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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 JOHN H RODD
HOUSE
2629 RIVERSIDE DRIVE WEST 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 **April 27th, 2026**, passed By-law Number **65-2026**, "**JOHN H RODD HOUSE**," under the provisions of *The Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.

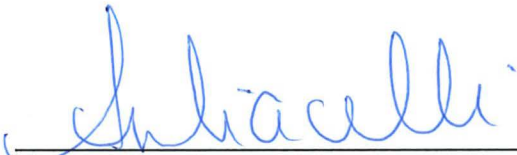
By-law **65-2026** is **attached**. Notice of the By-law will be published digitally on the City of Windsor website on **April 30th, 2026**.

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 65-2026

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 2629 RIVERSIDE DRIVE WEST, 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 *2629 Riverside Drive West*, 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.

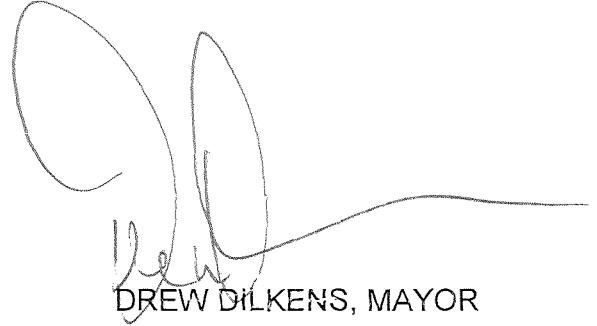
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on 31st of January, 2026.

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 *2629 Riverside Drive West*, 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.



DREW DILKENS, MAYOR



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 65-2026

LOT 196 PLAN 611 TOWN OF SANDWICH; LOT 195 PLAN 611 TOWN OF SANDWICH; LOT 194 PLAN 611 TOWN OF SANDWICH; WINDSOR

Being PIN No. 01233-0048
2629 Riverside Drive West, Windsor

SCHEDULE "B"
TO BY-LAW 65-2026

Statement of Cultural Heritage Value and Interest
John H. Rodd House
2629 Riverside Drive West

Description of Historic Place:

The John H. Rodd House is a two-and-one-half storey brick house located at 2629 Riverside Drive West, between Patricia Road and Vista Court. The property was built in 1922.

Statement of Cultural Heritage Value:

Design/Physical Value:

The John H. Rodd House has design value as a representation of both the Prairie and American Craftsman architectural styles. Prairie style architecture emphasized horizontal lines, hipped roofs and wide overhanging eaves. American Craftsman style commonly featured wide front porches beneath front-facing gables, exposed brackets, beams and rafter ends, and natural materials.

The John H. Rodd House has an asymmetrical façade, low-pitched hipped roof with wide overhanging eaves, and earth-toned exterior façade. The house was built with variegated brown brick and a decorative stone band around the perimeter which separates the first and second storeys, emphasising its horizontal lines. The center of the front façade has a low-pitched gabled porch with carved wood rafter ends at the roofline and decorative paneling below a wooden pediment. The porch is supported by large square brick columns with stone bases and retaining walls capped with stone sills. The porch divides the façade with a two-storey bay window on the west and a flat roof porch on the east. The second storey above the porch contains two (2) fixed windows with brick detailing and square stone window accents; the roof features two (2) eyebrow dormers and two (2) large rectangular chimneys flanking the east and west side.

The east-facing façade includes a carport supported by square columns and retaining wall topped with stone caps and banding, with a flat roof and carved wood rafter ends. Above the carport's roof is a prominent seven-pane leaded glass window on the second storey, and an eyebrow dormer on the roof. South of the main building is a detached red brick two-car garage, and a low cobblestone wall separates the property boundary from the neighbouring property.

Historical/Associative Value

The John H. Rodd House - has historical value due to its direct association with John Henry Rodd, longtime owner and resident of the property and a highly influential figure in the legal community and broader Windsor-Essex society. Rodd served two (2) terms on the Windsor city council (1903 & 1904) before being appointed Crown Attorney of Essex County in 1904 and recognized as one of the leading lawyers in Canada. He represented the Liberal Party for the Essex West riding in 1926, was also active in various community organizations, including The Windsor Club, the Ontario Bar Association, the Windsor Grove Cemetery Board, and the Essex Health Association.

When John H. Rodd passed away in April 1945, his daughter Olivia and her family continued to reside in the home. The property came into institutional use when it was acquired by the Institute of the Brothers of the Christian Schools of Ontario in 1960. It was transferred to Assumption University in 1994 and acquired by the University of Windsor in 2014, when it was repurposed as the

Psychological Services and Research Centre and renamed "The House on Riverside".

Contextual Value

The John H. Rodd House has contextual value as it defines and maintains the opulent 1910s and 1920s character of the former Town of Sandwich before it evolved into a university-affiliated district. The John H. Rodd House is one of several 1920s residences that was adapted for institutional use, and acts as a gateway between the core University of Windsor campus and the Detroit River. Its location effectively extends the institutional footprint of the University of Windsor to Riverside Drive, strengthening the university's presence in the neighbourhood and symbolizing the integration of educational infrastructure into the broader urban landscape.

Heritage Attributes:

Exterior attributes of John H. Rodd House that exemplify its heritage value as an early 20th century example of the Prairie and American Craftsman architectural style include its:

- Two-and-one-half storeys with asymmetrical earth-toned exterior façade, low-pitched hipped roof with wide overhanging eaves
- Variegated brown brick exterior
- Stone banding between the first and second storeys
- Low-pitched gabled porch, featuring:
 - Exposed carved wood rafter ends at the roofline
 - Wooden pediment with decorative paneling
 - Large square brick columns with stone bases for support and retaining walls capped with stone sills
- Carport on the east-facing façade, featuring:
 - Square brick columns with stone bases for support and a retaining wall capped with stone sills
 - Flat roof and carved wood rafter ends at the roofline
- Multiple square leaded glass windows on the east façade
- Seven-pane leaded glass window on the second storey east façade
- Two (2) fixed windows with brick detailing and square stone window accents on the second storey north facade
- Two (2) eyebrow dormers centered on the north-facing roof and two (2) eyebrow dormers centered on the south-facing roof and one (1) centered on the east-facing roof
- Two (2) large rectangular chimneys flanking the east and west side
- Low cobblestone wall separating the property from the neighbouring south property