

Documentation and Commemoration Report – 825 Riverside Drive West, Windsor, Ontario

Final Report

October 2025

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Executive Summary

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

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

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

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

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

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

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

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



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

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



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Appendix B Photo Log



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Acronyms / Abbreviations

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



1 Introduction

1.1 Study Purpose

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

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

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

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

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



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

1.2 Methods

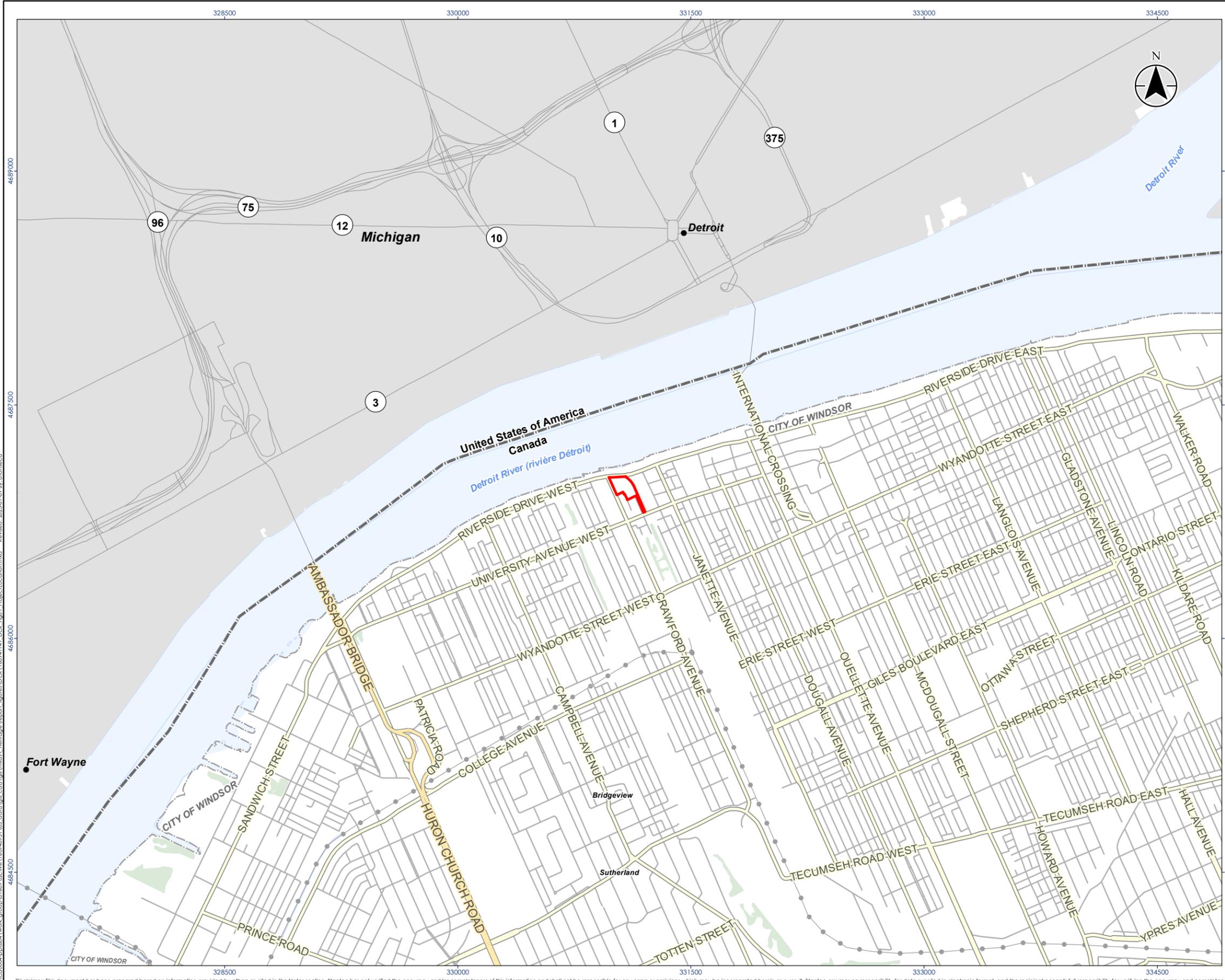
At present, there are no regulatory frameworks in Ontario that guide the preparation of documentation reports. Further, the City does not currently have Terms of Reference for heritage reports. As best practice, this report adheres generally to the National Park Service's (NPS) Historic American Buildings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

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

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

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





Legend

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



Notes

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



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

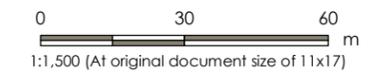
Client/Project: Crich Holdings & Building Inc.
 Documentation and Commemoration Report —825
 Riverside Drive, Windsor, Ontario

Figure No. **1**

Title: **Location of Study Area**



- Legend
- Study Area
 - Waterbody



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



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

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

Figure No.

2

Title

Study Area

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2 Historical Background

2.1 Introduction

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

2.2 825 Riverside Drive History

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

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

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



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

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

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



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



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

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

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

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



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

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

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

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



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

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



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

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

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

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



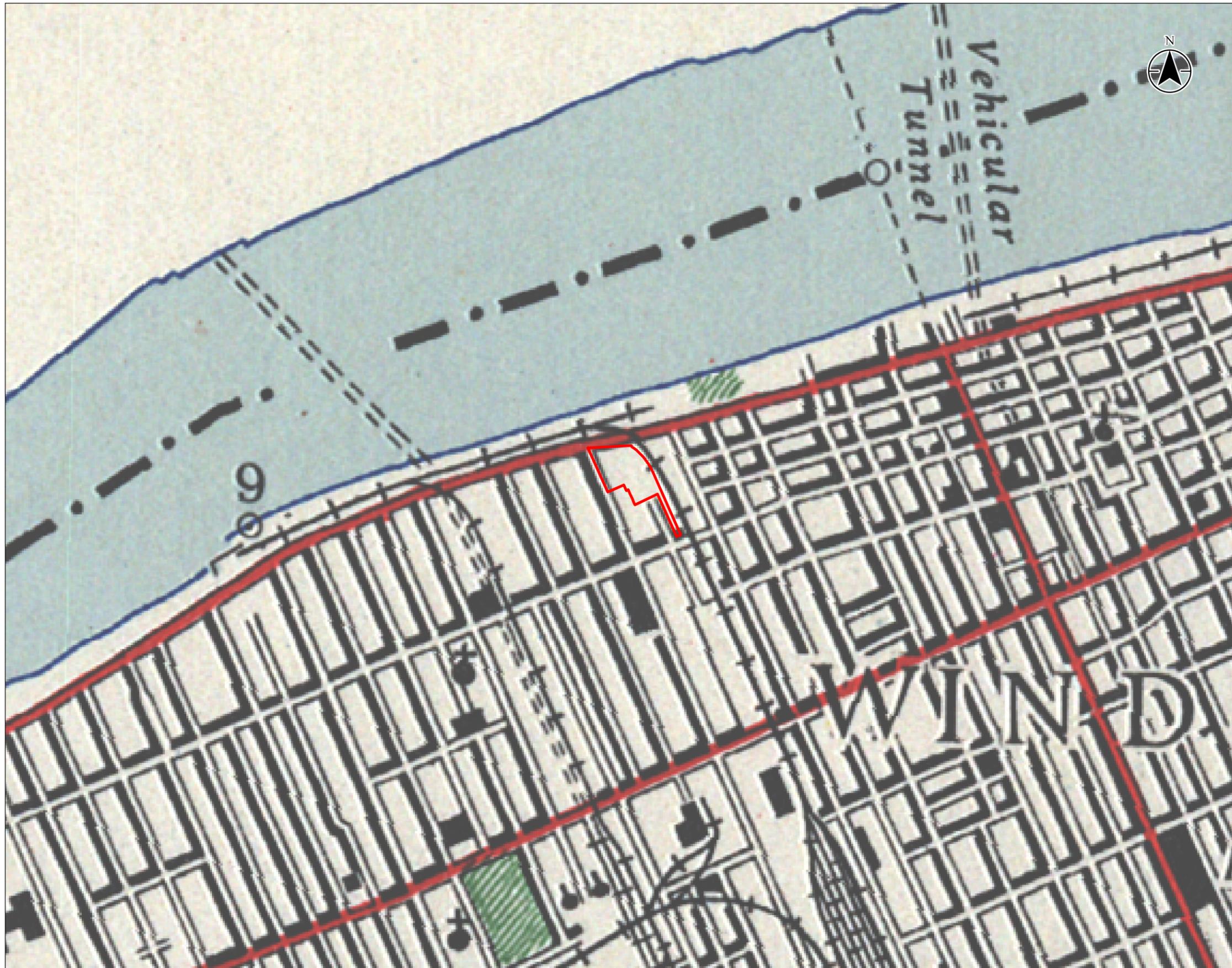
CBET-TV (Globe and Mail 1976). This predominantly Canadian programming also attracted an American audience. During the 1980s, television shows on CBET-TV such as “The Nature of Things” and “The Fifth Estate” attracted about one million American viewers (Globe and Mail 1986).

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

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



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Legend

 Study Area (Approximate)

Figure Not to Scale

Notes

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



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

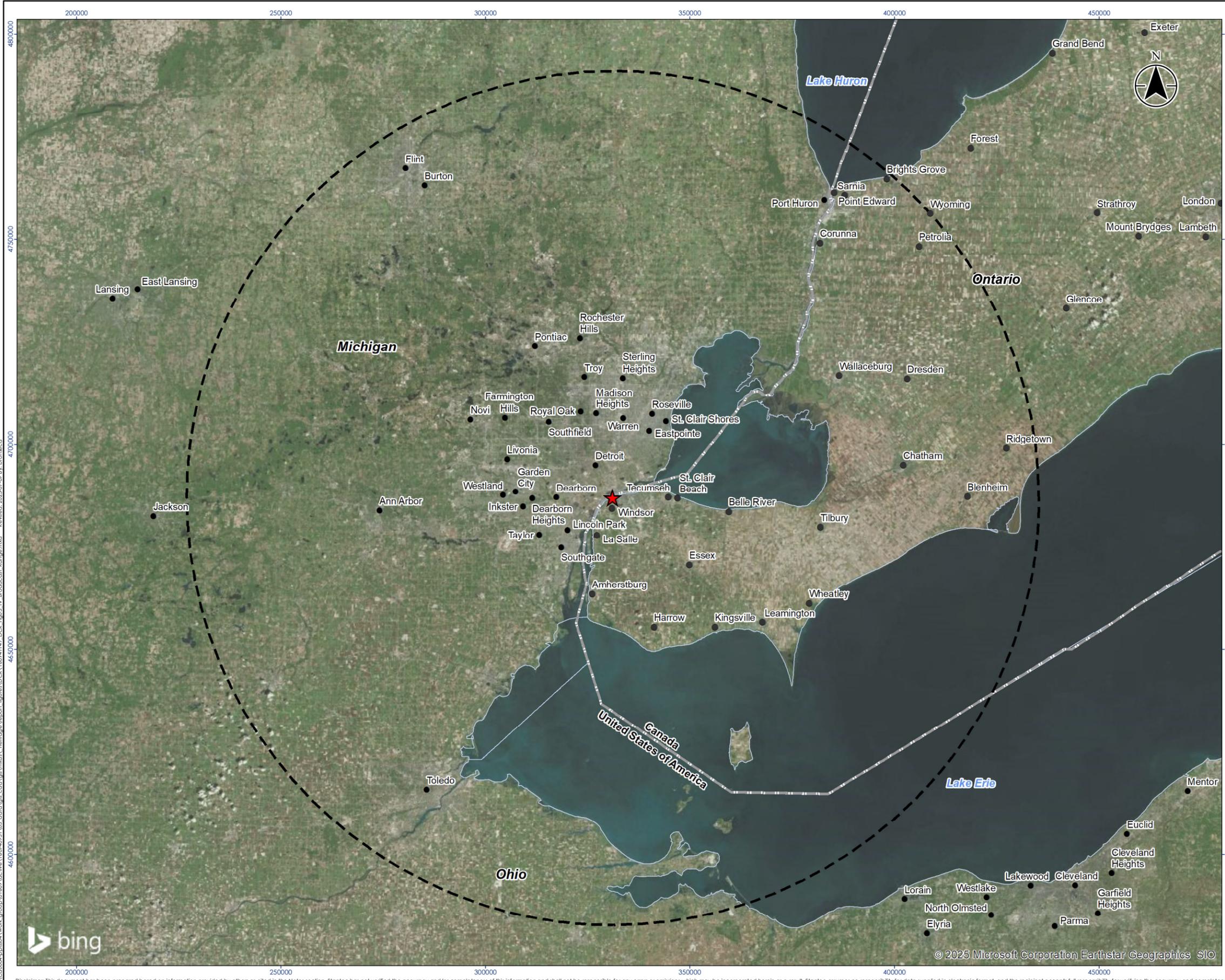
Client/Project: Crich Holdings & Building Inc.
Documentation and Commemoration Report —825
Riverside Drive, Windsor, Ontario

Figure No.

4

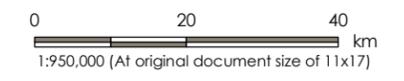
Title

Topographic Mapping, 1939



Legend

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



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2022.
 3. Orthoimagery provided by © 2025 Microsoft Corporation © 2025 Maxar © CNES (2025) Distribution Airbus DS. Date of Imagery, unknown.



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

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

Figure No. **5**

Title: **CKLW-TV Broadcast Range**

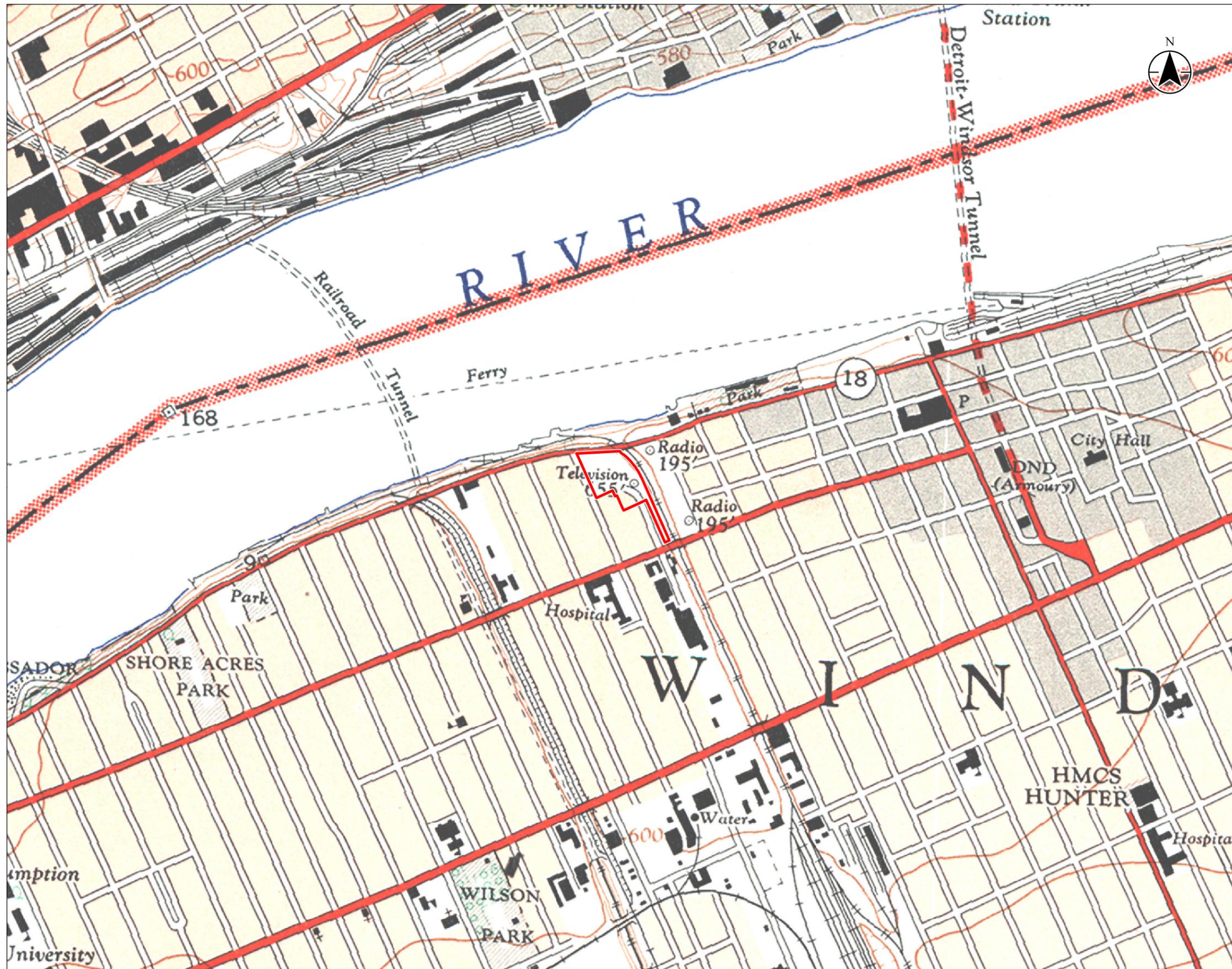
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 Revised: 2025-07-09 By: blonsca
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Legend
 Study Area (Approximate)

Figure Not to Scale

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



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

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

Figure No.: 6
 Title: Topographic Mapping, 1962

3 Documentation

3.1 Photographs

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

3.2 Site Description

3.2.1 Introduction

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

3.2.2 Landscape Setting

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

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



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

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

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



Photo 1: Riverside Drive West, looking east



Photo 2: Riverside Drive West, looking west





Photo 3: Detroit skyline, looking north



Photo 4: Ambassador Bridge, looking west



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



Photo 6: Crawford Avenue, looking south



Photo 7: Crawford Avenue, looking south at residences



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





Photo 9: Canadian Pacific Railway Underpass, looking east



Photo 10: Salter Avenue, looking south



Photo 11: North driveway, looking east

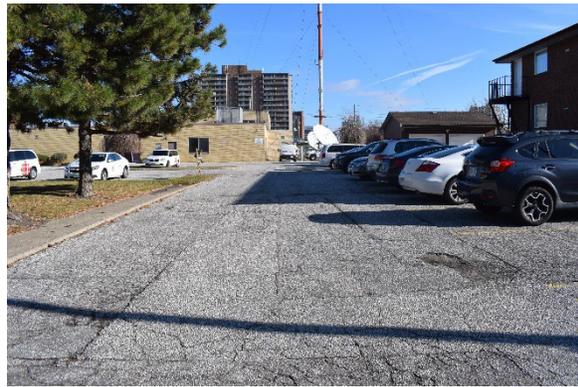


Photo 12: South driveway, looking east

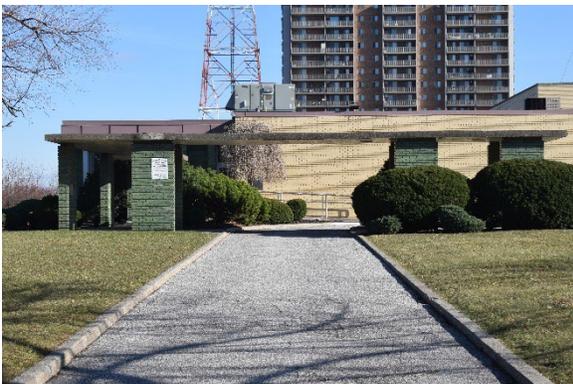


Photo 13: Driveway as it passes under breezeway, looking east

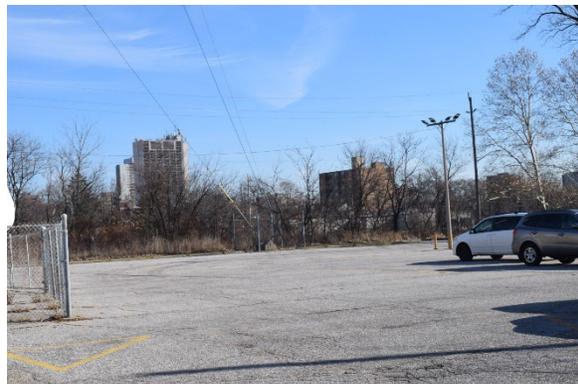


Photo 14: South parking lot, looking east





Photo 15: West parking lot, looking north



Photo 16: Broadcast tower, looking east.



Photo 17: Tower base and equipment, looking west



Photo 18: Representative tether anchored in concrete, looking east



Photo 19: Lawn, looking east



Photo 20: Lawn and trees, looking north





Photo 21: Metal fence, looking east



Photo 22: Flag poles, looking east



Photo 23: North façade foundation plantings, looking west



Photo 24: Garden area, looking north

3.2.3 Exterior

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



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

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

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

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



Photo 25: Front (west) façade, looking east

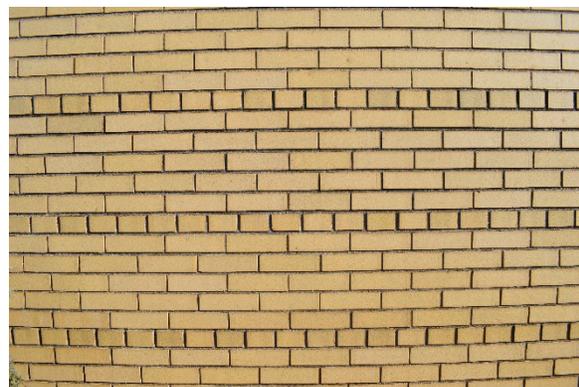


Photo 26: Brick details of west façade, looking east





Photo 27: Breezeway south entrance, looking north



Photo 28: Breezeway, looking east towards main entrance



Photo 29: Breezeway column details, looking east



Photo 30: Breezeway ceiling, looking north



Photo 31: Main entrance, looking east

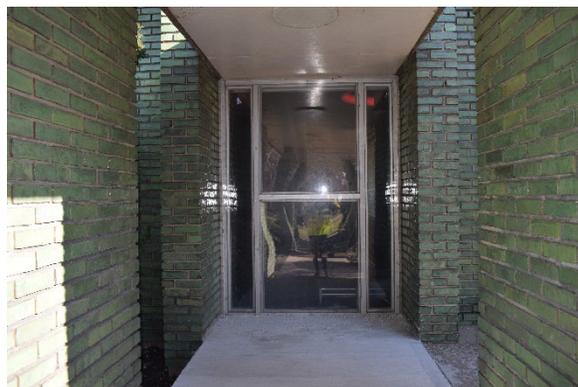


Photo 32: Fixed metal window, looking east





Photo 33: South section of west façade, looking east



Photo 34: Secondary entrance and windows looking east



Photo 35: North façade, looking south



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



Photo 37: Recessed lighting fixture, looking south



Photo 38: Window details and metal flashing, looking south





Photo 39: CBC Logo, looking east



Photo 40: Northeast corner of east façade, looking north



Photo 41: East façade, looking north



Photo 42: East façade second storey, looking north



Photo 43: South façade, looking north



Photo 44: Second story of south façade, looking north





Photo 45: West side of south façade, looking north



Photo 46: East side of south façade, looking north

3.2.4 Interior

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

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

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



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

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

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

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





Photo 47: Lobby area, looking east



Photo 48: Lobby ceiling, looking east

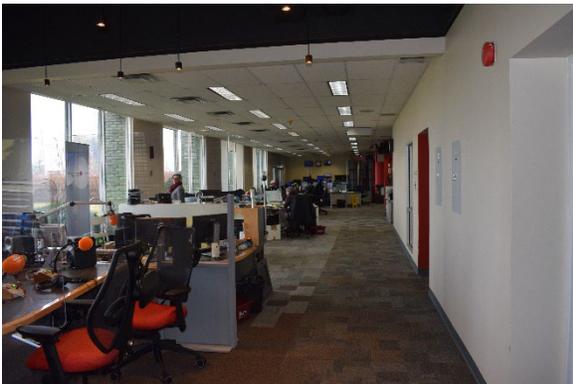


Photo 49: Studio office space, looking east

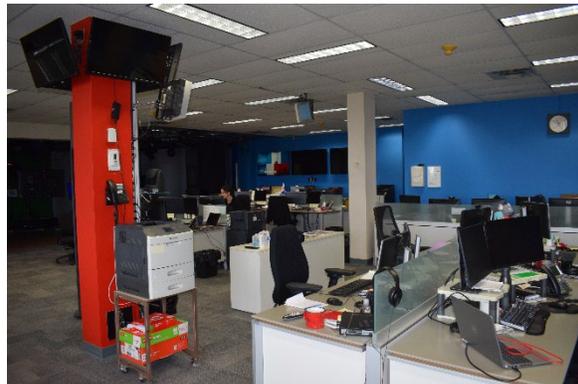


Photo 50: Studio office space, looking south



Photo 51: Kitchenette, looking southeast



Photo 52: Newscast studio, looking east





Photo 53: Hallway, looking south



Photo 54: Hallway, looking east



Photo 55: Studio B, looking west



Photo 56: Studio B control room, looking north



Photo 57: Loading dock, looking west

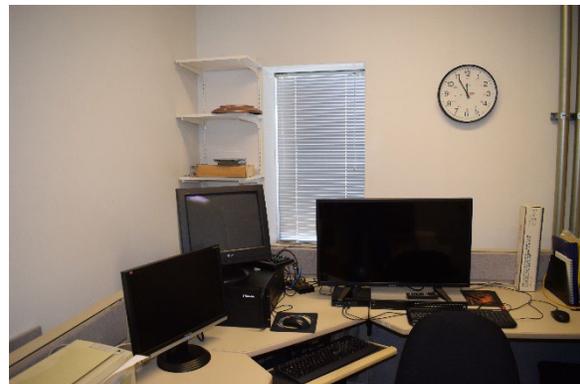


Photo 58: Security office, looking west





Photo 59: Studio not in service, looking north



Photo 60: Editing room, looking east



Photo 61: Storage room, looking east



Photo 62: Server room, looking east



Photo 63: IT work room, looking south



Photo 64: Transmission room, looking east





Photo 65: Storage room, representative photo



Photo 66: Tape storage room, looking east



Photo 67: Hallway towards unoccupied area, looking east



Photo 68: Terrazzo washroom flooring, representative photo



Photo 69: Unused office area, looking east



Photo 70: Ceiling with acoustic panels, looking west





Photo 71: Studio, looking west



Photo 72: Control room, looking east



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

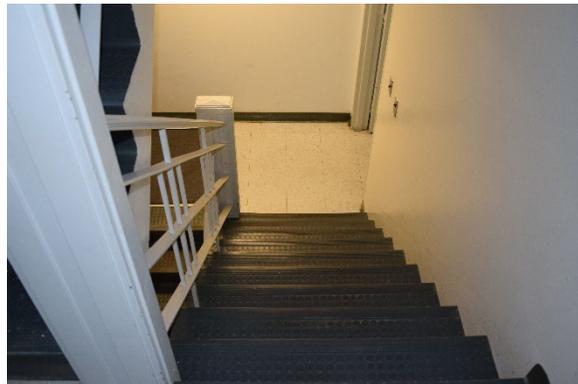


Photo 74: Representative staircase photo



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



Photo 76: Representative second storey office, looking west





Photo 77: Representative second storey office, looking east



Photo 78: Basement hallway, looking east



Photo 79: Representative basement storage room



Photo 80: Richards-Wilcox door, looking south



Photo 81: Breakroom, looking west



Photo 82: Maintenance room, looking east



4 Cultural Heritage Value or Interest (CHVI)

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

4.1 Cultural Heritage Value

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

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

4.1.1 Heritage Attributes

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



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

Note: The broadcast tower is not considered a heritage attribute



5 Commemoration Concepts

5.1 Introduction

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

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

5.2 Salvage

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

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





Photo 83: Breezeway south entrance, looking north



Photo 84: Breezeway, looking east towards main entrance

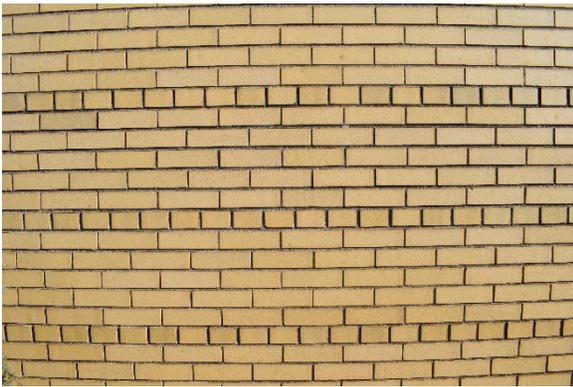


Photo 85: Brick details of west façade, looking east.



Photo 86: Green glazed brick cladding, looking south.

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

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

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



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

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

5.3 Sympathetic Design and Integration of Salvaged Components

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

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

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

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

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



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

5.4 Interpretation

5.4.1 Introduction

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

5.4.2 Commemorative Themes

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

Industrial Development in Windsor

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

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

The Creation of CKLW Radio

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



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

The Creation of CKLW Television

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



Canadian Content

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

The Development of Radio and Television Broadcasting in Canada

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



A Cross-Border Company

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

CKLW Radio and the CBC

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

5.4.3 Examples of Commemoration

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

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



- Commemorative feature such as sculpture, garden, environmental art

5.4.4 Site Specific Commemoration Options

5.4.4.1 Interpretive Signs

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



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



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

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

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



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

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

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

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

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

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

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

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

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



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

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

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



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



Plate 6: Rosalie Trombley (Windsor Star 2021).

5.4.4.2 Radio History Walking Tour

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



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

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

5.4.4.3 Oral History Project

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

5.4.4.4 Digital Resource

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

5.4.4.5 Internal Interpretation

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



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



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



6 Conclusion and Recommendations

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

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

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



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Appendix A Development Plans



16.154 - 825 RIVERSIDE DRIVE

PROJECT SUMMARY

WINDSOR, ONTARIO

GROSS FLOOR AREA SUMMARY

PARCEL	USE	GFA	
		m ²	ft ²
ALL BUILDINGS	GROSS SITE AREA	26,952.0	294,489.8
	TOTAL PROPOSED TFA	157,799.2	294,489.8
	UNITS	1,602	
	FSI (TFA / GROSS SITE AREA)	5.9	

*FSI BASED ON TOTAL NET SITE AREA

TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	
	m ²	ft ²
U/G 1 - U/G 3	47,873.0	515,301
FLOOR 1 - FLOOR 24	157,799.2	1,698,537
TOTAL	205,672.2	2,213,838

DEFINITIONS

CITY OF WINDSOR BY-LAW 8600

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

BUILDING HEIGHT means:

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

GROSS FLOOR AREA (GFA) BREAKDOWN - ALL BUILDINGS

ALL BUILDINGS	GROSS FLOOR AREA BREAKDOWN													
	BUILDING	# OF UNITS	RESIDENTIAL				PARKING		INDOOR AMENITY		TOTAL RESIDENTIAL		OUTDOOR AMENITY	
			SALEABLE	NON-SALEABLE										
#	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
BUILDING 1	352	27,359.0	294,490	4,963.0	53,422	0.0	0.0	615.3	6,623	32,937.3	354,535	1,341.9	14,444	
BUILDING 2A	372	30,922.0	332,842	7,148.7	76,948	7,142.0	76,875.8	604.2	6,504	45,816.9	493,169	278.7	3,000	
BUILDING 2B	276	21,428.0	230,649	2,457.2	26,449	0.0	0.0	232.2	2,500	24,117.5	259,598	278.7	3,000	
BUILDING 2C	312	24,804.0	266,988	2,975.0	32,023	0.0	0.0	232.3	2,500	28,011.3	301,511	278.7	3,000	
BUILDING 3	266	21,125.0	227,388	2,887.0	31,075	0.0	0.0	572.2	6,159	24,584.2	264,622	282.1	3,036	
BLOCK 1	24	2,317.0	24,940	15.0	161	0.0	0.0	0.0	0	2,332.0	25,101	839.5	9,036	
GRAND-TOTAL	1,602	127,955.0	1,377,296	20,445.9	220,078	7,142.0	76,875.8	2,256.3	24,287	157,799.2	1,698,537	2,460.1	26,480	

UNIT MIX - PROVIDED

BUILDING	UNIT MIX BREAKDOWN (ALL BUILDINGS)				TOTAL
	1B	1B+D	2B	TH	
BUILDING 1	60	222	60	10	352
BUILDING 2A	62	188	112	10	372
BUILDING 2B	70	124	82	0	276
BUILDING 2C	84	140	88	0	312
BUILDING 3	54	137	75	0	266
BLOCK 1	0	0	0	24	24
SUBTOTAL	330	811	417	44	1,602
TOTAL UNITS	330	811	417	44	1,602
UNIT MIX	20.6%	50.6%	26.0%	2.7%	100.0%

VEHICULAR PARKING REQUIRED - OVERALL

ALL BUILDINGS	USE	RATIO (MIN.)	
	RATE	1.25 / UNIT	2002
TOTAL PARKING REQUIRED			2002

*VEHICULAR PARKING RATIOS AS PER CITY OF WINDSOR BY LAW 8600 (24.20.5.1)

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

VEHICULAR PARKING PROVIDED - OVERALL

ALL BUILDINGS	FLOOR	TOTAL	RATIO
	FLOOR 02	136	
FLOOR 01	112		
U/G LEVEL 1	578		
U/G LEVEL 2	617		
U/G LEVEL 3	282		
TOTAL PROVIDED	1,725	1.070	

AMENITY AREAS - REQUIRED & PROVIDED

ALL BUILDINGS	TYPE	REQUIRED			PROVIDED (COMMON)		
		RATIO	m ²	ft ²	RATIO	m ²	ft ²
	INDOOR AMENITY	0.8 m ² / UNIT	1,339.5	14,418	1.4 m ² / UNIT	2,256.3	24,287
	TOTAL	0.8 m² / UNIT	1,339.5	14,418	1.4 m² / UNIT	2,256.3	24,287
	OUTDOOR AMENITY				1.5 m ² / UNIT	2,460.1	26,480
	TOTAL INDOOR + OUTDOOR AMENITY	0.8 m² / UNIT	1,339.5	14,418	2.9 m² / UNIT	4,716.4	50,767

*RATIOS BASED ON 95F/UNIT TOTAL AMENITY

#	DATE	DESCRIPTION	BY
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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
STATISTICS

PROJECT NO. 16.154	DRAWN BY Author CHECKED BY Checker SCALE
PROJECT DATE	
DRAWING NO.	
REV.	

	DRAWING NO. A002A	REV.
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This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of applicable local jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

GROSS FLOOR AREA BREAKDOWN (TFA)																	
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL				PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY				
			SALEABLE	NON-SALEABLE													
		#	m ²	ft ²	m ²	ft ²											
BUILDING 1	U/G COMBINED*	U/G 3			0	748.0	8,051	7,859.0	84,594			8607.00	92,645		0		
		U/G 2			0	1,790.0	19,267	17,843.0	192,060			19633.00	211,328		0		
		U/G 1			0	2,099.0	22,593	17,534.0	188,734			19633.00	211,328		0		
	PODIUM	1	16	1120.00	12,056	1162.00	12,508			0	383.00	4,123	2665.00	28,686	1,063.2	11,444	
		2	17	1988.00	21,399	677.00	7,287			0			2665.00	28,686		0	
		3	26	1951.00	21,000	283.00	3,046			0			2234.00	24,047		0	
	TOWER	4	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		5	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		6	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		7	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		8	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		9	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		10	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		11	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		12	23	1740.00	18,729	158.00	1,701			0			1898.00	20,430		0	
		MID TOWER SETBACK															
			13	23	1693.00	18,223	158.00	1,701			0			1851.00	19,924		0
			14	23	1693.00	18,223	158.00	1,701			0			1851.00	19,924		0
	PENTHOUSE	15	20	1627.00	17,513	155.00	1,668			0			1782.00	19,181		0	
		16	20	1627.00	17,513	155.00	1,668			0			1782.00	19,181		0	
MPH			0.00	0	793.04	0	0.0	0	232.3	2,500	1025.34	11,037	278.7	3,000			
BUILDING 1 SUB-TOTAL		352	27,359.0	294,489.8	4,963.0	94,797.8	0.0	465,388.4	615.3	6,623.0	32,937.3	869,835.3	1,341.9	14,444.1			

UNIT MIX - PROVIDED BUILDING 1

FLOOR	1B	1B+D	2B	TH	TOTAL
1		3	3	10	16
2	2	12	3		17
3	3	19	4		26
4	3	16	4		23
5	3	16	4		23
6	3	16	4		23
7	3	16	4		23
8	3	16	4		23
9	3	16	4		23
10	3	16	4		23
11	3	16	4		23
12	3	16	4		23
13	3	17	3		23
14	3	17	3		23
15	11	5	4		20
16	11	5	4		20
SUBTOTAL	60	222	60	10	352
UNIT MIX	17.0%	63.1%	17.0%	2.8%	100.0%

GROSS FLOOR AREA (TFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (TFA)																
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL				PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY			
			SALEABLE	NON-SALEABLE												
		#	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²		
BUILDING 3	U/G	U/G 3	REFER TO BUILDING 1													
		U/G 2	REFER TO BUILDING 1													
		U/G 1	REFER TO BUILDING 1													
	TOWER	1	8	647.00	6,964	532.00	5,726			0	340.00	3,660	1519.00	16,350		0
		2	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		3	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		4	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		5	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		6	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		7	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		8	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		9	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		10	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		11	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
		12	18	1390.00	14,962	128.00	1,378			0			1518.00	16,340		0
	MID TOWER SETBACK															
		13	16	1327.00	14,284	123.00	1,324			0			1450.00	15,608		0
		14	16	1327.00	14,284	123.00	1,324			0			1450.00	15,608		0
	PENTHOUSE	15	14	1267.00	13,638	114.00	1,227			0			1381.00	14,865		0
		16	14	1267.00	13,638	114.00	1,227			0			1381.00	14,865		0
MPH			0.00	0	473.00	5,091			0	232.2	2,500	705.22	7,591	278.7	3,000	
BUILDING 3 SUB-TOTAL		266	21,125.0	227,387.6	2,887.0	31,075.4	0.0	0.0	572.2	6,159.3	24,584.2	264,622.3	278.7	2,999.9		

UNIT MIX - PROVIDED BUILDING 3

FLOOR	1B	1B+D	2B	TH	TOTAL
1		5	3		8
2	2	12	4		18
3	4	10	4		18
4	4	10	4		18
5	4	10	4		18
6	4	10	4		18
7	4	10	4		18
8	4	10	4		18
9	4	10	4		18
10	4	10	4		18
11	4	10	4		18
12	4	10	4		18
13	3	7	6		16
14	3	7	6		16
15	3	3	8		14
16	3	3	8		14
SUBTOTAL	54	137	75	0	266
UNIT MIX	20.3%	51.5%	28.2%	0.0%	100.0%

GROSS FLOOR AREA (TFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (TFA)																
BUILDING	FLOOR	# OF UNITS	RESIDENTIAL				PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY			
			SALEABLE	NON-SALEABLE												
		#	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²		
BLOCK 1	U/G	U/G 3	REFER TO BUILDING 1													
		U/G 2	REFER TO BUILDING 1													
		U/G 1	REFER TO BUILDING 1													
	TOWNHOUSES	LOWER	12	568.00	6,114	15.00	161			0			583.00	6,275		0
		1	0	583.00	6,275		0			0			583.00	6,275		0
		2	12	583.00	6,275		0			0			583.00	6,275		0
	3	0	583.00	6,275		0			0			583.00	6,275		0	
	MPH		0	0		0			0			0.00	0		0	
BLOCK 1 SUB-TOTAL		24	2,317.0	24,940.0	15.0	161.5	0.0	0.0	0.0	0.0	2,332.0	25,101.4	0.0	0.0		
GRAND TOTAL (ALL BUILDINGS)		1602.0	127,955.0	1,377,296.2	20,445.9	261,454.3	7,142.0	542,264.3	2,256.3	24,286.6	157,799.2	2,213,837.5	2,460.1	26,480.3		

*NOTE: TFA CALCULATION DOES NOT INCLUDE UG LEVELS

UNIT MIX - PROVIDED BLOCK 1

FLOOR	1B	1B+D	2B	TH	TOTAL
LOWER				12	12
1					0
2				12	12
3					0
SUBTOTAL				24	24
UNIT MIX				100.0%	100.0%
GRAND TOTAL (ALL BUILDINGS)	330	811	417	44	1,602

#	DATE	DESCRIPTION	BY

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

DRAWING
STATISTICS

PROJECT NO.
16.154
PROJECT DATE
DRAWN BY
Author
CHECKED BY
Checker
SCALE

DRAWING NO.
A002B
REV.



GROSS FLOOR AREA (TFA) BREAKDOWN

BUILDING	FLOOR	# OF UNITS	RESIDENTIAL				PARKING	INDOOR AMENITY	TFA	OUTDOOR AMENITY				
			SALEABLE	NON-SALEABLE										
BUILDING 2A	U/G	U/G 3	REFER TO BUILDING 1											
		U/G 2												
		U/G 1												
	PODIUM	1	13	960.00	10,333	1417.00	15,252	3,246.0	34,940	0	5623.00	60,525	0	
		2	3	978.00	10,527	618.00	6,652	3,896.0	41,936	372.00	4,004	5864.00	63,120	0
		3	56	4641.00	49,955	1427.00	15,360			0	0	6068.00	65,315	0
		4	56	4641.00	49,955	1427.00	15,360			0	0	6068.00	65,315	0
	TOWER	5	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		6	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		7	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		8	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		9	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		10	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		11	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		12	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		13	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		14	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		15	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
		16	16	1254.00	13,498	114.00	1,227		0	0	1368.00	14,725	0	
	MID TOWER SETBACK													
	17	14	1195.00	12,863	105.00	1,130		0	0	1300.00	13,993	0		
	18	14	1195.00	12,863	105.00	1,130		0	0	1300.00	13,993	0		
PENTHOUSE	19	12	1132.00	12,185	100.00	1,076		0	0	1232.00	13,261	0		
	20	12	1132.00	12,185	100.00	1,076		0	0	1232.00	13,261	0		
	MPH		0.00	0	481.67	5,185		0	232.2	2,500	713.92	7,685	278.7	3,000
BUILDING 2A SUB-TOTAL		372	30,922.0	332,841.6	7,148.7	76,947.6	7,142.0	76,875.8	604.2	6,504.1	45,816.9	493,169.2	278.7	2,999.9
BUILDING 2B	U/G	U/G 3	REFER TO BUILDING 1											
		U/G 2												
		U/G 1												
	PODIUM	1		REFER TO PODIUM BUILDING 2A										
		2												
		3												
		4												
	TOWER	5	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		6	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		7	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		8	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		9	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		10	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		11	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		12	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		13	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		14	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		15	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
		16	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0	
	17	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0		
18	16	1211.00	13,035	114.00	1,227		0	0	1325.00	14,262	0			
MID TOWER SETBACK														
	19	14	1151.00	12,389	105.00	1,130		0	0	1256.00	13,519	0		
	20	14	1151.00	12,389	105.00	1,130		0	0	1256.00	13,519	0		
PENTHOUSE	21	12	1086.00	11,690	102.00	1,098		0	0	1188.00	12,788	0		
	22	12	1086.00	11,690	102.00	1,098		0	0	1188.00	12,788	0		
	MPH		0.00	0	447.23	4,814	0.0	0	232.2	2,500	679.46	7,314	278.7	3,000
BUILDING 2B SUB-TOTAL		276	21428.0	230649.1	2457.2	26449.4	0.0	0.0	232.2	2499.7	24117.5	259598.2	278.7	2999.9
BUILDING 2C	U/G	U/G 3	REFER TO BUILDING 1											
		U/G 2												
		U/G 1												
	PODIUM	1		REFER TO PODIUM BUILDING 2A										
		2												
		3												
		4												
	TOWER	5	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		6	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		7	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		8	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		9	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		10	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		11	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		12	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		13	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		14	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		15	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
		16	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0	
	17	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0		
18	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0			
19	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0			
20	16	1260.00	13,563	114.00	1,227		0	0	1374.00	14,790	0			
MID TOWER SETBACK														
	21	15	1192.00	12,831	114.00	1,227		0	0	1306.00	14,058	0		
	22	15	1192.00	12,831	114.00	1,227		0	0	1306.00	14,058	0		
PENTHOUSE	23	13	1130.00	12,163	108.00	1,163		0	0	1238.00	13,326	0		
	24	13	1130.00	12,163	108.00	1,163		0	0	1238.00	13,326	0		
	MPH		0.00	0	707.00	7,610		0	232.3	2,500	939.30	10,111	282.1	3,036
BUILDING 2C SUB-TOTAL		312	24804.0	266988.0	2975.0	32022.6	0.0	0.0	232.3	2500.5	28011.3	301511.1	282.1	3036.5
BUILDING 2 TOTAL		960	77,154	830,479	12,581	135,420	7,142	76,876	1,069	11,504	97,946	1,054,278	840	3036.5

UNIT MIX - PROVIDED BUILDING 2A

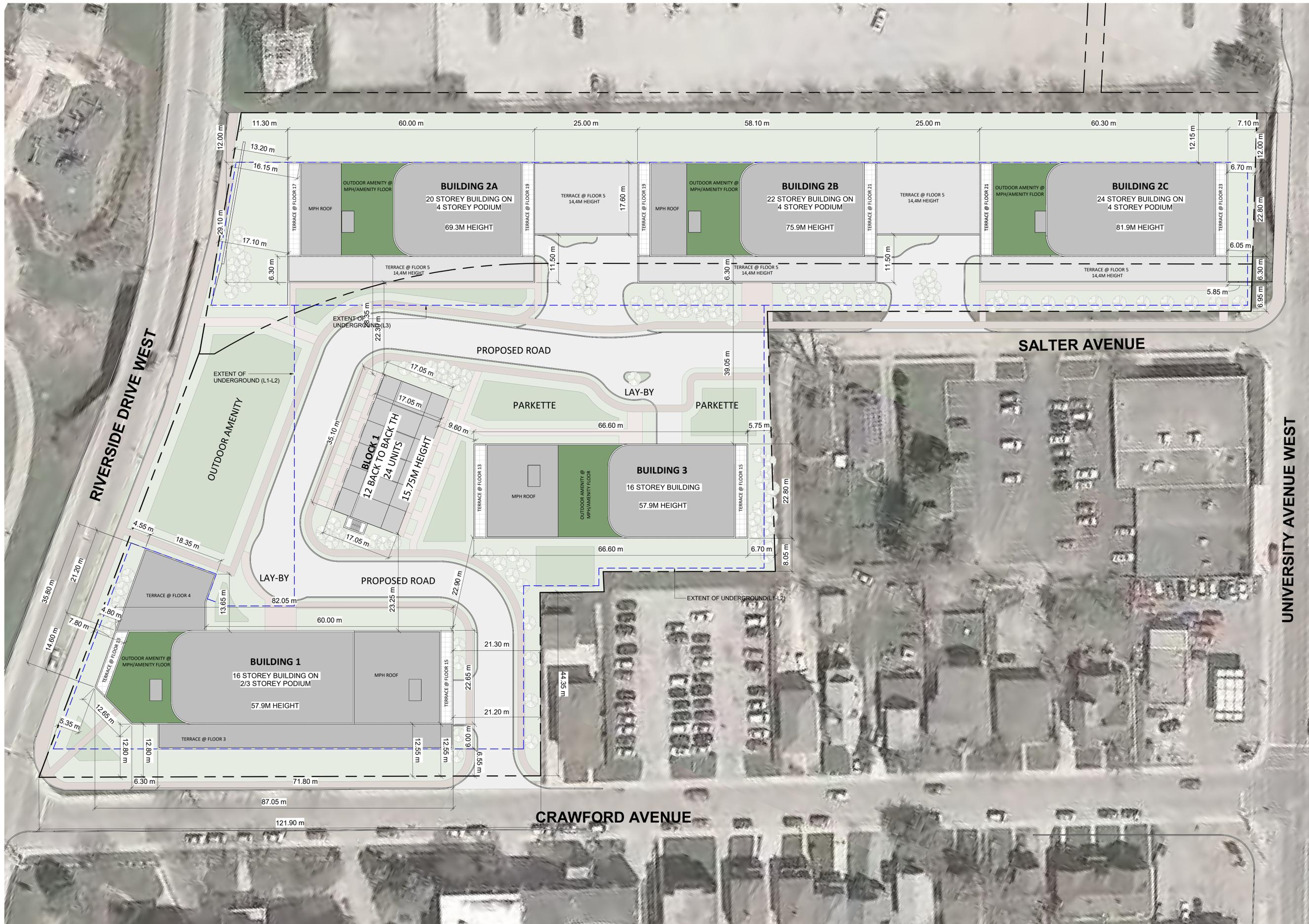
FLOOR	1B	1B+D	2B	TH	TOTAL
1		3		10	13
2		3			3
3		38	18		56
4		38	18		56
5	4	8	4		16
6	4	8	4		16
7	4	8	4		16
8	4	8	4		16
9	4	8	4		16
10	4	8	4		16
11	4	8	4		16
12	4	8	4		16
13	4	8	4		16
14	4	8	4		16
15	4	8	4		16
16	4	8	4		16
17	3	5	6		14
18	3	5	6		14
19	4		8		12
20	4		8		12
SUBTOTAL	62	188	112	10	372
UNIT MIX	16.7%	50.5%	30.1%	2.7%	100.0%

UNIT MIX - PROVIDED BUILDING 2B

FLOOR	1B	1B+D	2B	TH	TOTAL
1					
2					
3					
4					
5	4	8	4		16
6	4	8	4		16
7	4	8	4		16
8	4	8	4		16
9	4	8	4		16
10	4	8	4		16
11	4	8	4		16
12	4	8	4		16
13	4	8	4		16
14	4	8	4		16
15	4	8	4		16
16	4	8	4		16
17	4	8	4		16
18	4	8	4		16
19	3	5	6		14
20	3	5	6		14
21	4	1	7		12
22	4	1	7		12
SUBTOTAL	70	124	82	0	276
UNIT MIX	25.4%	44.9%	29.7%	0.0%	100.0%

UNIT MIX - PROVIDED BUILDING 2C

FLOOR	1B	1B+D	2B	TH	TOTAL
1					
2					



#	DATE	DESCRIPTION	BY
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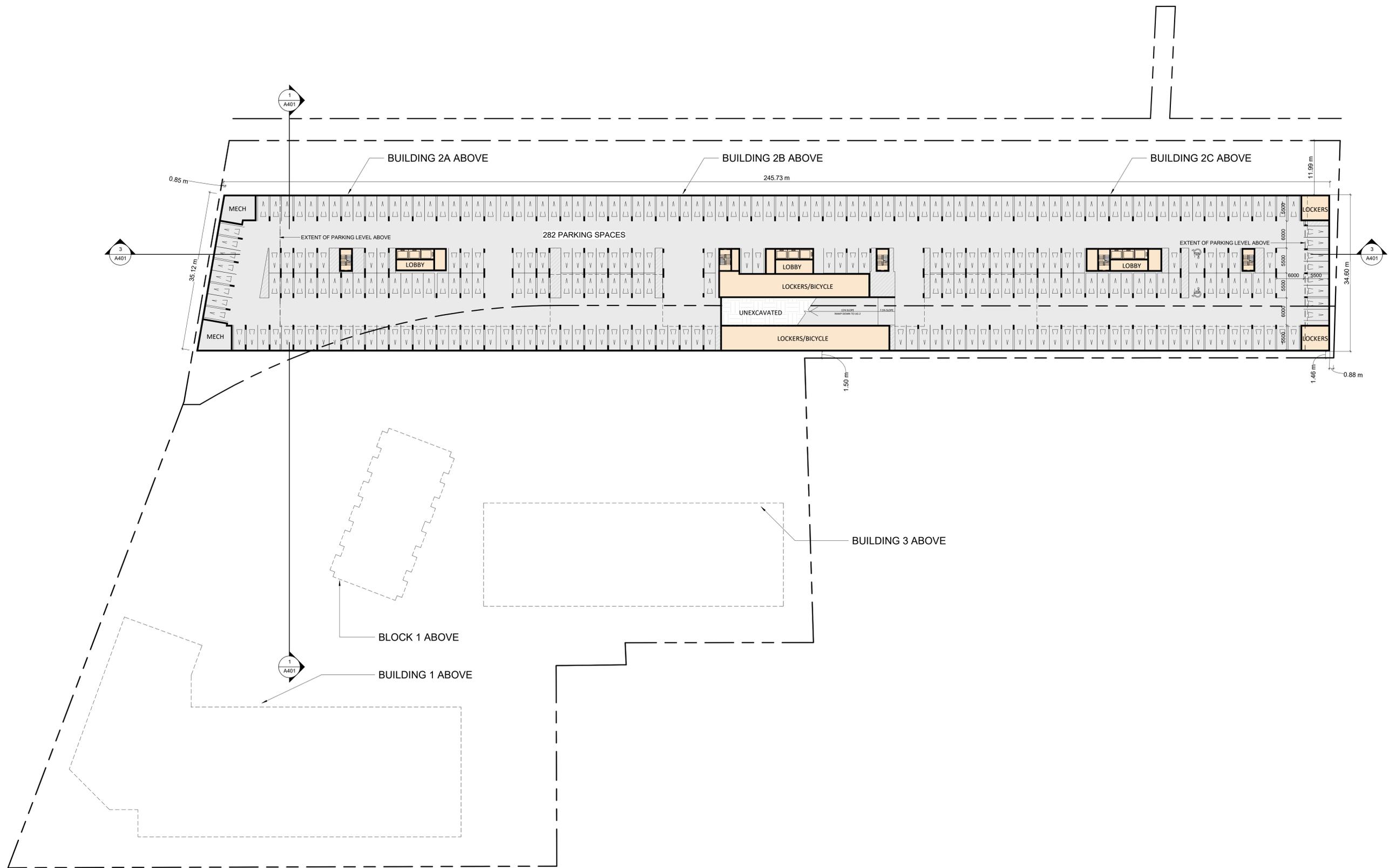
PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
ROOF PLAN

PROJECT NO. 16.154	
PROJECT DATE	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 400	

DRAWING NO. A004	REV.
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#	DATE	DESCRIPTION	BY
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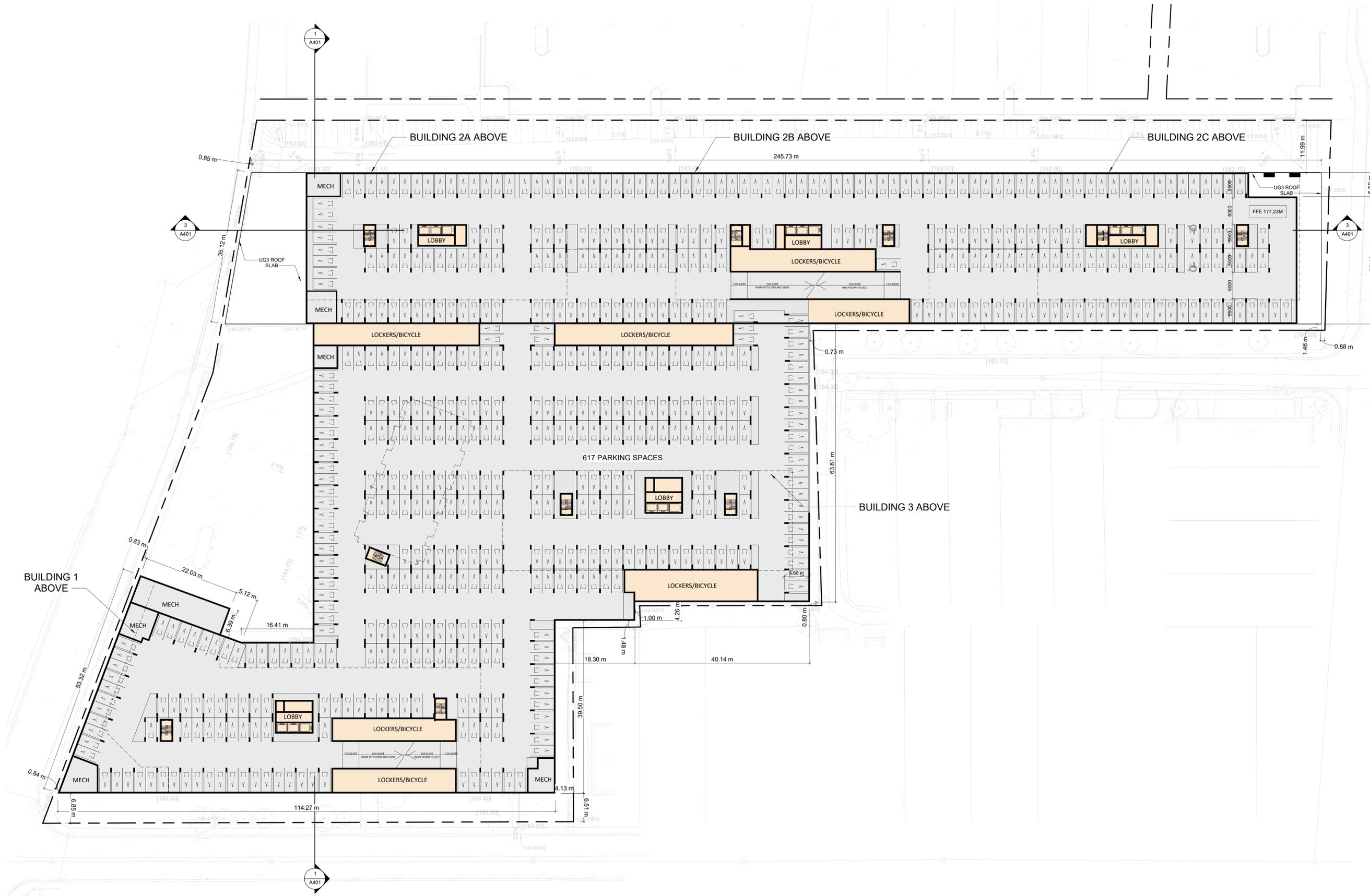
PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
UNDERGROUND 03 (PARTIAL)

PROJECT NO. 16.154	
PROJECT DATE	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 400	

	DRAWING NO. A101	REV.

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#	DATE	DESCRIPTION	BY
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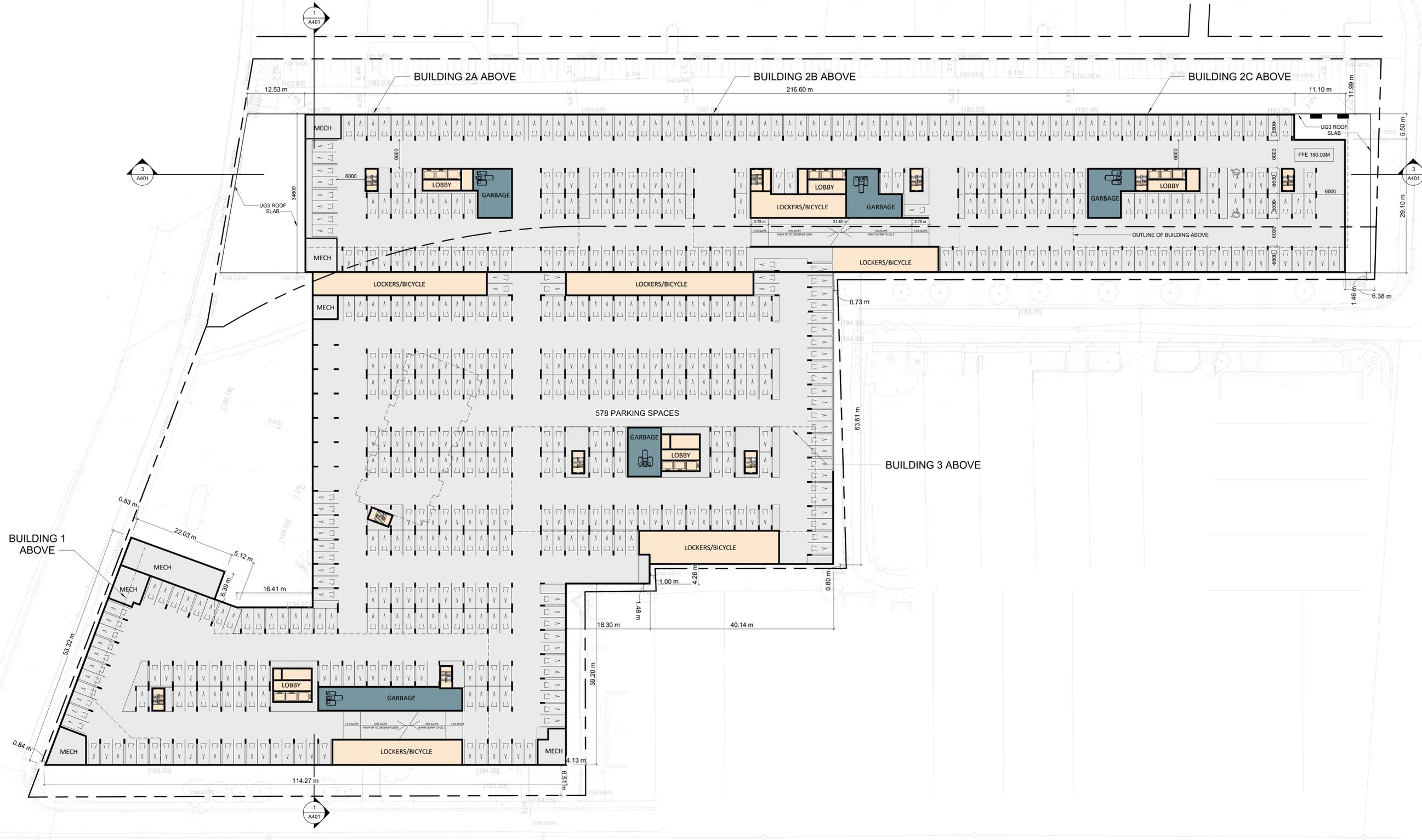
PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
UNDERGROUND 02

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

N ↑	DRAWING NO. A102	REV.
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#	DATE	DESCRIPTION	BY
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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

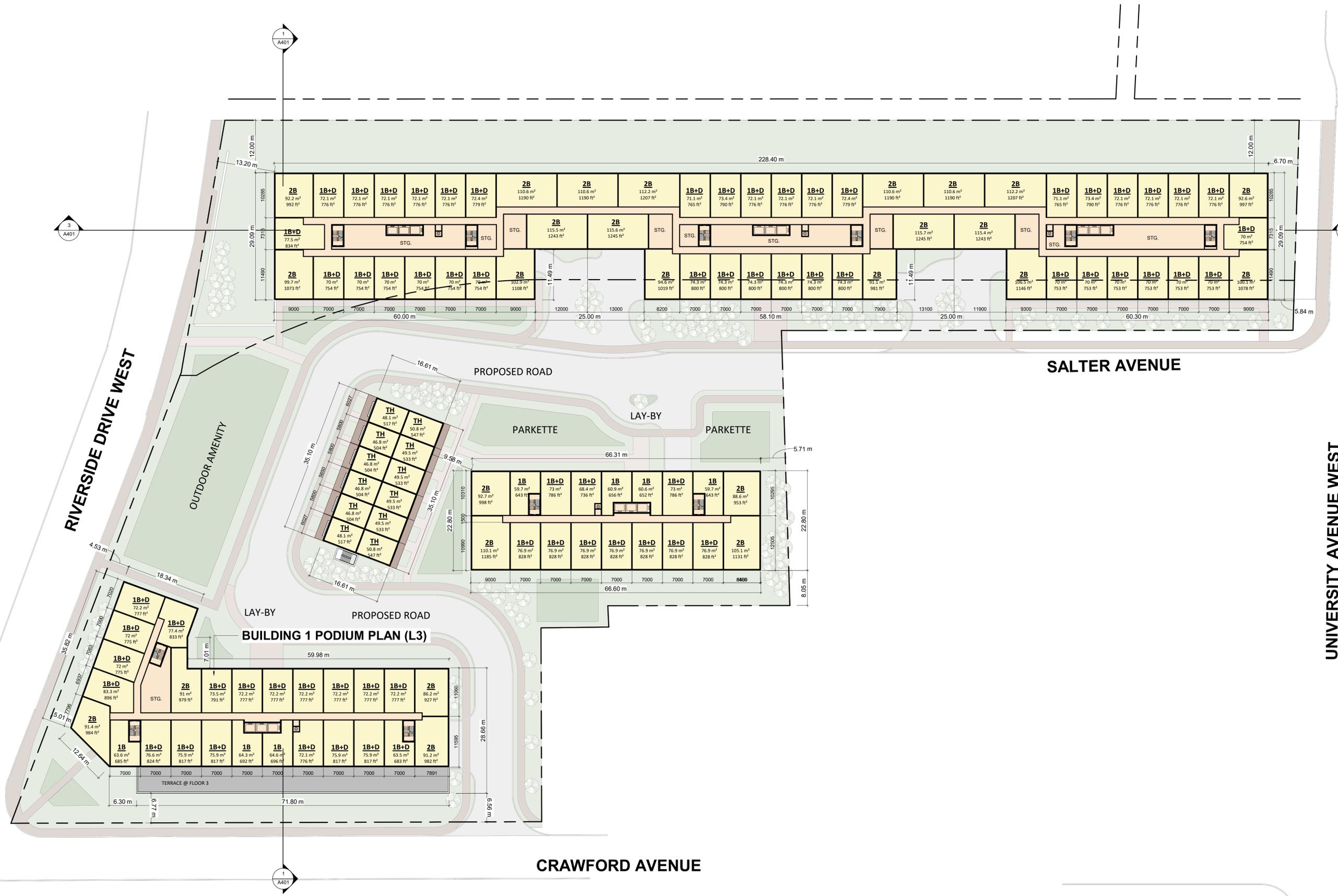
DRAWING
UNDERGROUND 01

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

	DRAWING NO. A103	REV.
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#	DATE	DESCRIPTION	BY
PROJECT			
CBC Lands - 825 Riverside Dr. W., Windsor, ON			
DRAWING			
FLOOR 01			
PROJECT NO.			
16.154			
PROJECT DATE			
DRAWN BY			
Author			
CHECKED BY			
Checker			
SCALE			
1 : 400			
DRAWING NO.			
A104			
REV.			



BUILDING 1 PODIUM PLAN (L3)

#	DATE	DESCRIPTION	BY

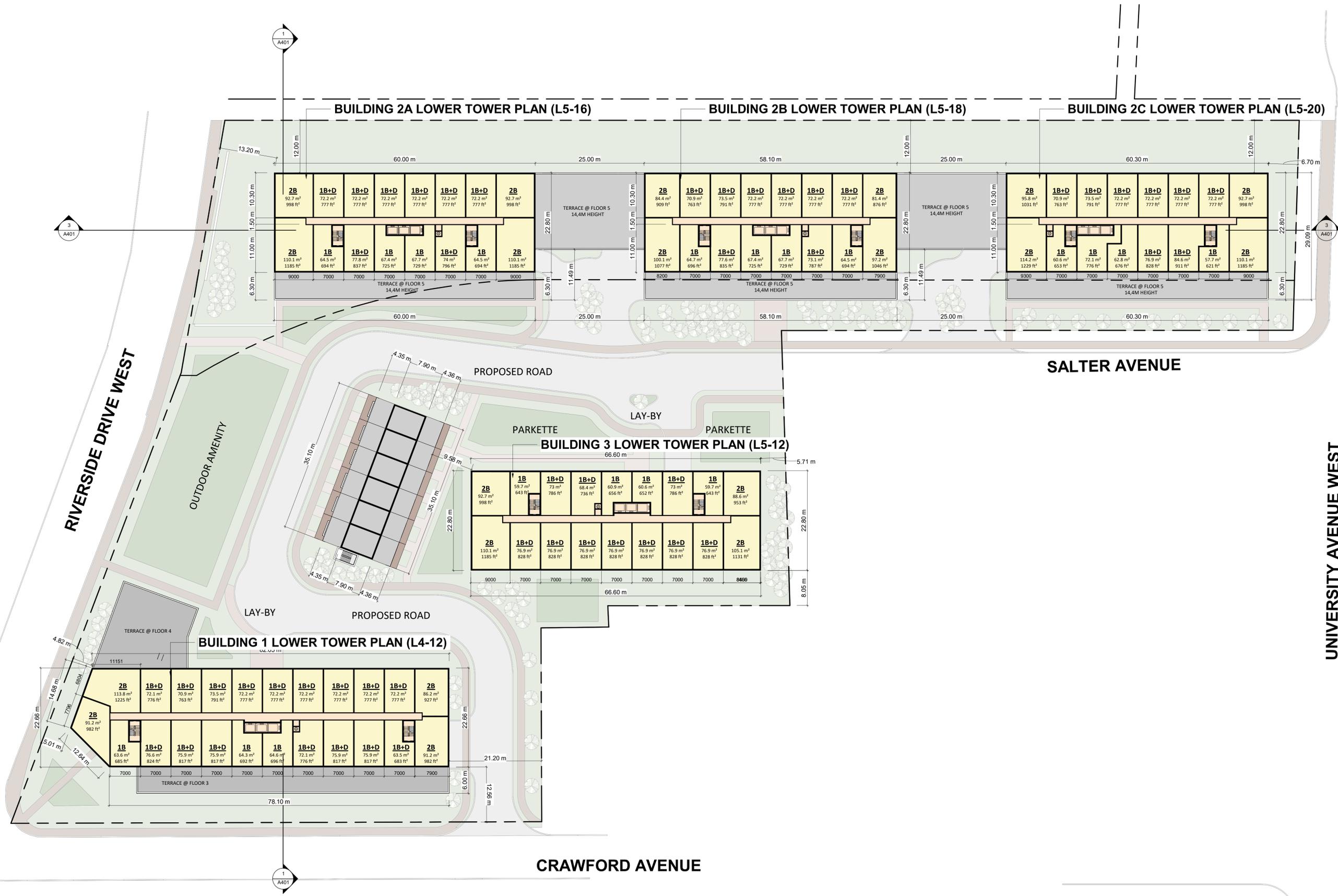
PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
FLOOR 03-04

PROJECT NO. 16.154	PROJECT DATE
DRAWN BY Author	
CHECKED BY Checker	SCALE 1 : 400

DRAWING NO. A106	REV.
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UNIVERSITY AVENUE WEST

SALTER AVENUE

CRAWFORD AVENUE

RIVERSIDE DRIVE WEST

OUTDOOR AMENITY

PARKETTE LAY-BY PARKETTE

LAY-BY

LAY-BY

PROPOSED ROAD

PROPOSED ROAD

BUILDING 1 LOWER TOWER PLAN (L4-12)

BUILDING 3 LOWER TOWER PLAN (L5-12)

BUILDING 2A LOWER TOWER PLAN (L5-16)

BUILDING 2B LOWER TOWER PLAN (L5-18)

BUILDING 2C LOWER TOWER PLAN (L5-20)

#	DATE	DESCRIPTION	BY
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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
TYPICAL LOWER TOWER FLOORS

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

DRAWING NO. A107	REV.
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#	DATE	DESCRIPTION	BY
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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
TYPICAL UPPER TOWER FLOORS

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

N 	DRAWING NO. A108	REV.
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#	DATE	DESCRIPTION	BY
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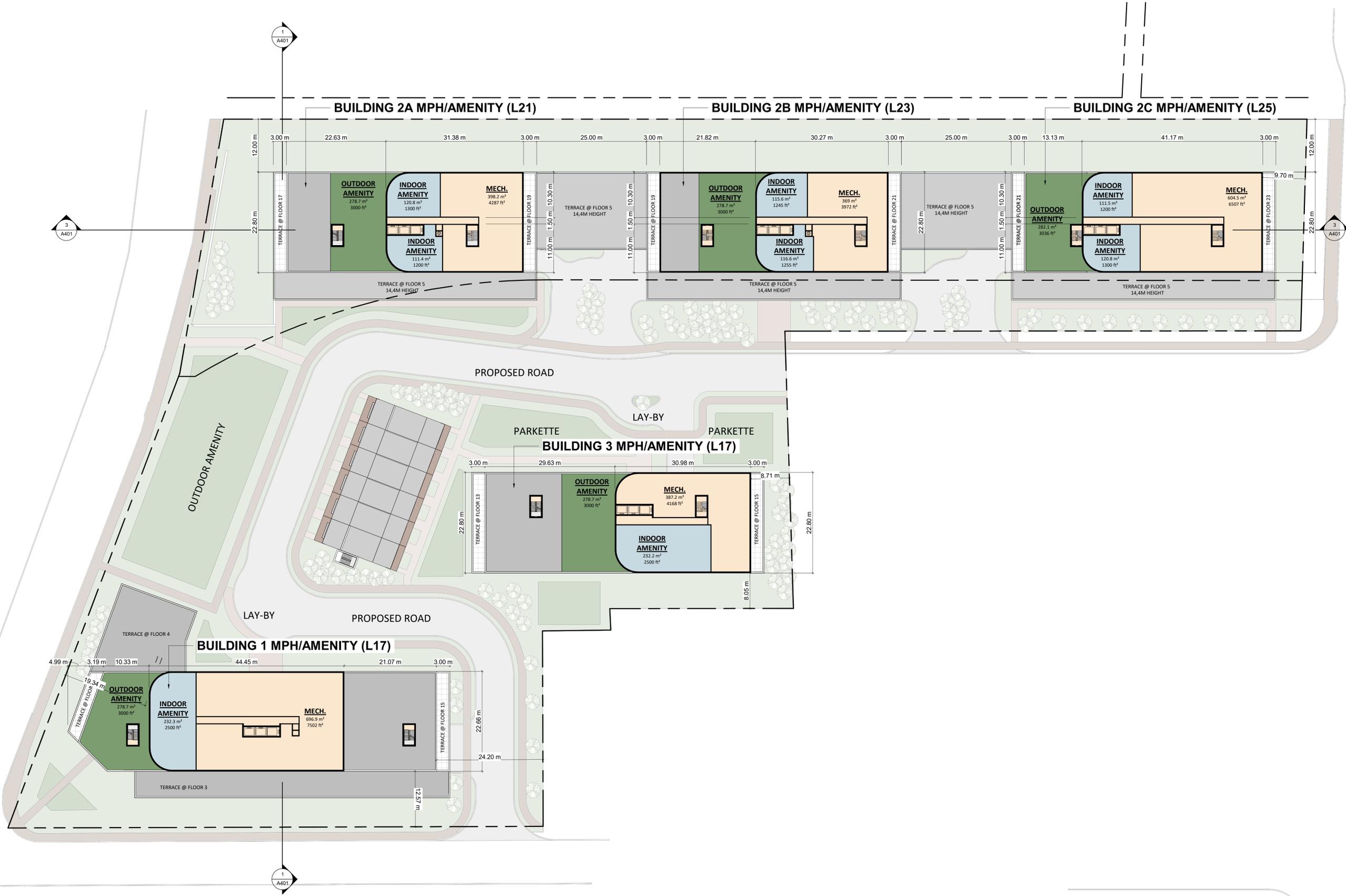
PROJECT
CBC Lands - 825 Riverside Dr., Windsor, ON

DRAWING
PENTHOUSE FLOORS

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

N 	DRAWING NO. A109	REV.
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#	DATE	DESCRIPTION	BY
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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

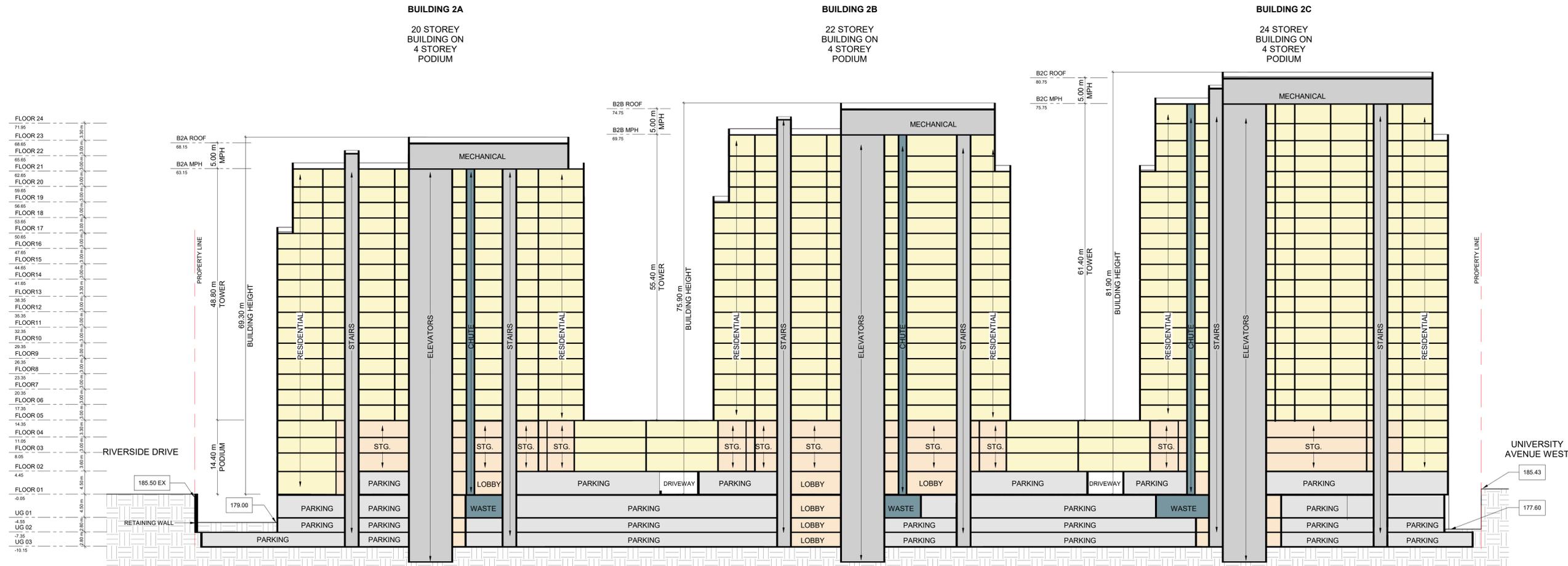
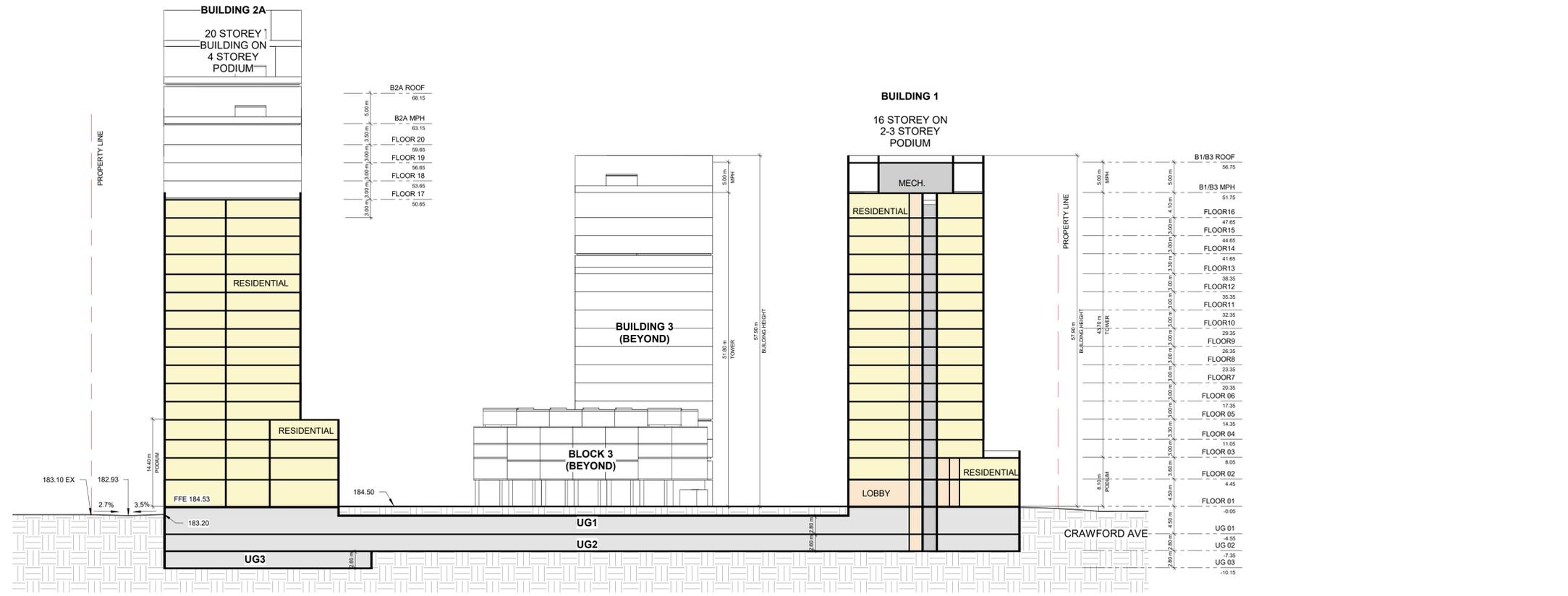
DRAWING
FLOOR MPH/AMENITY

PROJECT NO. 16.154
PROJECT DATE
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 400

DRAWING NO. A110	REV.
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#	DATE	DESCRIPTION	BY

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

DRAWING
BUILDING SECTIONS

PROJECT NO.
16.154

PROJECT DATE

DRAWN BY
Author

CHECKED BY
Checker

SCALE
1 : 400

PROJECT NO. 16.154

PROJECT DATE

DRAWN BY Author

CHECKED BY Checker

SCALE 1 : 400

DRAWING NO. **A401**

REV.

Appendix B Photo Log



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

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



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

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



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

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

