Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

780436

CERTIFICATE OF REGISTRATION
WELLINGTON (61) GUELPH

'97 AUG 14 AM 9 36

Conrad Rall
LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 7 pages

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

(4) Nature of Document

BY-LAW NUMBER (1997)-15531

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington,
Park Lot 97, Registered Plan 8, Canada Company Survey.
As further described in the attached Schedule.

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

(8) This Document provides as follows:

Designation under Part IV of The Ontario Heritage Act, R.S.O. 1990, c.O.18., of portions of the building on the property known as 116 Gordon Street (The Boathouse) as an item of architectural and historical significance.

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	Joe Young	1997	08	05
	JOE YOUNG-MAYOR			
	V. Charlene Lavigne	1997	08	05
	V. CHARLENE LAVIGNE-DEPUTY CLERK			

(11) Address for Service 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

116 Gordon Street
GUELPH, Ontario

(15) Document Prepared by:

V. CHARLENE LAVIGNE
Deputy Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	50 -
Total	50 -

Newsome and Gilbert, Limited
Form LF1333 (1/85)

April, 1985

FORM 15

REGISTRY ACT

DECLARATION UNDER SECTION 25

OF THE ACT

I, LOIS E. PAYNE,

of the City of Guelph, in the County of Wellington,

DO SOLEMNLY DECLARE that I am the Solicitor for The Corporation of the City of Guelph, and the City is a party to:

By-law Number (1997)-15531, which affects the following lands:

City of Guelph, County of Wellington,

Park Lot 97, Canada Company Survey Plan 8.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)

City of Guelph,)

in the County of Wellington,)

this 11TH day of August, 1997)

Lois E. Payne

LOIS E. PAYNE

Donna M. Palmer

A Commissioner, etc.

DONNA MARIE PALMER
a Commissioner etc., County of Wellington for
The Corporation of the City of Guelph
Expires May 18, 1999.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1997)-15531

A by-law to designate portions of the building known as The Boat House as a building of architectural and historical significance.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of historical or architectural value or interest; and

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 The Boat House notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

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

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

NOW THEREFORE, 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. 1990, Chapter 0.18, portions of the building on property known as The Boat House to the extent more particularly described in Schedule "C" to this By-law.

I hereby certify the above copy to be a true copy of
By-law Number (1997)-15531
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 Deputy Clerk of the said Corporation this 8th day of August, 19 97

Deputy Clerk

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property 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 property 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 this FIFTH day of AUGUST 1997.

Joe Young

JOE YOUNG - MAYOR

V. Charlene Lavigne

V. CHARLENE LAVIGNE - DEPUTY CLERK

SCHEDULE "A"

By-law Number (1997)-15531

THE BOAT HOUSE

City of Guelph, in the County of Wellington and Province of Ontario, more particularly described as Park Lot 97, Canada Company Survey Plan 8.

SCHEDULE "B"

By-law Number (1997)-15531

STATEMENT OF REASONS FOR DESIGNATION

THE BOAT HOUSE

This structure is Guelph's last remaining boat house to be associated with the City's river systems. The building features elements of recreational or pavilion style architecture in its upturned eaves and wooden brackets. While the existing building is thought to have been built circa 1930, the site has a long association with the river beginning in the mid-1870s.

The first boat house was constructed at this site, near the Dundas Bridge, in 1876 by a Mr. O. Coulson. Later, in 1879, Edward McKeague opened a successful boat rental business here, and by 1882, had entered into partnership with cabinet maker James Johnson, father of opera singer and later General Manager of the Metropolitan Opera, Edward Johnson. By 1885, James' brother, William, uncle of Edward Johnson, took over as manager of the boat house after James purchased the "European Hotel" (renamed later as the "King Edward Hotel").

It was during William Johnson's proprietorship of the boat house that one of the City's most active social and sporting organizations was formed. The Speed Canoe Club recorded a membership of 250 people between 1895 and 1900. The Club met every Thursday, gathering at Johnson's boat house, which flew the club colours of green and white on these occasions, and embarked on a mile and a half trip to Victoria Park, where they were entertained by musicians, including a young Edward Johnson.

In 1910, the City of Guelph purchased the estate of mill owner Peter Gow, comprising the lands along the Speed and Eramosa rivers on the east and west sides of Gordon Street and including the lands occupied by the boat house. In 1916, William Johnson received approval from the City's Parks and Shade Commission to construct a new boat house on the site of his existing boat house. The building was to be kept in good order and repair by Mr. Johnson and was to be turned over to the Commission in 1927 at the expiration of 10 years.

At William Johnson's death in 1924, John Ferguson Armstrong took over as proprietor of the boat house and remained in this position until 1936. It is thought that the existing building on this site was constructed during this time, either as a new building or as a renovation of the building constructed in 1916. A confectionary shop occupied the building circa 1940, after which the Navy League entered into an agreement with the City in 1941 to occupy the boat house for the duration of the war. This agreement was renewed in 1950, and the Sea Cadets operated out of the building until 1993.

Restoration of the boat house was completed in 1997 through the partnership of the City of Guelph, contractor Jonathan Taylor and operator Michael Teppo for a multi-use facility including an ice cream parlour, river interpretive centre and visitor information service. The restored boat house is considered a significant heritage riverside feature at this important gateway to the City's core.

The designation covers the exterior of the boat house including the roofline, upturned eaves, wooden brackets, and original window and door openings which have been exposed as part of the 1997 restoration.

SCHEDULE "C"

By-law Number (1997)-15531

ELEMENTS OF PROPERTY BEING DESIGNATED

THE BOAT HOUSE

The designation includes:

1. All of the exterior walls of the building;

2. All original window and door openings on the designated walls of the building which have been exposed as part of the 1997 restoration;

3. The roofline over the building, including the upturned eaves, wooden brackets and dormers.

The designation does not include:

1. Any interior elements of the building.

It is intended that non-original features may be returned to documented earlier designs or to their documented original form without requiring City Council permission for an alteration to the designation.