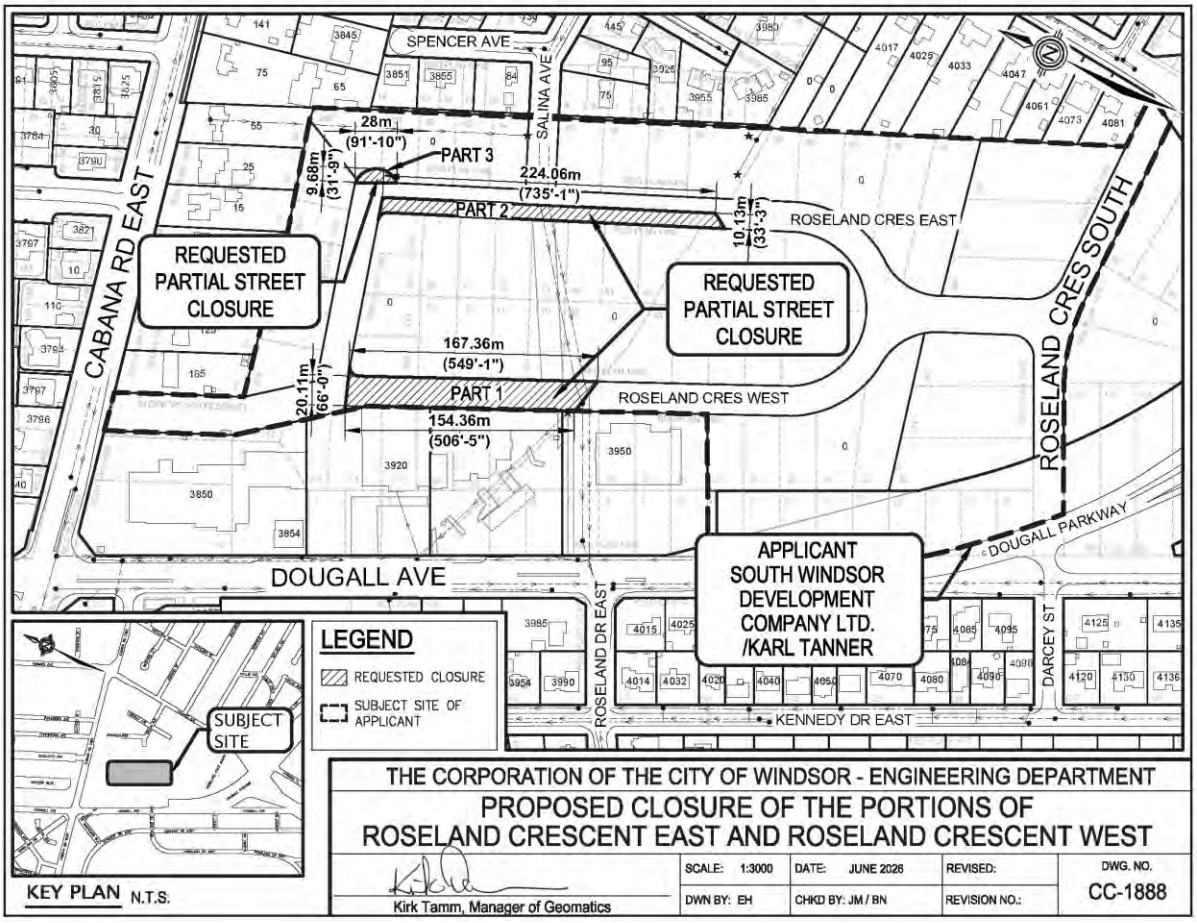
Notifications:

The Planning & Development Services Department provided the Clerk's Department with mailing labels for the Notice of Development & Heritage Standing Committee on July 2, 2026

Appendices:

1 Appendix A - Drawing No. CC-1888
2 Appendix B - Site Photos
3 Appendix C - Consultations w Municipal Departments & Utility Companies
4 Appendix D - Classification of Alleys and Suitability for Closure
5 Appendix E - Draft Reference Plan
6 Appendix F - Draft Plan of Subdivision

APPENDIX "A"
Drawing No. CC-1888



APPENDIX "B"
Site Photos (Google Street View)



Figure 1 - Looking east towards Roseland Crescent West (behind commercial properties) from Dougall Avenue (June 2025)



Figure 2 - Looking east towards Roseland Crescent West from the commercial plaza parking area (November 2020)



Figure 3 - Looking west towards Roseland Crescent East from Salina Avenue terminus (November 2023)

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

BELL CANADA

Bell Canada has no easement requirements with respect to the proposed closure and sale of the subject property.

[Lisa Hall]

COGECO CONNEXION INC.

No issues from Cogeco

[Daniel Haggins - Supervisor Market Expansion]

ENBRIDGE GAS INC.

No comments provided

ENGINEERING (DEVELOPMENT)

The subject road closures are forested and composed of grass. The west area of the road closure has lengths of approximately 158.5m on the long end and 138.6m on the short end with an approximate width of 20.2m. The east area of the closure is made up of a small crescent/semi circle shape, and a long straight portion. The straight portion has a length of approximately 233.8m on its long end and 221.6m on the short end, with an approximate width of 10.0m. Finally, the Crescent portion has an approximate length of 20.0m and an approximate width 3.9m at its longest point. There are no encroachments into the roads, no curb cuts, and no driveway approaches. There is a storm sewer, sanitary sewer and a municipal drain running through the subject road as well as manholes for these sewers. An easement over the manholes covering the width of the subject road is required for access. There is no garage access from this road, and it is not travelled. This road appears to serve no useful purpose by CR146/2005; therefore, we have no objections to its closure.

[Adam Yacoub - Development Engineering Co-op Student]

ENGINEERING (RIGHT-OF-WAY)

This closure should require an easement to be in place, and it can be removed when the right of ways are dedicated within the plan of subdivision.

[Lea Marshall - Technologist III]

ENGINEERING (TRAFFIC OPERATIONS)

No concerns with the closure as proposed.

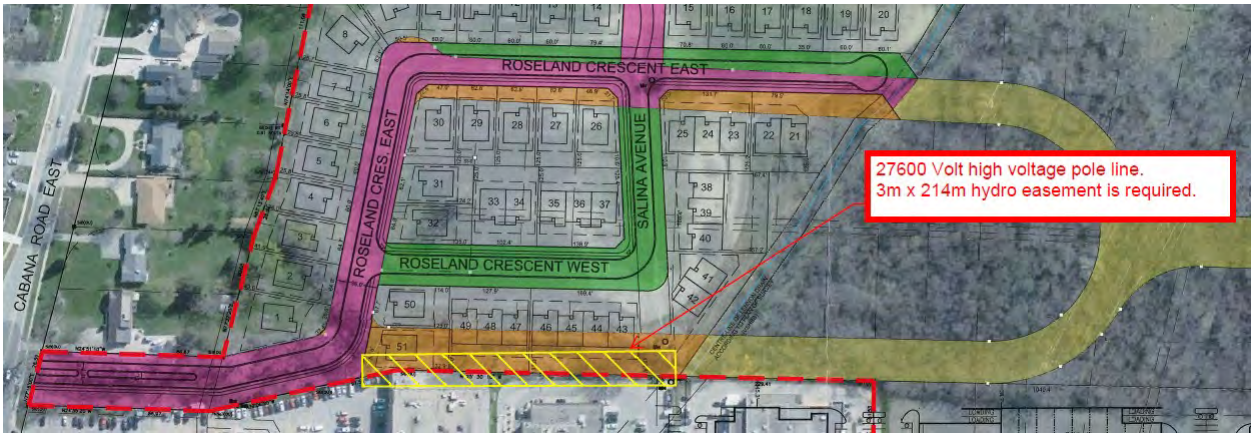
[Ajay Kumar - Traffic Technician]

ENVIRONMENTAL SERVICES

No comments provided

ENWIN UTILITIES LTD. (HYDRO)

No objection, provided that an easement in favour of Enwin Utilities Ltd. is established along the entire west limit of the subject site. This easement is required to ensure continued access, operation, and protection of the existing 27,600-volt high-voltage pole line, including the neutral overhead conductor and associated down guy(s). Please refer to the attached Proposed Property Exchange Map for detailed requirements and clarification.



[Anwar Najor - Senior Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

Water Engineering has no objections.

[Bruce Ogg - Water Project Review Officer]

LEGAL & REAL ESTATE SERVICES

Conveyance price as approved by Council at its In-Camera meeting on April 27, 2026 by CR187/2026.

[Natalie D'Ambrosio - Coordinator of Real Estate Services]

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi would like an Aerial Easement on the pole line along the West edge of the Property for whichever section you can, if possible, please. (I realize it may only be in the shaded area)



[Dave Hartleib - Outside Plant Manager]

PARKS

I have no comments from Parks development lens to this application.

[Hoda Kameli - Landscape Architect]

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no infrastructure between Pavement Centreline & ROW line on the same side as the proposal.

Consent expires six(6) months from approval date. If the location of your proposed design changes, it will be necessary to re-apply.

[Isadora Aquino - TELUS Utility Mark-Ups]

TRANSPORTATION PLANNING

Transportation Planning has no objections to the proposed closure of Roseland Crescent East and Roseland Crescent West.

[Aashvi Sarvaiya - Transportation Planner I]

WINDSOR FIRE

No comments provided

WINDSOR POLICE

The Windsor Police Service has no objections with these proposed closures, as they are a required component of the overall site's redevelopment for a plan of subdivision.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX "D"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

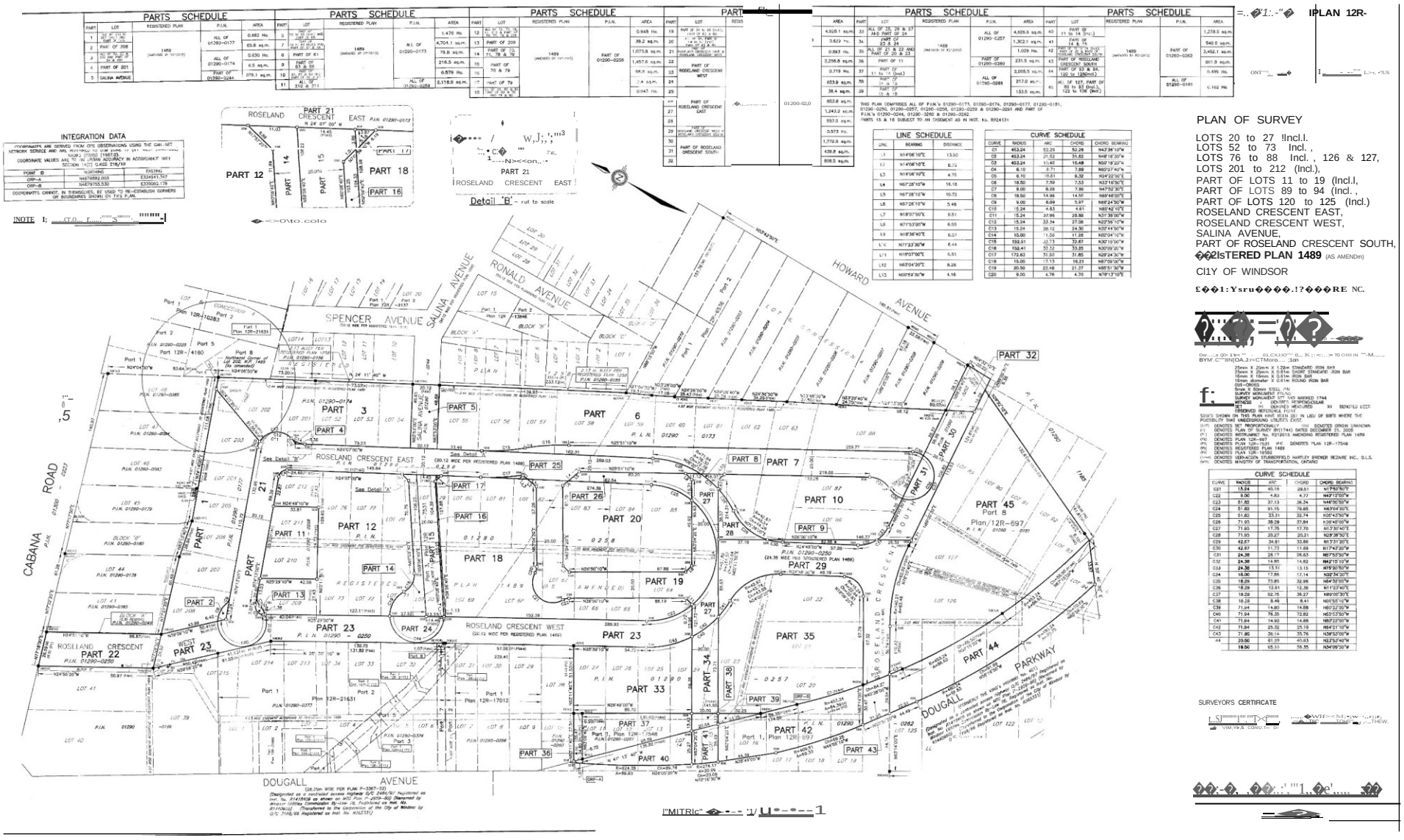
Currently, streets and alleys fall into four classifications based on their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets that are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

The following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced, or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e., ambulance), and loading or unloading of goods, refuse collection, servicing of blocked sewers, and utility services. Without such alleys, the above-noted services would at least be more costly, if not impossible to complete or adequately access. They would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon the request of abutting owners rather than by the encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact, the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.


PARTS SCHEDULE
PART 21
ROSELAND CRESCENT EAST
PART 12
PART 18
PART 16
Detail 'B' - not to scale
INTEGRATION DATA
LINE SCHEDULE
CURVE SCHEDULE
PLAN OF SURVEY
LOTS 20 to 27 Incl.
LOTS 52 to 73 Incl.,
LOTS 76 to 88 Incl., 126 & 127,
LOTS 201 to 212 (Incl.),
PART OF LOTS 11 to 19 (Incl.),
PART OF LOTS 89 to 94 (Incl.,
PART OF LOTS 120 to 125 (Incl.)
ROSELAND CRESCENT EAST,
ROSELAND CRESCENT WEST,
SALINA AVENUE,
PART OF ROSELAND CRESCENT SOUTH,
REGISTERED PLAN 1489 (AS AMENDm)
CITY OF WINDSOR
SURVEYORS CERTIFICATE
SPENCER AVENUE
RONALD AVENUE
HOWARD AVENUE
SALINA AVENUE
CABANA ROAD
ROSELAND CRESCENT EAST
ROSELAND CRESCENT WEST
ROSELAND CRESCENT
DOUGALL AVENUE
DOUGALL PARKWAY
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 16
PART 17
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PART 33
PART 34
PART 35
PART 36
PART 37
PART 38
PART 39
PART 40
PART 41
PART 42
PART 43
PART 44
PART 45



Draft Plan of Subdivision

PART OF LOT 20, LOTS 21 to 27, 52 to 73,
76 to 88, 201 to 212, ROSELAND CRESCENT WEST,
ROSELAND CRESCENT EAST, SALINA AVENUE, PART OF
ROSELAND CRESCENT SOUTH, AND PART CLOSED ALLEYS
REGISTERED PLAN 1489 (AS AMENDED)
IN THE CITY OF WINDSOR, COUNTY OF ESSEX, ONTARIO

DILLON CONSULTING

JUNE 11th, 2026
Project No. 94-2412

Scale: 1:1500 (11x17)

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR APPROVAL PURPOSES.

DATE: _____ SIGNED: _____
(NORTH WINDSOR DEVELOPMENT COMPANY LIMITED)

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: _____ SIGNED: _____
(ONTARIO LAND SURVEYOR)

ADDITIONAL INFORMATION REQUIRED UNDER
S. 51(17) OF THE PLANNING ACT
(a) SHOWN ON PLAN
(b) SHOWN ON PLAN
(c) SHOWN ON PLAN
(d) RESIDENTIAL
(e) SHOWN ON PLAN
(f) SHOWN ON PLAN
(g) SHOWN ON PLAN
(h) PIPED WATER TO BE INSTALLED BY DEVELOPER
(i) BROOKSTON CLAY SAND
(j) SHOWN ON PLAN
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
(l) SHOWN ON PLAN

NOTES:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE, DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991072

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4679882.063	E334941.347
ORP-B	N4679755.530	E335052.128

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

4.60m
4.60m
4.6m CORNER CUTOFF AT ALL STREET CORNERS

STATISTICS

SINGLE DETACHED RESIDENTIAL	= LOTS	1 TO 27 (INCL.)	
TOWNHOME RESIDENTIAL	= BLOCK	28 & 29, 31, 33 TO 37 (INCL.)	
SEMI-DETACHED RESIDENTIAL	= BLOCK	30 & 32	
PARKLAND / EASEMENT	= BLOCK	38	
DRAINAGE CORRIDOR	= BLOCK	39	
AREAS			
SINGLE DETACHED RESIDENTIAL	= 1.95 ha	(4.82 acres)	= 35.4%
TOWNHOME RESIDENTIAL	= 1.38 ha	(3.41 acres)	= 25.0%
SEMI-DETACHED RESIDENTIAL	= 0.20 ha	(0.49 acres)	= 3.6%
PARKLAND / EASEMENT	= 0.13 ha	(0.32 acres)	= 2.4%
DRAINAGE CORRIDOR	= 0.23 ha	(0.57 acres)	= 4.2%
RIGHT-OF-WAY	= 1.62 ha	(4.00 acres)	= 29.4%
TOTAL AREA	= 5.51ha	(13.61 acres)	

LEGEND:

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB-A DENOTES 15mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P1) DENOTES PLAN OF SURVEY BY (1744) DATED DECEMBER 21, 2005
(P2) DENOTES INSTRUMENT No. R2120115 AMENDING REGISTERED PLAN 1489
(P3) DENOTES PLAN 12R-697
(P5) DENOTES PLAN 12R-7531 (P4) DENOTES PLAN 12R-12548
(P6) DENOTES REGISTERED PLAN 1489 (P8) DENOTES PLAN 12R-19592
(P7) DENOTES PLAN 12R-10283 (P9) DENOTES PLAN 12R-4150
(P10) DENOTES PLAN 12R-13846 (P11) DENOTES REGISTERED PLAN 1258
(1744) DENOTES VERMAEREN, STURGERFIELD, MARTLEY, PROVENCE, BEZAIRE INC., O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(1291) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SMEETON, INC., O.L.S.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Jun 12, 2026 - 11:06am P:\1994\12\94-2412 Roseland Crescent Subdivision\Drawings\94-2412 Roseland Crescent Subdivision.dwg

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 65/2026

Subject: Economic Revitalization CIP - 2827 Temple Dr. - Ward 5

Reference:

Date to Council: August 4, 2026
Author: Simona Simion, Planner III (A)
ssimion@citywindsor.ca
519-2556543 x6449
Planning & Building Services
Report Date: 6/12/2026
Clerk's File #: SPL/10759

To: Mayor and Members of City Council

Recommendation:

I. THAT the request made by Grape Leaves Food Inc. (owner Hassan Skieneh) to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 2827 Temple Dr. for the lesser of 100% of the municipal tax increment for a period of five (5) years or total the eligible costs pursuant to the City of Windsor Economic Revitalization Community Improvement Plan;

II. THAT Administration **BE DIRECTED** to prepare an agreement between Grape Leaves Food Inc. and the City in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

IV. THAT the approval to participate in the Small Business Investment Grant program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix D: Grant Completeness and Payment) within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Background:

The Economic Revitalization Community Improvement Plan (CIP) was approved on January 31, 2011 (via CR 50/2011). The adopting By-law 30-2011 was passed February 14, 2011.

The Economic Revitalization CIP provides financial incentives to encourage new investment in targeted economic sectors for the purposes of diversifying the local economy and creating/retaining jobs. The CIP allows the City to take a variety of measures to further the objectives of the Economic Revitalization CIP that would otherwise be prohibited by Ontario's *Municipal Act*. This includes the acquisition and preparation of land; construction, repair, rehabilitation or improvement of buildings; the sale, lease or disposal of land and buildings; and the provision of grants to owners or tenants of land. All grants must conform to the objectives and policies contained within the CIP.

Grape Leaves Food Inc. is a family-owned business, currently leasing space at 5950 Rhodes Dr., specializing in authentic Middle Eastern sauces, marinades, and dressings. The company has experienced steady year-over-year growth and has reached a critical point where current facility limitation restricts the ability to increase production volume and serve additional retailers. To support continued growth, Grape Leaves Food Inc. is undertaking the development of a new facility in Windsor.

The company has acquired the property located at 2827 Temple Dr. (Appendix A: Location Map). At this location, a newly constructed facility in Windsor is designed to support expanded retail distribution, strategic distribution partnerships, new product development, private label growth, and increase exports.

The property is designated 'Industrial' in the City's Official Plan and zoned Manufacturing District (MD 1.4), which permits a range of industrial and business office uses.

Discussion:

Small Business Investment Grant Program

Grape Leaves Food Inc. has applied for financial incentives under the Small Business Investment Grant Program, which is intended to stimulate investment in targeted economic sectors for the purpose of creating jobs and diversifying the local economy. Manufacturing businesses with less than 50 employees fall under the Small Business Investment Grant Program.

Successful applicants are eligible to receive an annual grant for up to 100% of the municipal property tax increase created by an investment in development or redevelopment of a building or property, provided it conforms to the Economic Revitalization CIP. The annual grants may continue for the earlier of five (5) years or 100% of the eligible investment costs are repaid.

Eligible Sector

Grape Leaves Food Inc. is eligible for incentives under the manufacturing sector, which is defined in the CIP as:

"Companies engaged in the fabricating, processing, assembling, packaging, producing or making goods or commodities, including ancillary repair, storage, wholesaling or office uses."

Employment

According to the CIP application, the company employs 3 full-time staff, and 5 additional employees working approximately 30 hours per week. Once operational at the new facility, the applicant anticipates hiring additional staff based on product demand, with a longer-term goal of reaching approximately 15–20 full-time employees.

Proposed Construction

The owner has begun construction of a new 1,247 square meters (13,423 square feet) facility on a .5 ha site on Temple Drive. Foundation work is currently underway. The estimated total eligible cost for the grant is approximately $2,557,368.

CIP Objectives

The proposed development and recommended Small Business Investment Grant supports the following CIP objectives:

- Encourage investment that results in the productive use of lands and/or buildings for the purposes of establishing or maintaining a business enterprise, or the expansion of existing businesses to realize more effective use of the land's potential;
- Encourage capital investments that create new and/or maintain existing permanent jobs, as well as short-term construction jobs that contribute to the reduction of the unemployment rate;
- Provide financial incentive programs that are attractive to potential investors and corporate decision-makers, but are balanced with expectations of City taxpayers and the City's ability to fund the financial incentive programs;
- Facilitate the development of the City's vacant employment lands and other areas that have the potential to be new employment areas; and
- Support investment and development that results in an increase in property assessment and grows the non-residential municipal tax base over the long-term.

Risk Analysis:

There is minimal risk associated with the approval of the CIP application. Staff resources are required for the upfront administration of the grant program and finalization of the legal agreement. Limited staff resources related to on-going monitoring of the employment use, employment targets stated in the application, and issuance of annual grants will also be required over the next five (5) years.

Climate Change Risks

Climate Change Mitigation:

The proposed redevelopment implements Environmental Master Plan Objective C1: Encourage in-fill within existing built areas.

Climate Change Adaptation:

The proposed redevelopment may be affected by climate change, in particular with

respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices.

Financial Matters:

The Small Business Investment Grant Program would be based upon the lesser of 100% of the municipal tax increment generated from the improvements made to the property for up to five (5) years, or the eligible costs. Administration has estimated that the proposed development will increase the assessment value of the property by $668,000, from $137,000 to $805,000. Based on the post-development assessment of $805,000, the total estimated value of the grant is $30,065 annually, for a projected total of $150,325 over five (5) years. The final grant amount, however, will be determined based on the actual post development assessment as determined by the Municipal Property Assessment Corporation (MPAC).

Estimated Tax Increment Grant for 2827 Temple Dr			
Annual Pre-Development Taxes (Municipal Portion Only)	**Estimated Annual Post-Development Taxes (Municipal Portion Only)**	**Estimated Annual Increase in Taxes (Municipal Portion Only)**	**Estimated Total Tax Increment Grant**
$6,166	$36,231	$30,065	$150,325

Current Property Value Assessment	$137,000
Estimate Post Development Property Assessment	$805,000

The *Planning Act* stipulates that the total grants under a CIP cannot exceed the eligible costs.

The tax increment portion of the Small Business Investment Grant is not calculated or paid out until all eligible work is completed and the property is reassessed by MPAC. Reassessment of the property must result in an increase in at least $25,000 in assessment value. The grant amount is recalculated annually based on the actual assessed property value, tax class, and municipal tax rate.

Because the Small Business Investment Grant Program does not cancel taxes, the applicant must pay the full amount of property taxes annually and will subsequently receive a grant for the difference between the pre- and post-development municipal taxes. The City will retain the amount of pre-development (base) municipal taxes throughout the lifespan ($6,166 annually or $30,830 for the 5-year period) of the grant program however will be foregoing any incremental property taxes ($30,065 annually or $150,325 for the 5-year period) which could otherwise be used to offset future budget pressures over the next five (5) years.

Consultations:

The development and approval of the Economic Revitalization CIP was subject to extensive stakeholder and public consultation, which sought input from a wide range of stakeholders and internal City departments.

Planning staff have consulted with the applicant prior to accepting the application for the Brownfield Rehabilitation Grant Program. Greg Atkinson, Deputy City Planner Development; Jose Mejalli, Assessment Management Officer, Treasury and Financial Accounting; Carolyn Nelson, Manager of Property Valuation & Administration, Treasury and Financial Accounting; and Aaron Farough, Senior Legal Counsel, Legal Department were consulted in the preparation of this report.

Conclusion:

Administration recommends that City Council approve the application made by Grape Leaves Food Inc. at 2827 Temple Dr. to participate in the Small Business Investment Grant Program under Economic Revitalization Community Improvement Plan Grant.

Planning Act Matters:

N/A

Approvals:

Name	Title
Simona Simion	Planner III - Economic Development (A)
James Abbs	Manager, Planning – Land Info & Special Projects
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A Location Map
2 Appendix B Proposed Building
3 Appendix C Business Overview
4 Appendix D Grant Completeness and Payment

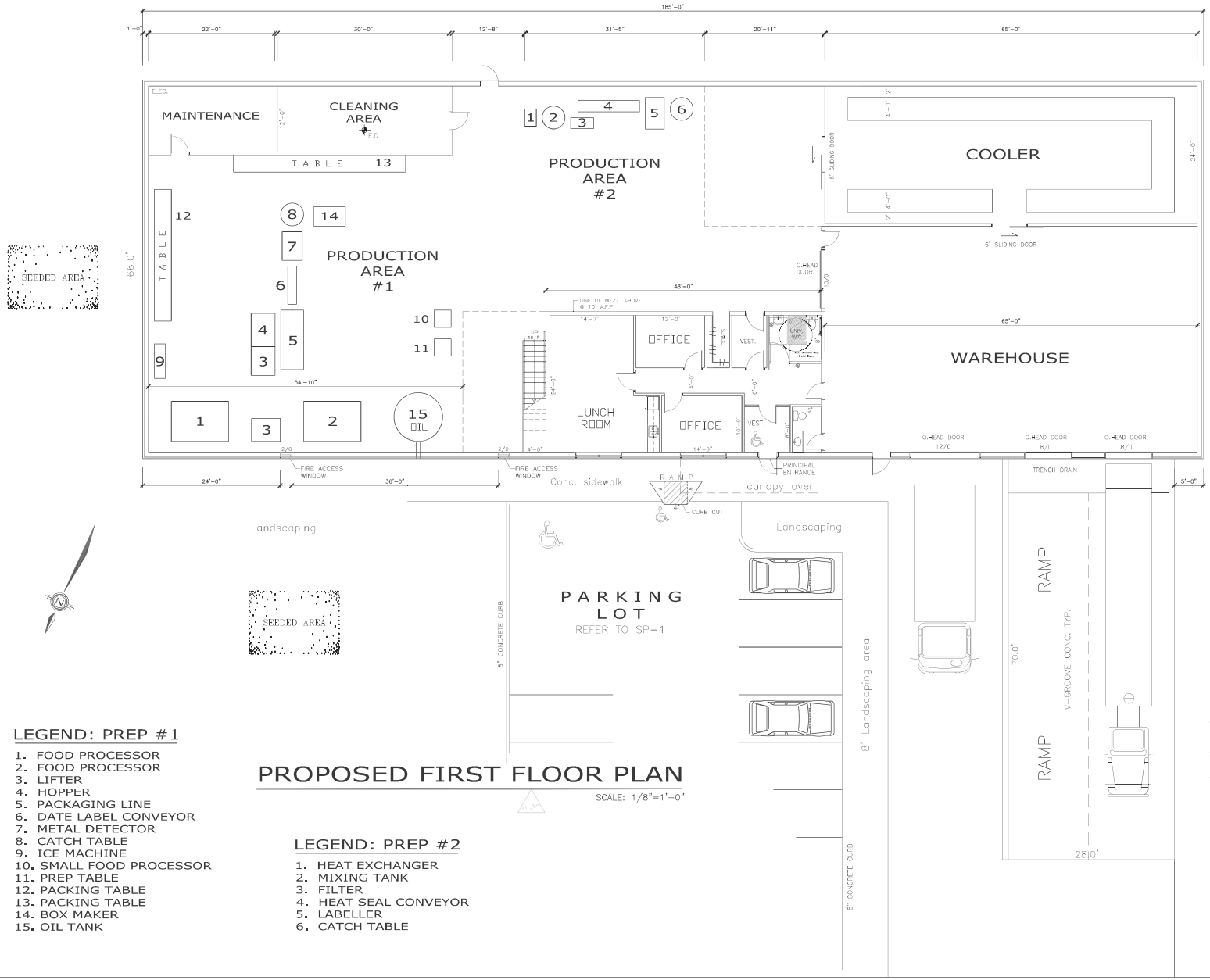


LOCATION MAP : 2827 TEMPLE DRIVE

APPLICANT: GRAPE LEAVES FOOD INC.

SUBJECT PROPERTY

0 15 30 60 90
Meters



LEGEND: PREP #1

1. FOOD PROCESSOR
2. FOOD PROCESSOR
3. LIFTER
4. HOPPER
5. PACKAGING LINE
6. DATE LABEL CONVEYOR
7. METAL DETECTOR
8. CATCH TABLE
9. ICE MACHINE
10. SMALL FOOD PROCESSOR
11. PREP TABLE
12. PACKING TABLE
13. PACKING TABLE
14. BOX MAKER
15. OIL TANK

LEGEND: PREP #2

1. HEAT EXCHANGER
2. MIXING TANK
3. FILTER
4. HEAT SEAL CONVEYOR
5. LABELLER
6. CATCH TABLE

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

VIJAY VASANTGADKAR ARCHIECT, INC.
1614 Lesperance Rd, suite 8A
Tecumseh, ONTARIO N8N 1Y3
TEL (519) 986-1855
EMAIL: vijaywindsor@yahoo.com

5.	STAGE 2	FEB. 05/25
4.	STAGE 1 CONSULTATION	SEPT. 20/24
3.	REVISED	SEPT. 16/24
2.	REVISED	SEPT. 3/24
1.	REVIEW	AUG. 22/24

- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCH. / ENGINEER.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.

PROJECT NAME AND LOCATION:
PROPOSED BUILDING FOR GRAPE LEAVES FOOD
TEMPLE DRIVE
WINDSOR, ONTARIO.

DRAWING
FLOOR PLAN

PROJECT NUMBER	2445
DATE:	AUG. 2024
DRAWN BY	J.R
CHECKED BY	V. V.

DRAWING NO.
A-1

Business Overview – Grape Leaves Food Inc.

Business Overview

Grape Leaves Food Inc. is a family-owned company specializing in authentic Middle Eastern sauces, marinades and dressings. The company was founded by Hassan Skieneh and started as a restaurant in the East. The business was built through years of hands-on dedication, product development, and a commitment to quality.

Today, Grape Leaves Food Inc. has grown into a recognized brand with distribution across Canada and the United States. Our flagship garlic sauce has become a highly sought-after product and is now available through major retail partners including Metro Inc., Sobeys Inc., Loblaw Companies Limited stores, Giant Tiger Stores Limited, Costco Wholesale, and numerous independent retailers throughout Ontario and across North America.

Our product line currently includes:

- Garlic Sauce
- Chicken Shawarma Marinade
- Fattoush Salad Dressing

In addition to branded retail sales, Grape Leaves Food Inc. also offers private label manufacturing opportunities and custom food production solutions.

Current Operations

Grape Leaves Food Inc. currently services a growing customer base through direct retail programs, regional distribution channels, and wholesale partnerships.

Our products have achieved strong market acceptance due to consistent quality, strong brand loyalty, and increasing demand for authentic, high-quality Middle-Eastern food products.

The company has experienced steady year-over-year growth and has reached a critical point where current facility limitations restrict our ability to increase production volume, service additional retailers, and scale efficiently.

Project: Facility Expansion

To support continued growth, Grape Leaves Food Inc. is undertaking the development of a new facility in Windsor.

Our current operation has reached capacity and existing space constraints limit production throughput; restrict storage capabilities; and create inefficiencies in workflow, inventory handling, and production scheduling.

The new facility will allow us to:

- Significantly increase capacity
- Improve operational efficiency and workflow
- Expand cold and dry storage capabilities
- Accommodate new production equipment
- Meet increased retailer demand and onboarding requirements
- Support larger distribution partnerships
- Strengthen food safety and quality assurance systems
- Create additional skilled manufacturing and operational jobs in Windsor-Essex

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Future Operations & Expansion

The new facility will position Grape Leaves Food Inc. for its next stage of growth by enabling expansion into:

Expanded Retail Distribution

We are currently unable to service numerous interested retail locations due to production limitations. Expanded capacity will allow us to fulfill these opportunities across Ontario and beyond.

Strategic Distribution Partnerships

We are actively exploring national distribution partnerships to broaden our retail reach and improve logistics efficiency across Canada.

New Product Development

The expanded facility will support innovation and the launch of new Middle-Eastern inspired food products to meet evolving consumer demand.

Private Label Growth

Increased capacity will allow us to pursue additional private label opportunities with major retailers and foodservice partners.

U.S. Market Growth

With established U.S. distribution channels already in place, expanded production capacity will allow us to increase exports and grow our North American market presence.

Jobs & Economic Impact

The facility expansion will directly support job creation in Windsor-Essex through hiring across:

- Production
- Quality assurance
- Logistics
- Warehousing
- Administrative support

Beyond employment growth, this expansion strengthens Windsor's food manufacturing sector by increasing local production capabilities, supporting regional supply chains, and contributing to long-term economic development.

Concluding Statement

Grape Leaves Food Inc.'s expansion represents a critical investment in Windsor's future.

What began as a small, family-run operation has grown into a recognized business serving major retailers across North America. Demand for our products continues to exceed current production capacity, and this facility expansion is essential to unlocking our next phase of growth.

Support through municipal economic development programs would play an important role in helping make this expansion economically viable, allowing Grape Leaves Food Inc. to scale operations locally, create jobs, increase production, and continue building a proudly Windsor-based success story.

Appendix D – Grant Completeness and Payment

This appendix includes a comprehensive checklist for grant completeness and payment requirements. Submit checklist, expense report and requested documentation to cip@citywindsor.ca for review before the grant approval expiration (refer to council resolution for date). All required documentation to be included in an email with the following title "CIP-Grant Completeness and Payment Request - Address – Applicant Name".

City Staff will review the submission to ensure that eligible costs are not exceeded and documentation compliant.

Grant Completeness Checklist

All grant payments are issued following the completion of eligible work and the submission of required information (e.g. invoices and proof of payment in full).

☐The applicant to contact Building Department building@citywindsor.ca to ensure that final inspection is passed and no open orders exist.

☐Contact Right-of-way Division to ensure that all permits are closed engineeringdept@citywindsor.ca

Grant Payment Checklist

Tax-increment based grants require:

☐Grant agreements to be drafted, signed by the CAO/City Clerk and applicant, and registered on the property title; Contact cip@citywindsor.ca for a draft agreement.

☐Statutory declaration of corporate standing and a legal opinion must be submitted by the applicant; Contact cip@citywindsor.ca for sample format.

☐The applicant to provide Municipal Property Tax Assessment Corporation (MPAC) post construction property value assessment.

☐The applicant must pay increased municipal tax levy for one full year.

☐The applicant must demonstrate all eligibility requirements have been met/maintained before the first grant payment can be issued (e.g. number of jobs retained/added - provide T4s).

Grants that are issued on an annual basis require verification that eligibility has been maintained.

Finance Department issues grant payment electronically.

☐A vendor account must be established before electronic payment can be made. Vendor form may be requested at cip@citywindsor.ca

☐The applicant to submit an excel spreadsheet summarizing eligible work invoices as shown below. The applicant to submit proof of payment (bank statement snapshot, copy cheques).

Excel Spreadsheet sample available upon request at cip@citywindsor.ca

Application Date								
Project Address								
Invoice Date	Company Name & Address	Invoice #	Proof of Payment (Cheque # or Description)	Work Covered by Invoice (Description)	# of Employees	Cost	HST	Eligibility
				Total	0.00	$0.00	$0.00	

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 83/2026

Subject: Amendment to By-law 139-2013 - Agreements Related to Decisions of the Committee of Adjustment, City Wide

Reference:

Date to Council: August 4, 2026
Author: Laura Diotte, MCIP, RPP
Manager – Planning (Development Applications)

lbdiotte@citywindsor.ca
519-255-6543 x6396
Planning & Building Services

Report Date: 7/1/2026
Clerk's File #: AB2026

To: Mayor and Members of City Council

Recommendation:

I. That the City Planner By-law 139-2013 **BE AMENDED** to provide authority to the City Planner to approve, execute and cause to be registered agreements required as a condition of minor variance or consent application approved by the Committee of Adjustment pursuant to sections 45(9.1), 45(9.2), 53(12), 51(25) and 51(26) of the Planning Act; and

II. That the draft amendment to By-law 139-2013 attached as Appendix B **BE APPROVED**.

Executive Summary:

N/A

Background:

Recent changes in Land Registry Office practices have limited the ability of municipalities to register certain notices and instruments against title that were previously accepted for registration. In addition, amendments to section 41 of the Planning Act made by Bill 23, the More Homes Built Faster Act, 2022, exempt developments containing ten residential units or fewer from Site Plan Control approval, subject to the prescribed exceptions set out in Ontario Regulation 254/23. As a result, the City requires an alternative Planning Act mechanism to ensure Official Plan requirements and mitigation measures recommended within supporting studies imposed as conditions of Committee of Adjustment decisions can be secured and registered on

title where appropriate.

Sections 45(9.1), 45(9.2), 53(12), 51(25) and 51(26) of the Planning Act authorize municipalities to require agreements as conditions of minor variance, consent and subdivision approval and permit those agreements to be registered on title. Excerpts of the relevant provisions are attached as Schedule A.

The purpose of this report is to delegate signing authority of Minor Variance and Consent Agreements to the City Planner to streamline and expedite the administrative processes.

Discussion:

The proposed amendment would add a new delegated authority to By-law 139-2013 permitting the City Planner to execute Minor Variance and Consent Agreements authorized under the Planning Act. The amendment is intended as a housekeeping measure responding to two significant changes. First, Land Registry Office practices have changed such that certain instruments historically accepted for registration are no longer accepted. Second, Bill 23, the More Homes Built Faster Act, 2022, amended section 41 of the Planning Act to exempt developments containing ten residential units or fewer from Site Plan Control approval, subject to limited prescribed exceptions, including those identified in Ontario Regulation 254/23. In circumstances where Site Plan Control is not applicable, Minor Variance and/or Consent Agreements provide an alternative statutory tool expressly authorized by the Planning Act for developments that require approvals from the Committee of Adjustment.

Developments adjacent to noise-generating sources, including railways, airports and industrial uses, may require noise studies as part of a complete application for a minor variance or severance. These studies typically identify recommended mitigation measures and warning clauses to ensure future owners and occupants are made aware of potential noise impacts. Where a development is subject to Site Plan Control, these requirements are commonly secured through a Site Plan Agreement, and the applicable warning clauses are registered on title. However, where a development containing ten residential units or fewer is exempt from Site Plan Control, the City cannot rely on a Site Plan Agreement to secure and register those requirements.

Further, the Land Registry Office is no longer accepting the registration of warning clauses on title unless they are supported by an agreement executed with the City. As a result, Consent Agreements provide a necessary alternative mechanism to secure warning clauses, including noise warning clauses, and servicing requirements where appropriate. The proposal does not impose any new obligations on applicants or developers. Rather, it changes the mechanism used to secure requirements that the City already addresses through the development review process. Delegated authority will improve efficiency and allow agreements to be executed and registered in a timely manner.

Administration will maintain records of Minor Variance and Consent Agreements executed pursuant to the delegated authority. By-law 139-2013 currently authorizes the City Planner to approve Site Plan Control plans and drawings as set out in Subsection 41(4) and (5) of the Act, to impose conditions to such approvals as set out in Subsection

41(7) of the Planning Act, and to approve and execute the Site Plan Agreements and cause them to be registered against the land in accordance with Subsection 41(10) of the Act.

The recommendation supports implementation of the Official Plan by ensuring development constraints and servicing requirements are appropriately secured and communicated. Specifically, section 11.6.6.5 and 11.4.3.7(f) of the Official Plan give authority of the Committee of Adjustment to require the land owner to enter into an agreement with the Municipality to address impacts of the minor variance or consent application.

Risk Analysis:

Delegation of authority to execute agreements imposed by the Committee of Adjustment is not uncommon among comparable municipalities. The Cities of Waterloo, Guelph, and London all delegate this authority to Administrative Staff. Without delegated authority, the City may have limited ability to secure and register warning clauses and servicing obligations on title, particularly where Site Plan Control is not applicable. Delegation will ensure efficient implementation of approval conditions authorized by the Planning Act.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

There are no direct financial implications. The amendment will improve administrative efficiency. The cost of registering the agreement on title will be the responsibility of the owner.

Consultations:

N/A

Conclusion:

Administration recommends approval of the proposed amendment to By-law 139-2013. The amendment provides an efficient and legislatively authorized mechanism to respond to changing land registry practices and Provincial exemptions from Site Plan Control while maintaining the City's ability to secure warning clauses and servicing requirements.

Planning Act Matters:

N/A

Approvals:

Name	Title
Laura Diotte	Manager – Planning (Development Applications)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - Excerpts from the Planning Act
2 Appendix B - Draft Amendment to By-law 139-2013

Appendix A – Planning Act Excerpts

Planning Act, subsections 45(9.1) and 45(9.2): A committee of adjustment may require the owner to enter into agreements with the municipality to address conditions imposed on a minor variance, and those agreements may be registered on title and enforced against current and future owners.

Conditions in decision

(9) Any authority or permission granted by the committee under subsections (1), (2) and (3) may be for such time and subject to such terms and conditions as the committee considers advisable and as are set out in the decision. R.S.O. 1990, c. P.13, s. 45 (9).

Agreement re terms and conditions

(9.1) If the committee imposes terms and conditions under subsection (9), it may also require the owner of the land to enter into one or more agreements with the municipality dealing with some or all of the terms and conditions, and in that case the requirement shall be set out in the decision. 2006, c. 23, s. 18 (3).

Registration of agreement

(9.2) An agreement entered into under subsection (9.1) may be registered against the land to which it applies and the municipality is entitled to enforce the agreement against the owner and, subject to the Registry Act and the Land Titles Act, against any and all subsequent owners of the land. 2006, c. 23, s. 18 (3).

Planning Act, subsection 53(12): The approval authority may impose conditions to the granting of a consent, including conditions requiring agreements with the municipality.

Power

(12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (25.1), (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32; 2026, c. 8, Sched. 7, s. 11.

Planning Act, subsection 51(25): Draft approval of a plan of subdivision may be made subject to conditions including agreements with the municipality respecting the development of the land.

Conditions

(25) The approval authority may impose such conditions to the approval of a plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the development proposed for the subdivision, including a requirement,

(a) that land be dedicated or other requirements met for park or other public recreational purposes under section 51.1;

(b) that such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;

(b.1) that such land be dedicated for commuter parking lots, transit stations and related infrastructure for the use of the general public using highways, as the approval authority considers necessary;

(c) when the proposed subdivision abuts on an existing highway, that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway to such width as the approval authority considers necessary;

(d) that the owner of the land proposed to be subdivided enter into one or more agreements with a municipality, or where the land is in territory without municipal organization, with any minister of the Crown in right of Ontario or planning board dealing with such matters as the approval authority may consider necessary, including the provision of municipal or other services; and

(e) in the case of an application for approval of a description or an amendment to a description, as referred to in subsection 9 (2) of the Condominium Act, 1998, if the condominium will contain affordable housing units and if a shared facilities agreement will be entered into with respect to the condominium, whether under section 21.1 of that Act or otherwise, that the shared facilities agreement be satisfactory to the approval authority. 1994, c. 23, s. 30; 2005, c. 26, Sched. B, s. 1; 2006, c. 23, s. 22 (5); 2016, c. 25, Sched. 4, s. 8 (3).

Planning Act, subsection 51(26): An agreement entered into pursuant to subsection 51(25) may be registered against title and is binding on successors in title.

Agreements

(26) A municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the land. 1994, c. 23, s. 30.

Appendix B – Proposed Amendment to By-law 139-2013

BY-LAW NUMBER ___-2026
A BY-LAW TO AMEND BY-LAW NUMBER 139-2013, BEING A BY-LAW TO DELEGATE AUTHORITY TO THE CITY PLANNER TO APPROVE AND PROCESS CERTAIN APPLICATIONS UNDER THE PLANNING ACT AND PERMITS UNDER THE ONTARIO HERITAGE ACT.

WHEREAS By-law Number 139-2013 was passed by the Council of The Corporation of the City of Windsor on August 26, 2013;

AND WHEREAS By-law Number 126-2019, being a by-law to amend By-law Number 139-2013, was passed by the Council of The Corporation of the City of Windsor on November 18, 2019;

AND WHEREAS By-law Number 99-2022, being a by-law to amend By-law Number 139-2013, was passed by the Council of The Corporation of the City of Windsor on July 11, 2022;

AND WHEREAS By-law Number 147-2023, being a by-law to amend By-law Number 139-2013, was passed by the Council of The Corporation of the City of Windsor on November 27, 2023;

AND WHEREAS it is deemed expedient to further amend said By-law Number 139-2013 of The Corporation of the City of Windsor;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That Schedule “A” of By-law 139-2013 be amended by adding the following new section after Section 9.1:

Execute and Cause to be Registered Minor Variance and Consent Agreements
10.1 To approve, execute and cause to be registered Minor Variance and Consent Agreements authorized pursuant to sections 45(9.1), 45(9.2), 53(12), 51(25) and 51(26) of the Planning Act, including agreements respecting warning clauses, servicing requirements and other matters authorized by the Act.

2. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading -
Second Reading -
Third Reading -

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 86/2026

Subject: DCE - 01 – 2026 Demolition Control Exemption – 534 California Ave - Ward 2

Reference:

Date to Council: August 4, 2026
Author: Simona Simion, Economic Development Planner (A)
Planning & Building Services
Report Date: July 16, 2026
Clerk's File #: SB/15201

To: Mayor and Members of City Council

Recommendation:

I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for the residential dwelling located at 534 California Ave to facilitate redevelopment of the property as described in this report; and,

II. THAT the Chief Building Official **BE DIRECTED** to require, as a condition of the demolition permit, that:

   a. Redevelopment be substantially complete within two years of demolition permit issuance; and

   b. If redevelopment, including construction of a new building, is not substantially complete within two (2) years of the commencement of demolition, the maximum fee ($20,000) shall be entered on the collectors roll of the property; and,

III. THAT if instructed by the City Planner, the City Solicitor **BE DIRECTED** to register a notice of Condition II of this report in the land registry office against the property.

Executive Summary:

N/A

Background:

Following a two-year interim control by-law study, a suite of policies and regulations were approved by Council on August 28, 2017, that aims to prevent demolition of buildings along the City's traditional commercial streets for use as surface parking.

The Official Plan policies and zoning by-law regulations apply within the City's Business Improvement Areas and other mainstreet areas such as Wyandotte St W from California Ave to Campbell Ave.

Demolition Control By-law 131-2017 was also approved by Council to encourage orderly development and prevent speculative demolition of residential dwellings in the vicinity of traditional commercial streets. The subject property falls within the area covered by By-law 131-2017.

Demolition Control By-law 131-2017 applies to properties containing a residential dwelling unit located within 100 metres of traditional commercial streets, which includes properties north and south of Wyandotte St W (See Appendix C Demolition Control By-Law Map). The By-law prohibits demolition of any residential property in the demolition control area unless a permit is issued by City Council.

The property is designated for Residential use in the City's Official Plan and zoned Residential District 2.1 (RD2.1), which permits a range of low-density dwelling types. The applicant plans to develop a single unit dwelling with two (2) additional dwelling units which is a permitted use.

Discussion:

The City has received plans to redevelop the property located at 534 California Ave (see Appendix A Location Map). The owner KND Holdings Inc. (David Tran) proposes to demolish the existing single unit dwelling and replace it with a single unit dwelling with two (2) additional dwelling units (See Appendix B Site Plans and Floor Plans).

The By-law allows Council to attach a condition to a demolition permit requiring redevelopment to be substantially completed within a specified timeframe (i.e. must be at least two years from demolition permit issuance). As authorized by Section 33 (7) of the Planning Act , R.S,O, 1990, c. P.13, paragraph 7 (b) of the By-law states "that, on failure to complete the new building within the time specified in the permit issued, the Clerk shall be entitled to enter on the collectors roll, to be collected in like manner as municipal taxes, such sum of money as may be determined by Council but not in any case to exceed the sum of twenty thousand dollars ($20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued, and such sum shall, until payment thereof, of a line or charge upon the land in respect of which the permit to demolish the residential property is issued."

The subject property contains a one-storey 97sm detached dwelling constructed in approximately 1925 (See Appendix D Site and Neighbourhood Photos).

The property is 250sm in size (i.e. 7.6m x 32.9m). The property is not listed on the Municipal Heritage Register. The proposed development drawing show a single unit with two additional dwelling units that conforms to the Official Plan and Zoning By-law. The applicant was approved by the Committee of Adjustment for minor variances to permit the construction of a single unit dwelling with two additional dwelling units (ADUs) with decreased minimum lot width, decreased minimum lot area, increased maximum encroachment of a balcony into a required yard, decreased minimum rear yard depth

and increased maximum encroachment of a porch (COA A-019/2026).

Risk Analysis:

There is little risk associated with approval of the requested demolition. The owner has demonstrated there is a redevelopment plan for the property and is expected to construct new dwelling within the two-year time frame set out in the recommendations section.

Climate Change Risks

Climate Change Mitigation:

The proposed multiple dwelling implements Environmental Master Plan Objective C1: Encourage in-fill and higher density in existing built areas.

Climate Change Adaptation:

The proposed new dwelling units may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices.

Financial Matters:

The current assessed value of the property is $112,000 and annual property tax revenue is $2,180. Following the development, the assessed value is estimated at $390,000, representing an increase of $278,000. As a result, post development annual property tax revenue is projected at approximately $7,580, an estimated increase of $5,400. The actual post-development assessment will be determined by the Municipal Property Assessment Corporation.

This application is subject to Demolition Control Exemption fee ($1,340) pursuant to Bylaw 36-2026 passed on February 23, 2026, GIS Fee ($50), and E-Permitting Fee ($40), for a total of $1,430.

If the new dwelling is not substantially complete within two (2) years of demolition permit issuance, a fee in an amount up to $20,000 will be added to the tax roll of the property in accordance with paragraph 7(b) the By-law and Section 33(7) of the Planning Act and be recorded as revenue with the Development Applications (Dept ID 0153510) department.

Consultations:

Staff from Finance Department (Michael Okanlawon), Taxation/Treasury Department (Carolyn Nelson and Jose Mejalli) and Legal Department (Aaron Farough) have been consulted in the preparation of this report.

Conclusion:

The demolition of the existing residential dwelling located at 534 California Ave will facilitate the construction of a single unit dwelling with two additional dwelling units, which is a more efficient use of the property. The proposed redevelopment conforms to the Zoning By-law, constitutes orderly development, and the requested demolition is not considered speculative.

It is recommended that Council authorize the Chief Building Official to issue a demolition permit and that a condition be imposed requiring the redevelopment to be substantially complete within two years of demolition permit issuance.

Planning Act Matters:

N/A

Approvals:

Name	Title
Simona Simion	Economic Development Planner (A)
James Abbs	Manager, Planning – Growth
Jason Campigotto	Deputy City Planner – Growth (A)
John Revell	Chief Building Official
Aaron Farough	Senior Legal Counsel, Legal & Real Estate Services
Neil Robertson	City Planner
Emilie Dunnigan	Manager, Development Revenue and Financial Administration
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

Appendix A Location Map
Appendix B Redevelopment Plan
Appendix C Demolition Control By-law Map
Appendix D Site and Neighbourhood Photos



LOCATION MAP : 534 CALIFORNIA AVENUE

APPLICANT: KND HOLDINGS INC.

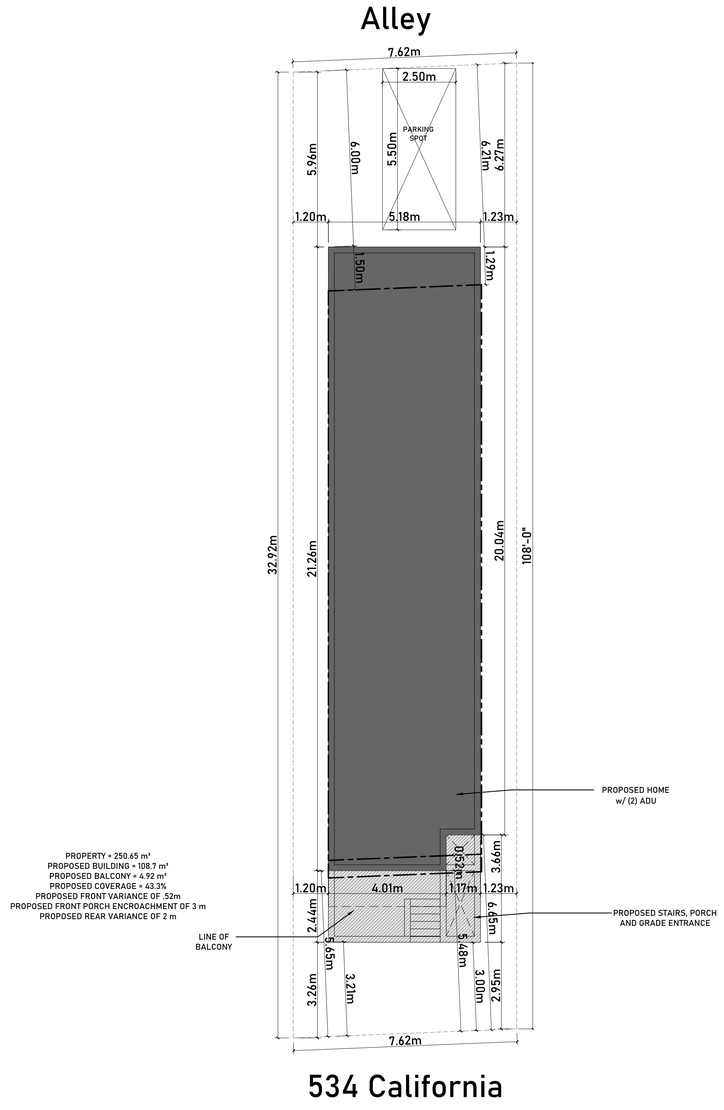
SUBJECT PROPERTY

0 5 10 20 30
Meters

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER ONTARIO BUILDING CODE (O.B.C.) AND AS PER ANY LOCAL BY-LAWS
2. "GENERAL CONTRACTOR" (G.C.) TO BE INTERCHANGEABLE w/ "OWNER" THROUGHOUT THESE DOCUMENTS
3. WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY. G.C. TO CONFIRM ALL SIZES w/ MANUF. OR SUPPLIER AND NOTIFY THIS DESIGNER OF ANY SIGNIFICANT CHANGES
4. G.C. TO SUBMIT ENGINEERED TRUSS AND FLOOR JOIST DATA DESIGN SHEETS WHEN APPLICABLE
5. A MIN. 2% GRADING TO BE MAINTAINED AROUND THE STRUCTURE
6. ELECTRICAL BY OTHERS (as per O.B.C.)
7. MECHANICAL AND HVAC BY OTHERS (as per O.B.C.)
8. PLUMBING BY OTHERS (as per O.B.C.)
9. DO NOT SCALE THESE DRAWINGS
10. G.C. TO CONFIRM "ERCA" REQUIREMENTS AND SITE CONDITIONS PRIOR TO CONSTRUCTION
11. THIS DESIGNER IS NOT RESPONSIBLE FOR LOCATING THE STRUCTURE ON THE SITE. AN ONTARIO LAND SURVEYOR IS RECOMMENDED TO LOCATE THE STRUCTURE, SET THE GRADE, AND TO PRODUCE LOT GRADING PLANS
12. IF ANY CHANGES OR MODIFICATIONS ARE MADE ON SITE WITHOUT NOTIFYING THIS DESIGNER THEN THIS DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES AND OR ERRORS MADE DURING CONSTRUCTION
13. G.C. RESPONSIBLE FOR REVIEWING AND APPROVING ENGINEERED ROOF AND FLOOR TRUSS DESIGNS PRIOR TO MANUFACTURING AND MUST RELAY ANY RELEVANT INFORMATION TO THIS DESIGNER
14. THESE DRAWINGS ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS. G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS ,INFO, ENG. STAMPS FOR CONC. REINF. PORCHES OR POINT LOADING DIAGRAMS , LINTEL DESIGNS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES
15. EXTERIOR FINISHES AND FINISHING SYSTEMS ARE FOR DEMONSTRATION. G.C. MAY USE APPROVED FINISHES AND FINISHING SYSTEMS THAT MEET MINIMUM CODE. DESIGNER MUST BE INFORMED AND APPROVE CHANGES FROM DEMONSTRATED FINISHES AND FINISHING SYSTEMS
16. EXTERIOR FINISHES, WINDOWS, DOORS SIZES AND STYLES, KITCHEN LAYOUTS, BATH LAYOUTS, AND BASEMENT DESIGNS ARE THIS DESIGNERS RENDERING OF WHAT THE HOUSE CAN INCLUDE. GENERAL CONTRACTORS CONTACT SHALL SUPERCEDE IN ALL ABOVE MENTIONED CATEGORIES AS LONG AS THEY MEET O.B.C. G.C. TO INFORM DESIGNER OF ANY DIFFERENCES TO THIS PLAN.
17. G.C. TO NOTIFY THIS DESIGNER OF ANY DISCREPANCIES BETWEEN THIS DESIGN AND O.B.C. OR OF ANY CHANGES TO BE MADE TO THESE PLANS WITHIN 72 HOURS OR THIS DESIGNER TAKES NO RESPONSIBILITY FOR THE CHANGES OR DISCREPANCIES
18. INSULATION VALUES AND LOCATIONS MAY VARY FROM WHAT IS NOTED. ONLY INSULATION LOCATIONS REQUIRED BY O.B.C. ARE MANDATORY ALL OTHERS ARE INFERRED TO BE OPTIONAL. IF SB-12 PERFORMANCE PACKAGE IS USED THEN THOSE VALUES SHALL SUPERCEDE NOTED VALUES.
19. IF CERTAIN ITEMS NOTED ON THESE PLANS DIFFER FROM G.C.'s CONTRACT WITH CLIENT THEN THE CONTRACT SHALL TAKE PRECEDENT AS LONG AS THE CONTRACTS NOTED DIFFERENCE MEETS O.B.C.

NOTE: EEDS BY OTHERS, PLEASE SEE EEDS FOR PROPER INSULATION VALUES, METHODS OF INSULATION, AND EFFICIENCY VALUES.



A00.1

PROJECT NOTES:

Feb. 9, 2026.

PROJECT ADDRESS

25130 - 534 California

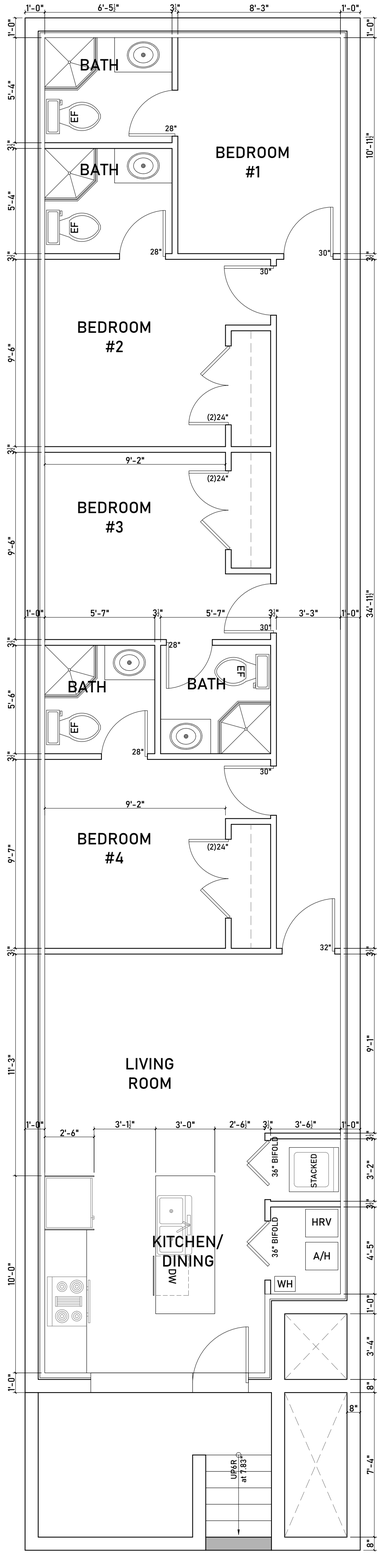
DESIGNED BY JEFFERY DUROCHER
BCIN : 41437 (PERSONAL) 111795 (BUSINESS)

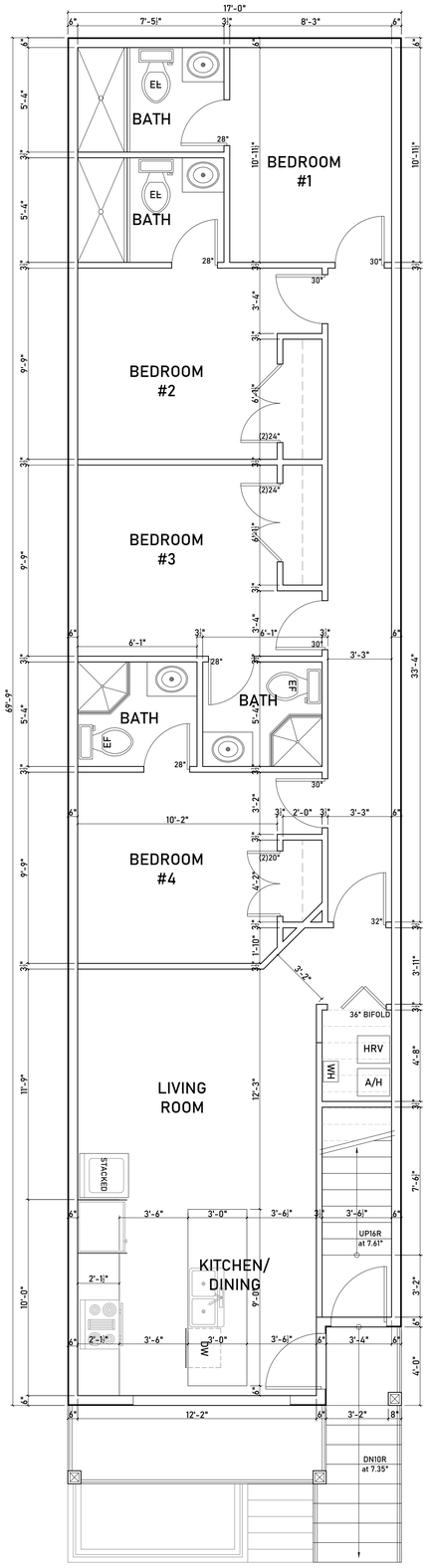
JMD DESIGN & DRAFTING INC.

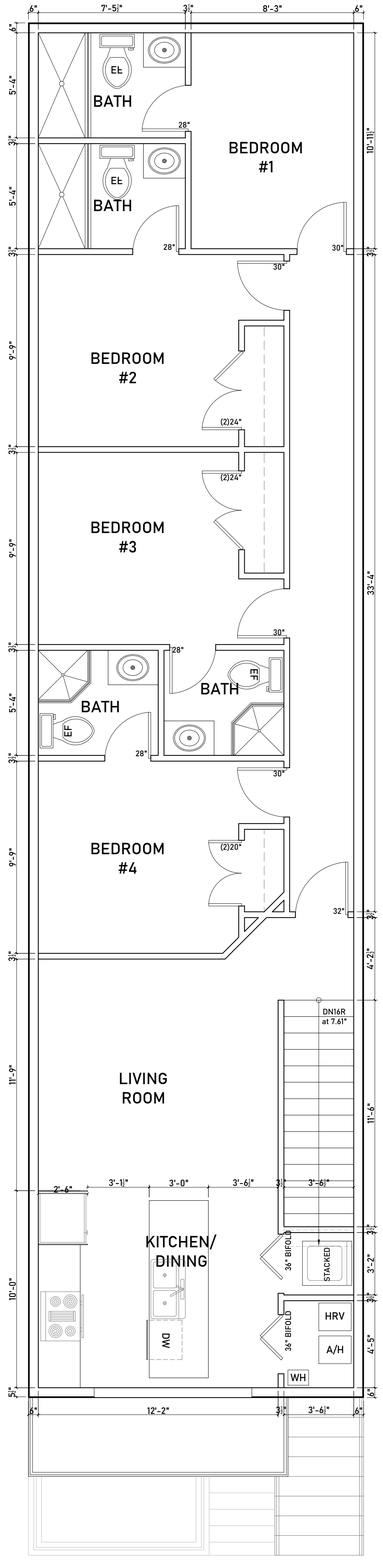
Email : jmdesignanddrafting@gmail.com
Cell : (519) - 818 - 0619

NOTE: THESE PRINTS ARE THE PROPERTY AND DESIGN OF THIS DESIGNER. THE DESIGNER RESERVES THE RIGHT TO REPRODUCE THE SAME HOUSE AT NO BENEFIT TO THE PURCHASER OF THIS HOME.

NOTE: THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT RESTRICTIONS.







A01.1

PROJECT NOTES:

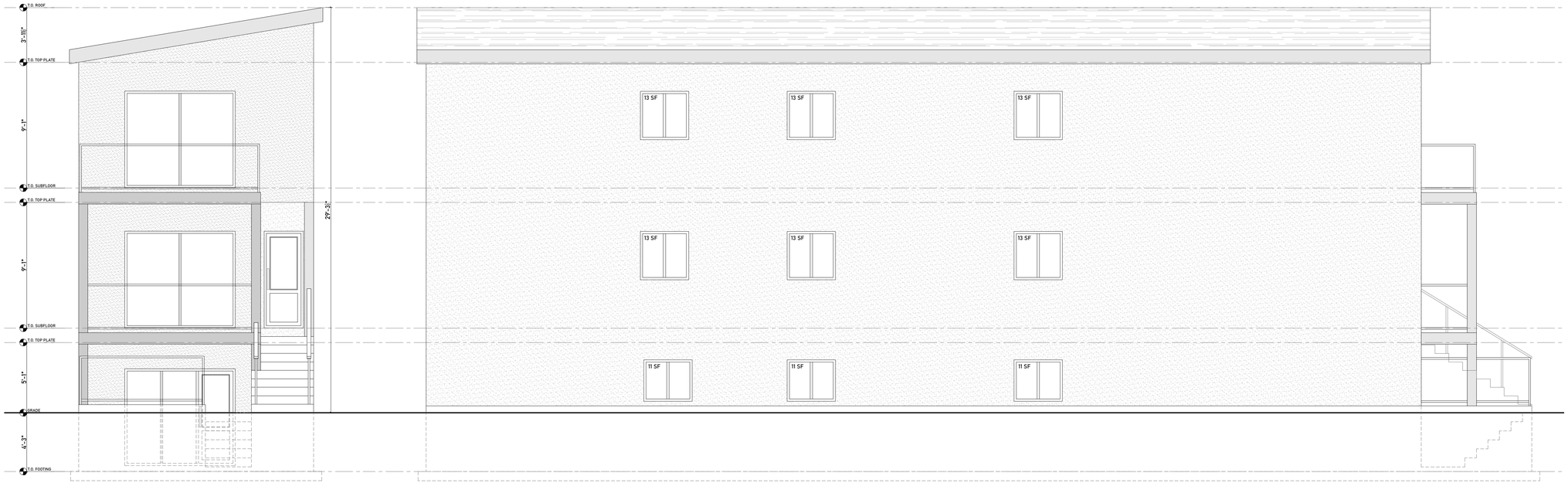
Feb. 9. 2026.

PROJECT ADDRESS

25130 - 534 California

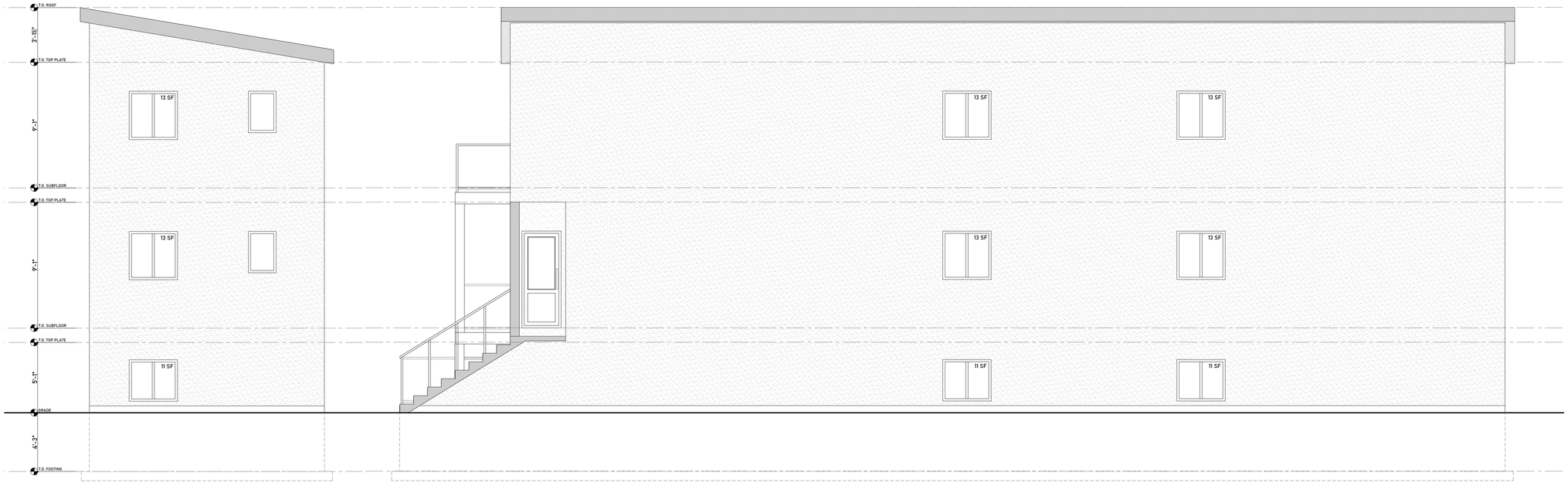
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1 A02.1 WEST ELEVATION
1/4" = 1'

2 A02.1 NORTH ELEVATION
1/4" = 1'



3 A02.1 EAST ELEVATION
1/4" = 1'

4 A02.1 SOUTH ELEVATION
1/4" = 1'

WINDOW COVERAGE		
	WALL	WINDOW
NORTH	1443 sq ft	1443 sq ft
EAST	521 sq ft	521 sq ft
SOUTH	1283 sq ft	1283 sq ft
WEST	605 sq ft	605 sq ft
TOTAL WALL AREA:		3852 sq ft
TOTAL WINDOW AREA:		410 sq ft
TOTAL WINDOW COVERAGE:		10.6 %

A02.1

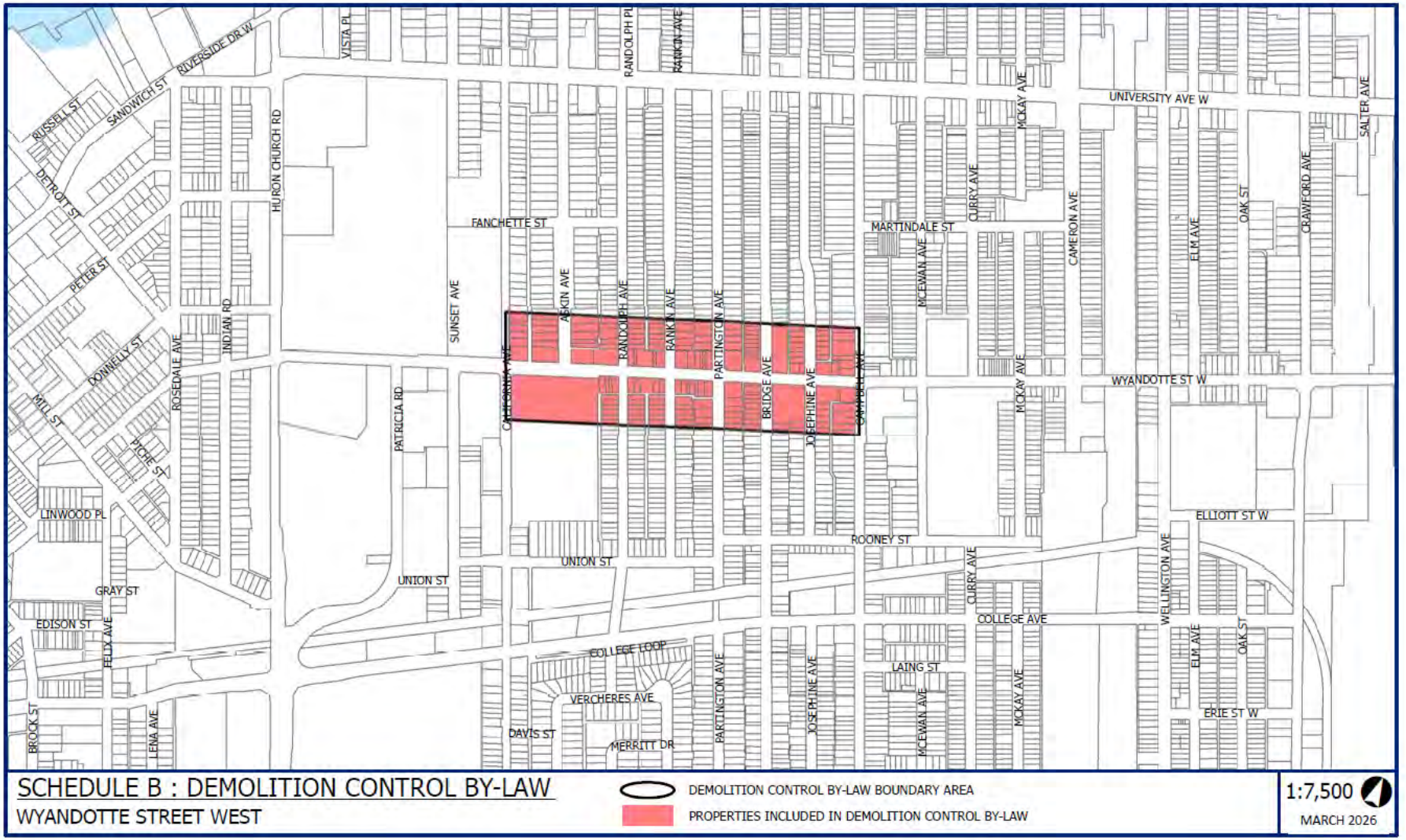
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SCHEDULE B : DEMOLITION CONTROL BY-LAW
WYANDOTTE STREET WEST
DEMOLITION CONTROL BY-LAW BOUNDARY AREA
PROPERTIES INCLUDED IN DEMOLITION CONTROL BY-LAW
1:7,500
MARCH 2026
RIVERSIDE DR W
SANDWICH ST
RUSSELL ST
DETROIT ST
PETER ST
HURON CHURCH RD
VISTA PL
RANDOLPH PL
RANKIN AVE
FANCHETTE ST
SUNSET AVE
INDIAN RD
ROSEDALE AVE
DONNELLY ST
MILL ST
PIQUE ST
LINWOOD PL
GRAY ST
EDISON ST
FELIX AVE
BROCK ST
LENA AVE
PATRICIA RD
UNION ST
AIKIN AVE
RANDOLPH AVE
RANKIN AVE
PARTINGTON AVE
BRIDGE AVE
JOSEPHINE AVE
CAMPBELL AVE
MARTINDALE ST
MCEWAN AVE
MCKAY AVE
CURRY AVE
CAMERON AVE
UNIVERSITY AVE W
WYANDOTTE ST W
ELLIOTT ST W
ROONEY ST
COLLEGE AVE
LAING ST
ERIE ST W
WELLINGTON AVE
ELM AVE
OAK ST
CRAWFORD AVE
SALTER AVE
COLLEGE LOOP
VERCHERES AVE
DAVIS ST
MERRITT DR

Appendix D Site and Neighbourhood Photos

Subject Property



Neighbourhood Photo – across the street

