Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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696782
NUMBER
CERTIFICATE OF REGISTRATION
1993 JUL 23 P 2:10
WELLINGTON NO. 61 GUELPH
LAND REGISTRAR

(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 (1993)-14414

(5) Consideration
Dollars $

(6) Description
City of GUELPH, County of Wellington,
Units 13, 14 and 15, Wellington Condominium Plan Number 70.

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See 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 property known as 25 Manor Park Crescent 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	John Counsell JOHN COUNSELL-MAYOR	1993	07	21
	V. Charlene Lavigne V. CHARLENE LAVIGNE - ACTING CITY CLERK	1993	07	21

(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
UNITS 13, 14 AND 15
25 Manor Park Crescent,
GUELPH, Ontario

(15) Document Prepared by:
V. CHARLENE LAVIGNE
Acting City Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

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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 (1993)-14414 which affects the following lands known as

City of GUELPH, County of Wellington,
Units 13, 14 and 15, (25 Manor Park Crescent)
Wellington Condominium Plan Number 70.

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 23rd day of July, 1993)

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, 1996.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1993) - 14414

A by-law to designate portions of the building on property known as Units 13,14 and 15, 25 Manor Park Crescent as an item of architectural and historical significance.

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

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

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 Units 13,14 and 15, 25 Manor Park Crescent 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 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 designation 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. 1990, Chapter 0.18, portions of the building on property known as Units 13, 14 and 15, 25 Manor Park Crescent 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 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 on this nineteenth day of July, 1993.

JOHN COUNSELL - MAYOR

V. CHARLENE LAVIGNE - ACTING CITY CLERK

SCHEDULE "A"

By-law Number (1993) - 14414

UNITS 13, 14, AND 15, 25 MANOR PARK CRESCENT

All and singular that certain parcel or tract of land being described as Units 13, 14 and 15, Wellington Condominium Plan Number 70, City of Guelph.

SCHEDULE "B"

By-law Number (1993) - 14414

STATEMENT OF REASONS FOR DESIGNATION

"MANOR PARK"

Built circa 1857 for Arthur Wells, " Manor Park" is one of the principle stone residences in the City of Guelph. The dwelling can be described as Georgian in style and features an interesting combination of Gothic and Classic details. The building also features more rugged stonework than is usual in Guelph's stone buildings. Rusticated corner quoins are set against a background of large quarry-faced blocks of limestone which make up the facade and two side walls of the building. Decorative features include the corbelled stone cornices and stone chimneys, the projecting frontispiece with its fine second floor stone and wrought-iron balcony, the main entrance which features a fanlight and arched sidelights, and the interesting combination of arched, flat top and centre pointed windows.

Built from limestone quarried on the property, the house, which faces the Speed River, originally occupied a 10 acre site known as " Wells' Grove " under the ownership of Arthur Wells. Wells, whose family associations include the founders of the Wells Fargo stage coach line in the United States, was a civil engineer by profession. Wells came to Guelph in the early 1850s in connection with the construction of the Grand Trunk Railroad, being responsible for the work between Guelph and Rockwood and the construction of the railway bridges in both places. The quarry- faced limestone of " Manor Park " is reminiscent of the stone used to build the great piers of the existing CNR bridge across the Speed River.

During the 1860s and early 1870s Arthur Wells performed the duties of Guelph's acting Postmaster and became a well-respected member of the community. A devout follower of the Plymouth Brethren religion, Wells hosted the Brethren's yearly general conferences beside the river at " Wells' Grove ". The property was also identified as one of the beauty spots in and around Guelph by the Guelph Horticultural Society.

Arthur Wells left Guelph circa 1883. After a succession of owners the property was purchased in 1928 by local news and cigar store merchant Russell Daly who restored the house and grounds and named the property " Manor Park ". A major portion of the property was subdivided in the 1950s leaving 3.6 acres with the original house, which by then had been divided into apartments. In 1992, the property was further subdivided by the Victoria Wood Development Corporation, who restored and renovated the original mansion for 3 luxury condominium units and constructed twelve new single family dwellings which now surround the original house.

Elements of the building being designated include the entire exterior stone facade and side walls of the dwelling, including all cut and carved stone elements on these designated walls, the stone cornices and the second floor stone and wrought iron balcony. All door and window openings located in the stone walls are designated, excluding the windows, frames and the door. Also included in the designation are the rear exterior wall of the main portion of the building, where exposed, and all exterior walls of the rear additions, including all stone quoins and window and door surrounds. All door and window openings on these walls are included in the designation, but the windows, frames and doors are not included. The roof line over the entire building is covered by the designation, including the stone chimneys, but excluding the existing roof covering and the recent mechanical units.

SCHEDULE "C"

By-law Number (1993) - 14414

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

UNITS 13, 14, AND 15, 25 MANOR PARK CRESCENT

The designation includes:

1. The entire exterior stone facade and side walls of the dwelling;

2. All cut and carved stone elements on the designated stone walls;

3. All stone cornices;

4. The second floor stone and wrought iron balcony;

5. All door and windows openings located in the designated stone walls (excluding the windows, frames and doors);

6. The rear exterior wall of the main portion of the building, where exposed, and all exterior walls of the rear additions to the building, including all stone quoins and window and door surrounds;

7. All doors and window openings on the designated walls of the rear additions, (excluding the windows, frames and doors);

8. The roof line over the entire building, including the stone chimneys (but excluding the existing roof covering and mechanical units).

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

PAGE 1 OF 7 PAGES

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1993) - 14414
A by-law to designate portions of the building on property known as Units 13,14, and 15, 25 Manor Park Crescent as an item of architectural and historical significance.

Read a first and second time at: 9:35 o'clock p.m., July 19 , 1993.

Read and passed in Committee at: 9:36 o'clock p.m., July 19, , 1993.

Read a third time and passed at: 9:37 o'clock p.m., July 19 , 1993.

I hereby certify the above copy to be a true copy of By-law Number (1993)-14414 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 22nd day of July, 19 93.

D. Charlene Kavanagh
Acting City Clerk