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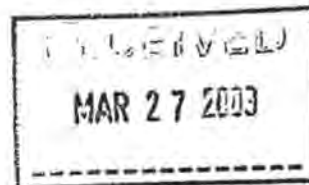
# THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY  
CITY CLERK

IN REPLY, PLEASE REFER  
TO OUR FILE NO. **MB/10246**

## REGISTERED MAIL



March 19, 2009

Ontario Heritage Foundation  
10 Adelaide St. E., 3<sup>rd</sup> Floor  
Toronto, Ontario  
M5C 1J3

Dear Sirs:

### Re: Designation of 5955 Ontario Street – Former Edith Cavell School

Council, for the Corporation of the City of Windsor, at its meeting held March 3, 2009 passed By-law Number 38-2009 to designate **5955 Ontario Street** as a property of architectural and/or historic significance under the provisions of the Ontario Heritage Act.

- \* A copy of the by-law outlining the reasons for designation is attached. Notice of the designating By-law will be published in the Windsor Star on Saturday, March 28, 2009.

Yours very truly,

Steve Vlachodimos

Manager of Council & Committee Services / Deputy Clerk

KK/ml  
*attachments*

BY-LAW NUMBER 38-2009

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 5955 *Ontario Street*, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Passed the 3<sup>rd</sup> day of March, 2009.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest.

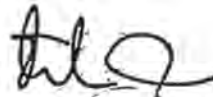
AND WHEREAS upon consideration of the recommendation of the Windsor Heritage Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as 5955 *Ontario Street*, more particularly described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands), to be of cultural heritage value or interest, for the reasons stated in Schedule "B" annexed hereto and forming part of this by-law.

AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *January 17, 2009*.

AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That the lands municipally known as 5955 *Ontario Street*, more particularly described in said Schedule "A" annexed hereto, be and the same is hereby designated to be of cultural heritage value or interest, for the reasons stated in said Schedule "B" annexed hereto.
2. This by-law shall come into force and take effect after the final passing thereof on the day upon which it is electronically registered in the Land Registry Office for the County of Essex (No. 12).



EDDIE FRANCIS, MAYOR



CLERK

First Reading - March 3, 2009  
Second Reading - March 3, 2009  
Third Reading - March 3, 2009

## SCHEDULE "A"

- 1) Unit 1, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
101 UNIT – 5955 Ontario Street  
P.I.N. 01848-0001 LT
- 2) Unit 2, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
102 UNIT – 5955 Ontario Street  
P.I.N. 01848-0002 LT
- 3) Unit 3, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
103 UNIT – 5955 Ontario Street  
P.I.N. 01848-0003 LT
- 4) Unit 4, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
104 UNIT – 5955 Ontario Street  
P.I.N. 01848-0004 LT
- 5) Unit 5, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
105 UNIT – 5955 Ontario Street  
P.I.N. 01848-0005 LT
- 6) Unit 6, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
106 UNIT – 5955 Ontario Street  
P.I.N. 01848-0006 LT
- 7) Unit 7, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor  
  
107 UNIT – 5955 Ontario Street  
P.I.N. 01848-0007 LT

- 8) Unit 8, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

108 UNIT – 5955 Ontario Street  
P.I.N. 01848-0008 LT

- 9) Unit 9, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

109 UNIT – 5955 Ontario Street  
P.I.N. 01848-0009 LT

- 10) Unit 10, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

110 UNIT – 5955 Ontario Street  
P.I.N. 01848-0010 LT

- 11) Unit 11, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

111 UNIT – 5955 Ontario Street  
P.I.N. 01848-0011 LT

- 12) Unit 12, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

112 UNIT – 5955 Ontario Street  
P.I.N. 01848-0012 LT

- 13) Unit 13, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

113 UNIT – 5955 Ontario Street  
P.I.N. 01848-0013 LT

- 14) Unit 14 Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

114 UNIT – 5955 Ontario Street  
P.I.N. 01848-0014 LT

- 15) Unit 15, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

115 UNIT – 5955 Ontario Street  
P.I.N. 01848-0015 LT

- 16) Unit 16, Level 1, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

116 UNIT – 5955 Ontario Street  
P.I.N. 01848-0016 LT

- 17) Unit 1, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

201 UNIT – 5955 Ontario Street  
P.I.N. 01848-0017 LT

- 18) Unit 2, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

202 UNIT – 5955 Ontario Street  
P.I.N. 01848-0018 LT

- 19) Unit 3, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

203 UNIT – 5955 Ontario Street  
P.I.N. 01848-0019 LT

- 20) Unit 4, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

204 UNIT – 5955 Ontario Street  
P.I.N. 01848-0020 LT

- 21) Unit 5, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

205 UNIT – 5955 Ontario Street  
P.I.N. 01848-0021 LT

- 22) Unit 6, Level 2, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

206 UNIT – 5955 Ontario Street  
P.I.N. 01848-0022 LT

- 23) Unit 1, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

301 UNIT – 5955 Ontario Street  
P.I.N. 01848-0023 LT



- 24) Unit 2, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

302 UNIT – 5955 Ontario Street  
P.I.N. 01848-0024 LT

- 25) Unit 3, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

303 UNIT – 5955 Ontario Street  
P.I.N. 01848-0025 LT

- 26) Unit 4, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

304 UNIT – 5955 Ontario Street  
P.I.N. 01848-0026 LT

- 27) Unit 5, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

305 UNIT – 5955 Ontario Street  
P.I.N. 01848-0027 LT

- 28) Unit 6, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

306 UNIT – 5955 Ontario Street  
P.I.N. 01848-0028 LT

- 29) Unit 7, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

307 UNIT – 5955 Ontario Street  
P.I.N. 01848-0029 LT

- 30) Unit 8, Level 3, Essex Standard Condominium Plan No. 98 and its appurtenant interest. The description of the condominium property is Lots 188-191, 152-155, Part Lots 151, 192 Plan 857 designated as Part 1 Plan 12R-19802 and s/t ease over Pt 1 Plan 12R-19802 as in LT320216; Windsor

308 UNIT – 5955 Ontario Street  
P.I.N. 01848-0030 LT

City of Windsor, County of Essex

## SCHEDULE "B"

Reasons for Designation:Description of Historic Place

The former Edith Cavell School is located at 5955 Ontario Street in the former Town of Riverside. The two-storey red brick building exhibits fine detailing that was typical of institutional buildings of the era.

Historical Value

Edith Cavell School was built in 1919 designed by architect Albert H. McPhail. The school was built for the Township of Sandwich East, which was then transferred to the Town of Riverside in 1921. The school has gone through several additions, which displays the expansion of the area with the need for more schooling space. In 1944 the school was renamed to Riverside Continuation School and then in 1956 it became Riverside High School. In 1962 Riverside built a new high school, and the school became a senior public school then later F.J. Brennan High School.

From 2000-2002 the school was renovated and converted into a twenty-unit residential condominium by Elmara Construction, Ltd. – thereby preserving this stately heritage building for future generations. Constructed of brick and stone, the building exhibits fine detailing that was typical of institutional buildings of the era.

Design Value

The building has remained very close to its original character over the years, even after its conversion to a residential building. Former Edith Cavell School is a two storey red brick building that displays typical elements of an institutional building from the era it was built. All four sides of the building host symmetrical designs. The north entrance is outlined in dark and light green diamond decorative tiles. The original awning hangs over the front door secured by cables. Above the awning is a section of prism glass. The east and west entranceways are housed in an octagonal protrusion that creates an open area inside the doors.

The west façade is the only side of the building with significant alterations that are not original. The covered walkway was added in 2002 when the building was converted for condominium use. Other than the new covered walkway the west façade is identical to the east façade.

Contextual Value

The school is located adjacent to other community institutions and the heritage property - Riverside United Church, which is listed on the Windsor Heritage Properties Inventory. The area is mainly residential with Jefferson and Wyandotte being the closest main intersection. The residential component of the neighbourhood is mainly single detached dwellings making this condo conversion unique to the area.

Character Defining Elements

Items that contribute to the historical value of the former Edith Cavell School include:

- Its early (1919) establishment in the Riverside community as an educational institution.
- Its design by architect Albert H. McPhail.



**Exterior features that contribute to the architectural value of Edith Cavell School include:**

- Its two-storey red-brick construction with limestone stringcourses at the top and bottom of the structure.
- Its limestone podium at the rear of the building.
- Its front entranceway with green decorative tiles, prism glass, and awning.
- Its limestone "Edith Cavell" decorative element above the doorway.
- Its four sides with symmetrical designs.
- Its octagonal protrusion for the east and west entrances that are framed in limestone with decorative details around the edge.
- Its arched windows above the east and west entrances with a keystone.
- Its decorative brickwork on the north side of the east and west wings.

**Characteristics that contribute to the contextual value of the Edith Cavell School include:**

- Its location in an established residential neighbourhood in Riverside.
- Its location adjacent to Riverside United Church, which is listed on Windsor's Heritage Properties Inventory.