Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER 598153
CERTIFICATE OF REGISTRATION

1989 MAY 11 A 9:51

WELLINGTON SOUTH
NO. 61
GUELPH.

LAND REGISTRAR

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 8 pages

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

(4) Nature of Document

By-law Number (1989)-13198

(5) Consideration

Dollars $

(6) Description

CITY OF.GUELPH, COUNTY OF WELLINGTON
Part Lot 1028, Plan 8 as previously described in Instrument Number 395830 and more particularly described on Page 3 ~~xxxxx~~; Unit 7, Level 1 Wellington Condominium No. 38; AND Lot 21, Plan 29 and Lots 2, 3, 7 and 8, Plan 326.
southeast of Paisley

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 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	John Campbell Mayor	1989	05	01
	Clerk	1989	05	01

(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

7 Waterloo Avenue and
358 Waterloo Avenue and
86 Glasgow Street North,
Guelph, Ontario.

(15) Document Prepared by:

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

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	20
Total	20

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1989)-13198

A by-law to designate portions of the buildings at 7 Waterloo Avenue, 358 Waterloo Avenue (The Phoenix Mill) and St. James the Apostle (Anglican) Church, 86 Glasgow Street North as items of architectural or historical significance.

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 7 Waterloo Avenue, 358 Waterloo Avenue (The Phoenix Mill) and St. James the Apostle (Anglican) Church, and upon the Ontario Heritage Foundation, notice of intention to so 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 proposed 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. Most of the exterior of the building at 7 Waterloo Avenue; portions of the exterior of the former stone mill, now known as Unit 7, Level 1 of Wellington Condominium No. 38, at 358 Waterloo Avenue; and the exterior, and portions of the interior, of The Church of St. James The Apostle, 86 Glasgow Street North, are hereby designated as being of architectural and historical value and interest under Part IV of The Ontario Heritage Act, 1980, R.S.O., Chapter 337, to the extent more particularly specified 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" hereto, in the proper land and 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 by the Council of the Corporation of the City of Guelph this first day of May, 1989.

MAYOR

CLERK

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

By-law Number (1989)-13198

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 8th day of May, 1989.

City Clerk

SCHEDULE "A"

TO BY-LAW NO. (1989)-13198

7 WATERLOO AVENUE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, being composed of Part of Lot No. 1028 in the Canada Company's Survey of the City of Guelph, containing an area of .058 of an acre more or less, and which said parcel or tract of land and premises may be more particularly described as follows; that is to say:

PREMISING that the southeasterly limit of Kent Street has a bearing of North 55 degrees 50 minutes 00 seconds East and relating all bearings herein thereto:

COMMENCING at a point in the northerly limit of Market Street, now Waterloo Avenue, distant North 38 degrees and 20 minutes East, thirty-two and two-tenths (32.2) feet from the point where the westerly limit of said Lot 1028 intersects the northerly limit of Market Street, now Waterloo Avenue;

THENCE North 51 degrees 19 minutes west forty-four and four tenths (44.4) feet;

THENCE North 56 degrees and 52 minutes west fifty-four and one tenth (54.1) feet; more or less to the southerly limit of Kent Street;

THENCE North 55 degrees and 50 minutes east along the said southerly limit of Kent Street twenty-nine and three tenths (29.3) feet;

THENCE South 51 degrees and 40 minutes East eighty-nine and six tenths (89.6) feet more or less to the said northerly limit of Market Street, now Waterloo Avenue;

THENCE South 38 degrees and 20 minutes West along the said northerly limit of Market Street, now Waterloo Avenue, twenty-four and two tenths (24.2) feet to the place of beginning;

TOGETHER with a right-of-way eighteen (18) inches wide immediately adjoining and on the westerly side of the westerly limit of the above described lands, and extending from Market Street, now Waterloo Avenue, a distance of forty-four and four tenths (44.4) feet and subject to a right-of-way eighteen (18) inches wide immediately adjoining and on the easterly side of the westerly limit of the above described lands and extending from Market Street, now Waterloo Avenue, a distance of forty-four and four-tenths (44.4) feet.

THESE ARE ALL of the lands conveyed to the transferor in instrument number 395830.

THE PHOENIX MILL - 358 WATERLOO AVENUE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, and being composed of Unit 7, Level 1, of Wellington Condominium No. 38.

ST. JAMES THE APOSTLE (ANGLICAN) CHURCH - 86 GLASGOW STREET NORTH

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, and being composed of Lot 21, South-east side of Paisley Street, Registered Plan Number 29 and Lots 2, 3, 7 and 8, Registered Plan Number 326, City of Guelph.

SCHEDULE "B"

BY-LAW NUMBER (1989)-13198

STATEMENTS OF REASONS FOR DESIGNATION

7 WATERLOO AVENUE

This two-storey limestone building was built in 1853 for William Samuel Goodwin Knowles. It is a fine example of early stone construction in Guelph and an important unit in a block built almost entirely before Confederation. The building was originally used as Mr. Knowles' grocery store with living quarters above.

Mr. Knowles served as a town councillor in 1852 and 1853 and as Guelph's third reeve in 1854. He owned this property until his death in 1887.

The designation includes all of the front facade, including the southeast facing front slope of the roof to the peak, and both end walls, including parapets. The rear wall and rear roof are not included in the designation.

THE PHOENIX MILL
358 WATERLOO AVENUE

This structure is the only one of the former water-powered mill buildings left intact in Guelph. The building was started in 1870 by M. J. Patterson and A. J. Butt, and flour and gristing operations began sometime in 1871. In 1912, it became part of the Sterling Rubber factory and its successors.

The Phoenix Mill is built of local limestone with a very clean, uncomplicated profile. Each vertical rectangular window has double sash totalling twelve panes of glass. Stone sills and lintels are used at the windows. Cut limestone blocks are built into the corner of the building and along the sides of the windows and doors.

The designation covers the Waterloo Avenue facade and the southwesterly gable-end wall (towards the mill stream) of the original stone building, including the design and location of the original windows in those walls. It also includes the front slope of the gable roof. The designation does not affect the rear slope of the gable roof or any part of the later two-storey, shed-roofed addition at the rear of the structure (facing south-east).

ST. JAMES THE APOSTLE (ANGLICAN) CHURCH - 86 GLASGOW STREET N.

St. James was the last of Guelph's stone churches constructed of locally-quarried limestone. Begun in 1891, opened at Easter 1892, it is one of the eight major 19th-Century stone churches which stand today as landmarks in the central area of Guelph.

The building was designed by Richard C. Windeyer, well-known Toronto architect of the period. It accommodated Guelph's second Anglican parish, formed in 1890 for former St. George's Church parishioners.

The elements of the building to be designated include:

(1) the exterior of the building, including the stone walls and foundations on all four sides, and the existing shape and exterior appearance of the doors and windows in those walls.

(2) the slate roofs

(3) the wooden ceiling of the nave, chancel, and sanctuary, supported by arched timber trusses, springing from brackets designed in the form of hammer beams.

(4) the stained glass in the memorial windows in the nave, chancel, and sanctuary, as well as the diamond-patterned, older stained glass where it occurs elsewhere in the building.

It is understood that new openings may be created at the foundation level of the southwesterly facade, and that any of the designated features may be restored to an authenticated earlier design, without requiring permission to alter under Section 33 of the Ontario Heritage Act, R.S.O. 1980.

SCHEDULE "C"

BY-LAW NUMBER (1989)-13198

ELEMENTS OF PROPERTIES AND BUILDINGS BEING DESIGNATED

7 WATERLOO AVENUE

- All of the front facade, including the south-east facing front slope of the roof to the peak. The roof may be returned to an earlier authenticated material without requiring permission under Section 33 of The Ontario Heritage Act, R.S.O. 1980

- Both end walls, including parapets above the roof level, and the integral chimneys

358 WATERLOO AVENUE
(THE PHOENIX MILL)

- Random limestone walls, with cut limestone trim, on the facade facing Waterloo Avenue and on the south-westerly gable-end wall of the original three-storey stone building.

- Design, appearance and location of the original windows in the two designated walls. It is understood that earlier doors in the south-westerly wall may be transformed into matching windows.

- The front slope of the gable roof, thus retaining the gable-ends above the south-westerly and north-easterly walls of the original three storey building. The roof may be returned to an earlier authenticated material without requiring permission under Section 33 of The Ontario Heritage Act, R.S.O. 1980.

ST. JAMES THE APOSTLE (ANGLICAN) CHURCH - 86 GLASGOW STREET NORTH

- the exterior of the building, including the stone walls and foundations on all four sides, and the existing shape and exterior appearance of the doors and windows in those walls. Above the roof level, this includes the steeple, the small central tower and existing chimney.

- the slate roofs

- the wooden ceiling of the nave, chancel, and sanctuary, supported by and including the arched timber trusses, springing from brackets designed in the form of hammer beams.

- the stained glass in the memorial windows in the nave, chancel, and sanctuary, as well as the older diamond-patterned, stained glass where it occurs elsewhere in the building.

It is understood that new openings may be created at the foundation level of the southwesterly facade, and that any of the designated features may be restored to an authenticated earlier design, without requiring permission to alter under Section 33 of the Ontario Heritage Act, R.S.O. 1980.

PAGE 8 OF 9 PAGES

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1989)-13198
A by-law to designate portions of the buildings at 7 Waterloo Avenue, 358 Waterloo Avenue (The Phoenix Mill) and St. James The Apostle (Anglican) Church, 86 Glasgow Street North as items of architectural or historical significance.

Read a first and second time at

9:40 o'clock p.m., May 1st,

1989

Read and passed in Committee at

9:41 o'clock p.m., May 1st,

1989

Read a third time and passed at

9:42 o'clock p.m., May 1st,

1989
