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THE CORPORATION OF THE
CITY OF WINDSOR

THOMAS W. LYND, A.M.C.T.
CITY CLERK



CITY HALL
WINDSOR, ONTARIO
NSA 6S1
PHONE: (519) 255-6212
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August 1, 1990

OFFICE OF THE CLERK

IN REPLY, PLEASE REFER
TO OUR FILE NO. MBA-P/90 sf

REGISTERED MAIL

The Ontario Heritage Foundation
77 Bloor St. West, 2nd Floor
Toronto, Ontario
M7A 2R9

**ONTARIO HERITAGE
FOUNDATION**

AUG 7 1990

Nancy Smith

Gentlemen:

Council for the Corporation of the City of Windsor, at its regular meeting held June 18, 1990, passed the following By-law to designate certain lands and premises in the City of Windsor to be of historic or architectural value or interest:

(a) By-law Number 10326

A By-law to designate the lands and premises situate within the City of Windsor, known as 511 Pelissier Street, in the City of Windsor, to be of historic or architectural value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, as amended.

A copy of the By-law, together with the reasons for designation of the property, are enclosed. Notice of the By-law will be published in The Windsor Star commencing Thursday, August 9, 1990.

Yours very truly,

Sharon French
for City Clerk

SF/sb
Enclosure

✓

FOR OFFICE USE ONLY

1134354

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
ESSEX (C.) WINDSOR

90 07 13 12 25

LAND REGISTRAR/REGISTRATEUR

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 5 pages *MS*

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document
By-Law Number 10326

(5) Consideration
n/a Dollars \$

(6) Description
Firstly - Lots 17 and 18, both on the west side of Pelissier Street, Plan 254;
Secondly - Lots 19, 20, 21 and the north half of Lot 22, all on the west side of Pelissier Street, Plan 281;
Thirdly - Lots 14, 15, 16, 17 and 18, all on the east side of Victoria Avenue, Plan 254, ^{plus remainder width from side to side}
Fourthly - The northerly ten feet of Lot 19, on the east side of Victoria Avenue, Plan 281;
City of Windsor, County of Essex

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
By-Law Number 10326 attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D
THE CORPORATION OF THE CITY OF WINDSOR (Applicant) *Wira DeShield* 1990 07 12
by its solicitor Wira DeShield (solicitor for the Corporation)

(11) Address for Service 350 City Hall Square West, Windsor, Ontario, N9A 6S1

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property
511 Pelissier Street
Windsor, Ontario

(15) Document Prepared by:
WIRA DESHIELD
The Corporation of the City
of Windsor
350 City Hall Square West
Windsor, Ontario
N9A 6S1

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Fees and Tax	
Registration Fee	
Total	

B Y - L A W N U M B E R 10326

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS 511 PELISSIER STREET, IN THE CITY OF WINDSOR, TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1980, CHAPTER 337, AS AMENDED.

Passed the 18th day of June, 1990.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest.

AND WHEREAS The Corporation of the City of Windsor deems it desirable and expedient to designate the lands described in Schedule "A" annexed hereto and forming part of this by-law, municipally known as 511 Pelissier Street, in the City of Windsor, to be of historic or architectural value or interest.

AND WHEREAS in accordance with the provisions of Section 28 of the Ontario Heritage Act, 1974, the Council of The Corporation on the 15th day of September, 1975, enacted By-law Number 5251 thereby establishing a local architectural conservation advisory committee, for the purpose of advising and assisting the said Council on all matters relating to Parts IV and V of the said Act.

AND WHEREAS the said Committee subsequently recommended to the Council of the Corporation that the said lands and premises situated at 511 Pelissier Street, in the City of Windsor, be designated as lands of historic and architectural significance, for the reasons as stated in Schedule "B" annexed hereto and forming part of this by-law.

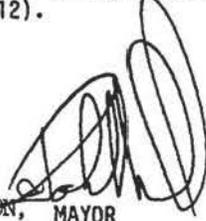
AND WHEREAS the said Committee gave notice of its intention to designate the lands and premises municipally known as 511 Pelissier Street, in the City of Windsor, as aforesaid, by publishing the said notice in the Windsor Star, a newspaper having general circulation in the Municipality on April 12, 19 and 26, 1990.

AND WHEREAS no notice of objection was served on the Clerk of the Corporation within the time prescribed by the Ontario Heritage Act, R.S.O. 1980 and it is now deemed desirable and expedient to implement the recommendation of the aforementioned committee by the enactment of this by-law.

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

1. That the lands and premises situate within the City of Windsor, municipally known as 511 Pelissier Street, in the City of Windsor, more particularly described in Schedule "A" annexed hereto, be and the same are hereby designated to be of historic or architectural value or interest.

2. That this by-law shall come into force and effect after the final passing thereof on the day upon which it is registered in the Registry Office for the Registry Division of Essex (No. 12).



JOHN MILLSON, MAYOR



THOMAS LYND, CLERK

First Reading - June 18, 1990

Second Reading - June 18, 1990

Third Reading - June 18, 1990

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SCHEDULE "A"

FIRSTLY:
Lots 17 and 18, both on the west side of Pelissier Street, Plan 254.

SECONDLY:
Lots 19, 20, 21 and the north half of Lot 22, all on the west side of Pelissier Street, Plan 281.

THIRDLY:
Lots 14, 15, 16, 17 and 18, all on the east side of Victoria Avenue, Plan 254.

FOURTHLY: *in perpendicular width from side to side*
The northerly 10 feet [^] of Lot 19, on the east side of Victoria Avenue, Plan 281.

All in the City of Windsor, County of Essex and Province of Ontario.

REASONS FOR DESIGNATION

Architectural Significance:

The north, south and east facades of the YMCA Building as illustrated on plans prepared by the firm of Nichols, Sheppard and Masson Architects, dated November 1, 1924, with particular note of the following existing features:

- Italianate style with influences from 12thC Italian Romanesque and Italian Renaissance
- Central main entrance with arch of ornate carved stone and ironwork
- Cantilevered, ornamental and carved stone porch above main entrance
- Stucco finish with common brick vertical accent strips at the corners of the building
- Continuous brick sill wall at main floor with horizontal belt course defining second floor
- Main floor double hung wood windows with fixed transom panels above
- Projecting metal roof cornice
- Original copper hoods over windows at second floor
- Stonework on cantilevered porch and second floor entrance comprising the old Roman Scroll of fruit and vines

Historical Significance:

Plans for the new "Y" in Windsor were developed in 1914 but delayed by the outbreak of World War I. Later in 1920, a YWCA was opened on London Street (University Avenue); however, by 1924, the need for a larger building was clearly evident.

The concept of a joint YMCA/YWCA facility, the first in Canada was initially conceived at a meeting in April of 1924. At the meeting were representatives of the Border Citizens Great War Veterans Association, the national executive of the "Y" and prominent local citizens, including Gordon McGregor, one of the founders of the Ford Motor Company of Canada.

The firm of Nichols, Sheppard and Masson Architects was commissioned to prepare plans for a site on the west side of Pelissier Street opposite Maiden Lane, formerly occupied by an electric light plant. Construction commenced on April 18, 1925 and the cornerstone was laid May 19, 1925 by the Honourable Harry D. Cockshutt, Lieutenant Governor of Ontario. The building was officially opened on May 1, 1926 by Colonel E.S. Wigle and has provided more than 63 years of continuous service to the community.