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THE CORPORATION OF THE CITY OF WINDSOR

FILE NUMBER: MBA/6075

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
455 KENNEDY DRIVE WEST IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF AMENDMENT OF DESIGNATING BY-LAW

VIA ELECTRONIC WEBFORM

**ONTARIO HERITAGE TRUST
1ST FLOOR, 10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5C 1J3**

RECEIVED
2025/05/20
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Ontario Heritage Trust

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor at its meeting held **April 14, 2025** passed By-law Number **64-2025**, "**A BY-LAW TO AMEND DESIGNATION BY-LAW NUMBER 281-2003, BEING A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS ROSELAND GOLF COURSE, 455 KENNEDY DRIVE WEST, TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR INTEREST**" under the provisions of *The Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.


By-law **64-2025** is **attached**. Notice of the By-law will be published in the Windsor Star on **Saturday, May 24, 2025**.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication in the newspaper, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Notice of Heritage Designation may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to

register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Windsor (City): Clerk" as the Approval Authority or by mail to 350 City Hall Square West, Windsor Ontario, N9A 6S1, no later than 4:30 p.m. on June 23, 2025 The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca If the e-file portal is down, you can submit your appeal to clerks@citywindsor.ca.

DATED at Windsor, Ontario this 20th day of May, 2025
Anna Ciacelli, Deputy City Clerk



Anna Ciacelli
Deputy City Clerk

AC/jl

BY-LAW NUMBER 64-2025

A BY-LAW TO AMEND DESIGNATION BY-LAW NUMBER 281-2003, BEING A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS ROSELAND GOLF COURSE, 455 KENNEDY DRIVE WEST, TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Passed the 14th day of April, 2025

WHEREAS Designation By-law Number 281-2003, being a by-law to designate the lands and premises situate within the City of Windsor, known as Roseland Golf Course, 455 Kennedy Drive West, to be of architectural and/or historic value or interest under the provisions of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the “**Act**”), was passed by the Council of The Corporation of the City of Windsor on August 25, 2003 and registered on title as Instrument Number CE27640 on August 28, 2003 (the “**By-law**”).

AND WHEREAS City Council approved by Council Resolution CR67/2025 on February 10, 2025 an amendment to the By-law to: a) correct the legal description by deleting the lands which do not have cultural heritage value or interest as set out in the Act and *Ontario Regulation 9/06* under the Act; and b) update the reasons for designation to ensure that the By-law satisfies the requirements of the Act.

AND WHEREAS no Notice of Objection in accordance with section 30.1(6) of the Act has been served by the owner of the property on the Clerk of the Municipality within thirty (30) days after the date on which the owner(s) of the said subject lands received notice of the proposed amendment.

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

1. That the By-law be amended as follows:
 - a. by deleting Section 1 in its entirety and replacing it with the following:
 1. That the land described as Block “E” Registered Plan 1241; Part of Lot 140, Registered Plan 1748 as in R817290; save and except Part 2, Plan 12R25181; save and except Part 1, Plan 12R-30034; City of Windsor, being the Roseland Golf Course, be and the same is hereby designated 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.
 - b. by deleting Schedule “A” in its entirety and replacing it with the amended schedule attached hereto as Schedule “A”.

2. This by-law shall come into force and take effect on the day following the last day after the 30 days notice provided under s. 30.1(9)(1)(ii) of the Act.


Acting for DREW DILKENS, MAYOR


CITY CLERK

First Reading - April 14, 2025
Second Reading - April 14, 2025
Third Reading - April 14, 2025

SCHEDULE "A"

STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST

**Roseland Golf Course
455 Kennedy Drive West**

Description of Historic Place:

The Roseland Golf Course is an 18-hole golf course located in the Roseland/ South Windsor neighbourhood. It is located at 455 Kennedy Drive West and is circled by Kennedy Drive West, Kennedy Drive East, Roseland Drive West, Roseland Drive South, and Roseland Drive East. Roseland Golf Course was designed in 1926 by Donald J. Ross and constructed in 1927. It features 18 holes and greens that predominately slope from back-to-front, with multiple tiers, diagonal swales, and centre ridges.

Design/Physical Value:

The Roseland Golf Course is an 18-hole golf course that was designed by Donald J. Ross in 1926. The greens predominately slope from back-to-front as is representative of Ross' golf course designs. The golf course features multiple tiers, diagonal swales, and centre ridges. The property contains numerous large mature shade trees and has remained a golf course since its opening. There are limited hardscape features on the property. The main entrance to the Roseland Golf Course is at the intersection of McGregor Boulevard and Kennedy Drive West/East.

The basic Ross design remains at Roseland and is exceptionally well-preserved. All 18 holes are in the same spot, starting and finishing in the same place as originally designed, with greens in their original position. The Roseland Golf Course is a rare example of a Donald J. Ross' designed golf course in Canada. Of the legacy of approximately 413 golf courses that he designed and/or remodelled, only about 15 are located in Canada with two being located in Essex County: Roseland (built in 1927) and Essex Golf and Country Club (built in 1929).

Historical/Associative Value:

The subject property is directly associated with Henry James "Harry" Neal (1883-1961), who developed the golf course. Harry Neal was a locally significant entrepreneur, businessman, and avid sportsman. An accountant by training, Harry Neal headed his family's Neal Baking Company Limited as President from 1915. He expanded the company's operations across Southwestern Ontario before selling the business to a national conglomerate in 1925. With his financial security and business experience, he became a prominent and influential member of society. Harry Neal was instrumental in establishing, and was the first President of, the Windsor Rotary Club. He served for many years on the Windsor Board of Education, as both member and president.

In the late 1920s, Harry Neal embarked on the development of the Roseland Park subdivision in the south end of Windsor. He had planned for the stately residential neighbourhood to be centred on an 18-hole championship golf course. Harry Neal brought Donald J. Ross to Windsor to lay out the Roseland Park golf course in 1926.

The design of the Roseland Golf Course is attributed to the internationally recognized golf architect Donald J. Ross. There exists original Ross sketches of all 18 greens along with a written course description and an overhead rendering of Ross' plan for Roseland prepared in 1926 by W. Irving Johnson, chief draftsman of Donald J. Ross Associates. At the time, Donald J. Ross was the most widely sought-after golf architect in the world, and well renowned and respected for his golf course designs. He formed Donald J. Ross Associates in 1916, and by the 1920s he had gained nation-wide recognition for his designs. Donald J. Ross golf courses were uniformly recognized for their outstanding strategic merits, distinctive creativity, and natural beauty. They remained interesting, challenging, and enjoyable for players of all levels. Throughout his career, Ross was credited with the design of over 400 golf courses including the highly-ranked Seminole Golf Club (Juno Beach, FL) and world-celebrated Pinehurst No. 2 (Pinehurst, NC). Ross helped to found the American Society of Golf Course Architects in 1946 and served as its first President before his passing in 1948.

The Roseland Golf Course was first known as the Roseland Park Country Club, and it is directly associated with golf tournament events. In 1928, Harry Neal helped establish the Essex-Kent Boys Golf Tournament at Roseland Park Country Club. The tournament, which has now been renamed to the Essex-Kent Junior Golf Tournament, is an annual event that has been continuously held at the Roseland Golf Course since its creation. The Essex-Kent Junior Golf Tournament event is widely considered to be Canada's longest continually running junior golf tournament.

The course was purchased by the City of Windsor in 1973 and is currently run by an appointed board of directors.

Contextual Value:

The Roseland Golf Course is a designed cultural heritage landscape that is well-recognized in the local community as a longstanding recreational gathering space and the site of notable events and tournaments. The Roseland Golf Course has landmark status as the centrepiece of the Roseland Park residential subdivision developed by Harry Neal in the late 1920s. In its large landscaped public open space setting, it reflects the prestige of Harry Neal's planned stately neighbourhood. The main entrance to the golf course is strategically located at the terminus of McGregor Boulevard, visible from the major intersection of Cabana Road and Dougall Avenue. The design of the golf course and its unique organic parcel shape influenced the curvilinear design of the surrounding residential streets, namely Kennedy Drive West, Kennedy Drive East, Roseland Drive West, Roseland Drive South, and Roseland Drive East.

Heritage Attributes:

Attributes that contribute to the design/physical value of Roseland Golf Course:

- Designed in 1926 by Donald J. Ross and built in 1927, featuring:
 - 18-hole course in their original positions as designed in 1926.
 - Greens predominately slope from back-to-front representatively in Donald J. Ross style, and feature multiple tiers, diagonal swales, and centre ridges.
 - Large mature shade trees and limited hardscape features.
- Rare example of a Donald J. Ross-designed golf course, being one of only approximately 15 courses that he designed and/or remodeled in Canada.
- Exceptionally well-preserved Donald J. Ross design, with all 18 holes located in the same spot, starting and finishing in the same place as originally designed, with greens in their original positions.

Attributes that contribute to the historical/associative value of Roseland Golf Course:

- Association with locally significant entrepreneur, businessman, and avid sportsman Henry James "Harry" Neal (1883-1961), who developed the golf course. Harry Neal brought Donald Ross to Windsor to lay out the Roseland Park golf course in 1926.
- Harry Neal was a notable member of the local community. He was instrumental in establishing, and was the first President of, the Windsor Rotary Club. He served for many years on the Windsor Board of Education, as both member and president. Harry Neal helped establish the Essex-Kent Boys Golf Tournament at Roseland Park Country Club in 1928.
- Association with the annual Essex-Kent Junior Golf Tournament event, widely considered to be Canada's longest continually running junior golf tournament, which has been continuously held at the Roseland Golf Course.
- Association with Donald J. Ross, golf's most renowned and respected architect. He formed Donald J. Ross Associates in 1916, and by the 1920s he had gained nation-wide recognition for his designs.

Attributes that contribute to the contextual value of Roseland Golf Course:

- Cultural heritage landscape that functions as a community recreational gathering space and the site of notable events and tournaments.
- Situated as the centrepiece of the Roseland Park subdivision, the stately residential neighbourhood developed by Harry Neal.
- Organic parcel shape influenced the layout and design of the surrounding residential streets and wide residential lots.
- Longstanding landmark in the Roseland-South Windsor neighbourhood, with direct views down McGregor Boulevard from the intersection of Cabana Road and Dougall Avenue.