Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

90 MAY 3 All : 10

NUMBER- 622793
CERTIFICATE OF REGISTRATION

Wellington South
No. 61
Guelph.

Land Registrar

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 6 pages

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

(4) Nature of Document

By-law Number (1990)-13497

(5) Consideration

Dollars $

(6) Description

CITY OF GUELPH, COUNTY OF WELLINGTON

1.) Part of Lots 15, 16 and 17, Plan 299 as previously described in Instrument Number 247568 and more particularly described on Page 3;

2.) Part of Lot 7, Concession 2, Division "G" (formerly Township of Guelph) and more particularly described on Page 3

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

(8) This Document provides as follows:

Designation of the described lands as items of architectural and historical significance under The Ontario Heritage Act, R.S.O. 1980.

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 GUELPH	Mayor	1990	04	18
	Clerk	1990	04	18

(11) Address for Service: City Hall, 59 Carden Street, Guelph, Ontario N1H 3A1

(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

80 London Road West and
Massey Hall
Guelph, Ontario

(15) Document Prepared by:

Lois A. Giles
City Clerk
City Hall
59 Carden Street
Guelph, Ontario
N1H 3A1

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Fees and Tax	
Registration Fee	20
Total	20

Newcome and Gilbert Limited

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1990)-13497

A by-law to designate portions of the building at 80 London Road West and the exterior of Massey Hall on the University of Guelph campus as items of architectural and historical significance.

The Council of The Corporation of the City of Guelph, **ENACTS AS FOLLOWS:**

WHEREAS the Ontario Heritage Act, 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereof, to be of historical or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 80 London Road West and Massey Hall notice of intention to designate portions of the aforesaid real properties and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the said property designations has been served upon the clerk of the municipality;

THEREFORE, the Council of the Corporation of the City of Guelph **ENACTS AS FOLLOWS:**

1. There is designated as being of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. Chapter 337, portions of the exterior and interior of the building at 80 London Road West and the entire exterior of Massey Hall, on the University of Guelph campus, to the extent more particularly described in Schedule "C" to this By-law.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" to this By-law in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid properties and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED on this Seventeenth day of April, 1990.

MAYOR

CLERK

I hereby certify the above copy to be a true copy of

By-law Number (1990)-13497

of the City of Guelph.

IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the City Clerk of the said Corporation this 23rd day of April, 1990

City Clerk.

SCHEDULE "A"

BY-LAW NUMBER (1990)-13497

80 LONDON ROAD WEST

Part of Lots 15, 16 and 17, Registered Plan 299, City of Guelph, County of Wellington, and more particularly described as follows:

COMMENCING at a point in the southerly limit of London Road distant 72.00 feet measured South 50 degrees 45 minutes 00 seconds West from the point of its intersection with the northeasterly limit of said Lot 16;

THENCE South 50 degrees 45 minutes 00 seconds West along the said limit of London Road, 70.82 feet to the point where the said limit is intersected by the northeasterly limit of Park Avenue;

THENCE South 29 degrees 09 minutes 00 seconds East, 133.31 feet to an iron bar planted;

THENCE North 61 degrees 15 minutes 00 seconds East, 101.58 feet to an iron bar planted;

THENCE North 29 degrees 09 minutes 00 seconds West, 19.98 feet to an iron bar planted;

THENCE South 60 degrees 46 minutes 00 seconds West, 9.89 feet to an iron bar planted;

THENCE North 38 degrees 59 minutes 30 seconds West, 128.36 feet to the place of beginning.

Previously conveyed in Instrument No.247568.

MASSEY HALL

Part of Lot 7, Concession 2, Division "G", City of Guelph (formerly Township of Guelph), County of Wellington South, Number 61, and being all of those lands pertaining to Massey Hall located on the University of Guelph campus.

SCHEDULE "B"

BY-LAW NUMBER (1990)-13497

STATEMENTS OF REASONS FOR DESIGNATION

80 LONDON ROAD WEST

This two and one-half-storey red-brick house is a unique example of the architecture of the 1890 period and is an important element in the streetscape of London Road from numbers 76 to 88. Many notable features remain intact including the decorative slate roof incorporating a variety of shapes, the large wooden brackets, the leaded glass windows and the original burled oak woodwork inside.

Built in 1893 for John G. Sully, a local businessman and politician, owners have also included Henry C. Scholfield, Manager of the Dominion Bank in Guelph, who represented Wellington South in the Provincial Legislative Assembly from 1911 to 1914, as well as insurance agent George Powell Hamilton and the Holman family. Andy and Melanie McLennan are responsible for restoring many of the original interior and exterior details of the house in the late 1980's.

The designation includes the slate roof and the shape of the roof, slate gables, wooden brackets and curved wooden soffits of the original house, together with the east, north and west facades and the present porch, excluding the asphalt shingle skirt. The designation does not include the later additions and the south facade. Inside, the burled oak staircase, stair railing and newel post, and the 6 original leaded glass windows are included in the designation.

MASSEY HALL

University of Guelph

This unique combination of architectural styles in a substantial brick building fronts on the campus green of the University of Guelph. The building was designed by architect G. M. Miller of Toronto, begun in 1901 and opened in 1903. It is of red pressed brick with trim and foundation of Credit Valley Brownstone and was constructed to house a library with stacks for 75,000 volumes, reading and meeting rooms, and offices. A gift from the trustees of the Hart A. Massey Estate, W. E. Massey, Chester Daniel Massey and Lillian Massey-Treble, this was the first such donation from a private source to the Province of Ontario. The designation applies to the entire exterior of the building.

SCHEDULE "C"

BY-LAW NUMBER (1990)-13497

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

80 LONDON ROAD WEST

- All of the east, north and west facades of the original house, excluding any later additions other than the existing porch.
- The existing porch, excluding the porch's asphalt shingle skirt.
- The slate roof including the shape of the roof, the slate gables, the wooden eave brackets and the curved wooden soffits of the original house.
- The interior burled oak staircase, stair railing and newel post.
- The six original leaded glass windows.

MASSEY HALL

- The complete exterior of the original building, including the walls, the shape and form of the building and its roof, windows and building details.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1990)-13497
A by-law to designate portions of the building at 80 London Road West and the exterior of Massey Hall, on the University of Guelph campus, as items of architectural and historical significance

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Read a first and second time at

10:49 o'clock p.m., April 17, 1990.

Read and passed in Committee at

10:50 o'clock p.m., April 17, 1990.

Read a third time and passed at

10:51 o'clock p.m., April 17, 1990.
