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THE CORPORATION OF THE CITY OF WINDSOR

FILE NUMBER: MBA/14619

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS MEMORIAL
HALL
401 SUNSET AVENUE IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF DESIGNATION BY-LAW

VIA ELECTRONIC WEBFORM

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

RECEIVED
2026/05/14
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor at its meeting held **27th of April, 2026** passed By-law Number **70-2026**, "**MEMORIAL HALL**," under the provisions of *The Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.

By-law **70-2026** is **attached**. Notice of the By-law will be published digitally on the City of Windsor website on **April 30th, 2026**.

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 digitally, 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 1st, 2026. 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 **30th** day of **April 2026**

Anna Ciacelli, Deputy City Clerk



Anna Ciacelli
Deputy City Clerk

AC/jl

BY-LAW NUMBER 70-2026

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 401 SUNSET AVENUE, 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 27th day of April, 2026.

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 Development & Heritage Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *401 Sunset Avenue*, 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 31st of January, 2026.

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 *401 Sunset Avenue*, 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), if no appeals are received after 30 days of the publication of the bylaw.

A handwritten signature in black ink, appearing to read 'Drew Dilkens', with a long horizontal flourish extending to the right.

DREW DILKENS, MAYOR

A handwritten signature in black ink, appearing to read 'Stue Hartpodino', with a long horizontal flourish extending to the right.

CITY CLERK

By signing this by-law on April 27, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – April 27, 2026
Second Reading – April 27, 2026
Third Reading – April 27, 2026

SCHEDULE "A"
TO BY-LAW 70-2026

LT 51 PL 611 TOWN OF SANDWICH; LT 52 PL 611 TOWN OF SANDWICH; LT 53 PL 611 TOWN OF SANDWICH; LT 146 PL 611 TOWN OF SANDWICH EXCEPT PT 2 12R11332; LT 54 PL 611 TOWN OF SANDWICH; LT 55 PL 611 TOWN OF SANDWICH; LT 56 PL 611 TOWN OF SANDWICH; LT 57 PL 611 TOWN OF SANDWICH; LT 58 PL 611 TOWN OF SANDWICH; LT 59 PL 611 TOWN OF SANDWICH; LT 60 PL 611 TOWN OF SANDWICH; LT 61 PL 611 TOWN OF SANDWICH; LT 62 PL 611 TOWN OF SANDWICH; LT 63 PL 611 TOWN OF SANDWICH; LT 64 PL 611 TOWN OF SANDWICH; LT 65 PL 611 TOWN OF SANDWICH; PT LT 66 PL 611 TOWN OF SANDWICH AS IN R314469; LT 69 PL 611 TOWN OF SANDWICH; LT 70 PL 611 TOWN OF SANDWICH; LT 71 PL 611 TOWN OF SANDWICH; LT 72 PL 611 TOWN OF SANDWICH; LT 73 PL 611 TOWN OF SANDWICH; LT 74 PL 611 TOWN OF SANDWICH; LT 75 PL 611 TOWN OF SANDWICH; LT 76 PL 611 TOWN OF SANDWICH; LT 79 PL 611 TOWN OF SANDWICH; LT 80 PL 611 TOWN OF SANDWICH; LT 81 PL 611 TOWN OF SANDWICH; LT 82 PL 611 TOWN OF SANDWICH; LT 83 PL 611 TOWN OF SANDWICH; LT 84 PL 611 TOWN OF SANDWICH; LT 115 PL 611 TOWN OF SANDWICH; LT 116 PL 611 TOWN OF SANDWICH; LT 117 PL 611 TOWN OF SANDWICH; LT 119 PL 611 TOWN OF SANDWICH; LT 120 PL 611 TOWN OF SANDWICH; LT 125 PL 611 TOWN OF SANDWICH; LT 126 PL 611 TOWN OF SANDWICH; LT 127 PL 611 TOWN OF SANDWICH; LT 128 PL 611 TOWN OF SANDWICH; LT 129 PL 611 TOWN OF SANDWICH; LT 130 PL 611 TOWN OF SANDWICH; LT 131 PL 611 TOWN OF SANDWICH; LT 132 PL 611 TOWN OF SANDWICH; LT 133 PL 611 TOWN OF SANDWICH; LT 134 PL 611 TOWN OF SANDWICH; LT 135 PL 611 TOWN OF SANDWICH; LT 136 PL 611 TOWN OF SANDWICH; LT 137 PL 611 TOWN OF SANDWICH; LT 138 PL 611 TOWN OF SANDWICH; LT 141 PL 611 TOWN OF SANDWICH; LT 142 PL 611 TOWN OF SANDWICH; LT 143 PL 611 TOWN OF SANDWICH; LT 144 PL 611 TOWN OF SANDWICH; LT 145 PL 611 TOWN OF SANDWICH; LT 147 PL 611 TOWN OF SANDWICH; LT 148 PL 611 TOWN OF SANDWICH; LT 149 PL 611 TOWN OF SANDWICH; LT 150 PL 611 TOWN OF SANDWICH; LT 151 PL 611 TOWN OF SANDWICH; LT 152 PL 611 TOWN OF SANDWICH; LT 153 PL 611 TOWN OF SANDWICH; LT 154 PL 611 TOWN OF SANDWICH; LT 155 PL 611 TOWN OF SANDWICH; LT 156 PL 611 TOWN OF SANDWICH; LT 157 PL 611 TOWN OF SANDWICH; LT 158 PL 611 TOWN OF SANDWICH; LT 159 PL 611 TOWN OF SANDWICH; LT 160 PL 611 TOWN OF SANDWICH; LT 161 PL 611 TOWN OF SANDWICH; LT 162 PL 611 TOWN OF SANDWICH; LT 163 PL 611 TOWN OF SANDWICH; LT 164 PL 611 TOWN OF SANDWICH; LT 165 PL 611 TOWN OF SANDWICH; LT 166 PL 611 TOWN OF SANDWICH; LT 167 PL 611 TOWN OF SANDWICH; LT 168 PL 611 TOWN OF SANDWICH; LT 169 PL 611 TOWN OF SANDWICH; LT 170 PL 611 TOWN OF SANDWICH; LT 171 PL 611 TOWN OF SANDWICH; LT 172 PL 611 TOWN OF SANDWICH; LT 173 PL 611 TOWN OF SANDWICH; LT 174 PL 611 TOWN OF SANDWICH; LT 175 PL 611 TOWN OF SANDWICH; LT 176 PL 611 TOWN OF SANDWICH; LT 177 PL 611 TOWN OF SANDWICH; LT 178 PL 611 TOWN OF SANDWICH; LT 179 PL 611 TOWN OF SANDWICH; LT 180 PL 611 TOWN OF SANDWICH; LT 181 PL 611 TOWN OF SANDWICH; LT 182 PL 611 TOWN OF SANDWICH; LT 85 PL 881 TOWN OF SANDWICH; LT 86 PL 881 TOWN OF SANDWICH; LT 87 PL 881 TOWN OF SANDWICH; LT 88 PL 881 TOWN OF SANDWICH; LT 111 PL 881 TOWN OF SANDWICH; LT 112 PL 881 TOWN OF SANDWICH; LT 113 PL 881 TOWN OF SANDWICH; LT 114 PL 881 TOWN OF SANDWICH; LT 183 PL 881 TOWN OF SANDWICH; LT 184 PL 881 TOWN OF SANDWICH; LT 185 PL 881 TOWN OF SANDWICH; LT 186 PL 881 TOWN OF SANDWICH; PT LANE PL 611 TOWN OF SANDWICH CLOSED BY R286781 AS IN R306403; PT LANE PL 611 TOWN OF SANDWICH CLOSED BY R354963 AS IN R354926; PT LANE PL 611 TOWN OF SANDWICH CLOSED BY R393256 AS IN R400120; PT LANE PL 611 TOWN OF SANDWICH CLOSED BY R446991 AMENDED BY R452133 AS IN R457014; PT LANE PL

881 TOWN OF SANDWICH PT LANE PL 611 TOWN OF SANDWICH CLOSED BY R419112 AS IN R427051; PT SOPER AV PL 611 TOWN OF SANDWICH (AKA PATRICIA RD) CLOSED BY R322000 AS IN R324613; PT SOPER AV PL 611 TOWN OF SANDWICH (AKA PATRICIA RD) CLOSED BY R511302 AS IN R518864; PT SOPER AV PL 611 TOWN OF SANDWICH (ALSO SHOWN ON PL 881 TOWN OF SANDWICH AKA PATRICIA RD) CLOSED BY R424676 AMENDED BY R431234 AS IN R435940; PT LT 63 CON 1 SANDWICH WEST AS IN R299079, R353170, R428603, R435521 & PT 1 12R11587, S/T R463174 IF ANY, S/T INTEREST IN R299079, S/T R353170, T/W R428606 ; S/T R400120E, R435940E, R457014E, R458125, R491716, R518864E, T/W R428605 WINDSOR

Being Part of PIN No. 01234-0053
401 Sunset Avenue, Windsor

**SCHEDULE “B”
TO BY-LAW 70-2026**

**Statement of Cultural Heritage Value and Interest
Memorial Hall
401 Sunset Avenue**

Description of Historic Place:

Memorial Hall is a three-storey educational building located at 401 Sunset Avenue. The property was built in 1947-1948.

Statement of Cultural Heritage Value:

Design/Physical Value

Memorial Hall has design and physical value as an example of a Late Art Deco / Streamlined Moderne architectural style with Institutional Classical influences on the University of Windsor's campus. Memorial Hall is symmetrical in form and composed of reinforced steel, brick, and limestone. The building is clad with common bond red brick, with a stacked Flemish bond red brick between the second and third-storey windows. The hall is anchored by a limestone base with limestone banding dividing the first and second storeys, while flat vertical limestone pilasters span two floors and separate each bay of windows on the second and third storeys. An unadorned limestone parapet wraps the building with two (2) limestone crosses resting along the roofline of the north and south end of the main facade. Each window sits on a limestone sill and is divided by horizontal mullions into four (4) symmetrical panes of glass (originally with slender sidelites).

The centrally located, main entrance features double doors, a decorative limestone surround with rounded corners, rounded projecting canopy, and a carved crest with a Latin inscription translating to “Teach me goodness, discipline, and knowledge.” The main entrance is flanked by glass block sidelights, a glass block transom above the projecting canopy, and a circular copper plaque dedicated to the building to the left of the door. The two (2) west-facing entrances each feature limestone surrounds with double-doors flanked by glass block sidelights. Above the doors, glass block windows span nearly three storeys and are accentuated by vertical limestone pilasters and Sun Cross – also known as the Solar Cross or Sun Wheel – positioned above.

Several crosses, made of limestone or copper, are found throughout the exterior of Memorial Hall, harkening back to the building's origins as part of Assumption College. A datestone on the main facade reads ‘A.D. 1947’ and is stamped with four (4) crosses.

Historical/Associative Value

Memorial Hall has historical value due to its association with Assumption College and as a symbol of the College's wartime history. Memorial Hall was once a part of Assumption College, which was the first post-secondary institution for men west of Toronto and was one of only four French Jesuit Colleges in Canada by 1875 when it opened in February 1857. Assumption College formed the basis for the modern-day University of Windsor, with which Memorial Hall is now affiliated.

In the 1920s, enrollment at Assumption College and High School surged before declining during World War II (1939-1945). After the war, enrollment surged again as returning veterans, supported by financial assistance under the Veterans Rehabilitation Act, pursued higher education programs. By 1945, however, the College had to turn students away due to lack of classroom space and accommodation, most of whom were seeking an education in the sciences.

In April 1945, the college began a fundraising campaign to add on to the facilities at the institution leading to the construction of the Memorial Science Building, now Memorial Hall. The building was created in memory of, and tribute to, the 121 Canadian and U.S. sailors, soldiers, and airmen from Assumption College who lost their lives during World War II.

Memorial Hall reflects the work of influential architect J.C. Pennington who designed the building and practiced in Windsor-Essex County for more than fifty (50) years. He was instrumental to the architectural development of Windsor and responsible for the design of numerous recognized heritage properties in the community.

Contextual Value

Memorial Hall reflects a period of post-war expansion and evolution of the university's campus. Memorial Hall is physically and historically linked to other buildings original to the Assumption College campus, such as Assumption Hall and Chapel (1884, 1908), Assumption Church (1857), and Dillon Hall (1928). These are the four (4) remaining historic buildings from the original Assumption College campus. Together, these buildings create a unique streetscape across the University of Windsor campus that provides an important link to the architectural heritage of the area.

Heritage Attributes:

Exterior heritage attributes of Memorial Hall that exemplify its heritage value as a representative example of the Late Art Deco / Streamlined Moderne architectural style with Institutional Classical influences include its:

- Common bond red brick cladding, with stacked Flemish bond red brick between the second and third-storey windows
- Windows with limestone sills and divided by horizontal mullions into four (4) symmetrical glass panes (originally flanked by slender sidelights)
- Limestone details, include foundation, datestone on the main facade reads 'A.D. 1947' with four (4) crosses, horizontal banding, flat vertical pilasters spanning two floors, parapet, and two (2) crosses resting along the roofline of the main facade
- Central main entrance, featuring:
 - Limestone surround with rounded corners, rounded projecting canopy, and carved crest with a Latin inscription
 - Double doors flanked by glass block sidelights
 - Glass block transom above the projecting canopy
 - Circular copper plaque dedicated to the Memorial Science Building
 - Copper cross above the limestone surround
- Two (2) west-facing double-door entrances, featuring:
 - Limestone surrounds with a copper cross above
 - Glass block sidelights
 - Glass block windows spanning nearly three storeys with vertical limestone pilasters
 - Limestone Sun Cross below roofline