Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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CERTIFICATE / REGISTRATION WELLINGTON (61) GUELPH

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LAND REGISTRAR / REGISTRAR DES TITRES FONCIERS

(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 (1994)-14753

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington,
Lots Numbered 20, 21 and 22, and Part Lots Numbered 19, 23, 24, 27, 28 and 29, north side of King Street, Registered Plan 127, known as Gore Lawn, as further described in the attached Schedule "A".

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 83 King Street 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 JOE YOUNG-MAYOR	1994	12	19
	LOIS GILES-CITY CLERK	1994	12	19

(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
83 King Streeet
GUELPH, Ontario

(15) Document Prepared by:
LOIS A. GILES
City Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

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Fees and Tax	
Registration Fee	50-
Total	50-

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 1994-14753, which affects the following lands:

City of Guelph, County of Wellington;
Lots Numbered 20, 21 and 22 and Part Lots Numbered 19, 23, 24, 27, 28 and 29, north side of King Street, Registered Plan 127, known as Gore Lawn; as further described in the attached Schedule "A".

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,) Lois E. Payne
this 19th day of December , 1994) 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 (1994) - 14753.

A by-law to designate portions of the building on property known as 83 King Street 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 83 King Street 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 83 King Street 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 December, 1994.

Joe Young
JOE YOUNG - MAYOR

LOIS GILES - CITY CLERK

I hereby certify the above copy to be a true copy of By-law Number (1994)-14753 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 December, 19 94

City Clerk

SCHEDULE "A"

By-law Number (1994) - 14753

83 KING STREET

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 known as Gore Lawn and being composed of Lots 20, 21 and 22 and parts of Lots 19, 23, 24, 27, 28 and 29, on the north side of King Street, as such lots are laid out and shown on Registered Plan No. 127 for the said City of Guelph and which parcels or tracts and land and premises may be more particularly described as follows:-

COMMENCING at the point where the Easterly limit of the Eramosa Road is intersected by the Northly limit of King Street, formerly called George Street;

THENCE South 44 degrees and 56 minutes East along the Northerly limit of King Street 38.3 feet (to the Westerly angle of lands conveyed by registered instrument 32553);

THENCE North 44 degrees and thirty-four minutes East 100 feet;

THENCE South 44 degrees and 56 minutes East 45 feet to the Southeasterly limit of said Lot 19;

THENCE North 44 degrees and 34 minutes East along the Southerly limits of said Lots 19 and 29, 104.8 feet;

THENCE North 45 degrees and 3 minutes West 75.2 feet;

THENCE North 45 degrees and 17 minutes East 24.2 feet (to the Southerly angle of lands described in registered instrument 49900);

THENCE North 45 degrees 16 minutes West a distance of 87.8 feet to a point, said point being a distance of 100 feet measured on a bearing of South 44 degrees 42 minutes 30 seconds West from the Southwesterly limit of Queen Street;

THENCE South 44 degrees 44 minutes West 10 feet;

THENCE North 45 degrees 16 minutes West 60 feet;

THENCE South 44 degrees 44 minutes West 14 feet;

THENCE North 78 degrees 35 minutes 20 seconds West 21 feet, eleven (11) inches to a point in the East limit of Eramosa Road distant therealong 251.9 feet from the point of commencement;

THENCE South 6 degrees and 2 minutes West along the said limit of Eramosa Road 251.9 feet to the point of commencement as shown outlined in red in the sketch hereto attached.

The lands described herein, are as those described in Registered Instrument No. 589012.

SCHEDULE "B"

By-law Number (1994) - 14753

STATEMENT OF REASONS FOR DESIGNATION

83 KING STREET

This large yellow brick dwelling was constructed in 1875 for local hardware merchant John M. Bond. Designed by architect Victor Stewart and built by Frederick J. Chubb, the building is situated on an impressive site, overlooking the downtown core. It is well-proportioned in design and features two bay windows on the first floor, framing the main entrance, which is highlighted by a transom and decorative canopy. The roof is enhanced by the projecting eaves supported by brackets and four matching yellow brick chimneys. Much of the building's exterior woodwork is still intact, including the decorative porch on the east side. The interior of the house features ornate plaster ceiling medallions and crown mouldings and original wood trim.

A native of Queen's County, Ireland, John M. Bond came to Guelph in 1866 and opened up the John M. Bond & Co. Hardware store. Located at the corner of Wyndham and Cork Streets, the business soon became the largest hardware store in the district. Bond was one of the best known among Guelph merchants of his time, and was director of both the Guelph and Ontario Investment and Savings Society and the Guelph General Hospital. Following his death in 1906, the house remained occupied by his family until it was sold in 1929 to the next long-time owner, contractor George F. Crawley, who divided the house into five apartment units. The owner at the time of the building's designation, Raoul Walker, is responsible for restoring many of the original details of the house.

The designation covers the entire exterior brick walls of the building, the roofline, including the five brick chimneys and bracketed eaves, and all exterior decorative woodwork including the porch, the canopy over the main entrance and the woodwork associated with the front bay windows. All original window and door openings are designated, including all original windows, the stone window lintels and sills and the main entrance door frame with its leaded glass transom. Inside, the designation covers the main hall door with its leaded glass panel, the hall door frame including the stained glass transom and sidelights, the plaster ceiling medallions and crown mouldings throughout the main floor of the dwelling, the marble and wood living room fireplace, all original wood baseboard and wood trim, the oversized entry doors into each dwelling unit and the doors separating the living room and dining room with their etched glass panels. The complete staircase is also included in the designation.

SCHEDULE "C"

By-law Number (1994) - 14753

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

83 KING STREET

The designation includes:

1. The entire exterior brick walls of the building;

2. The roofline over the portions of the building constructed of brick and the roofline over the porch;

3. The five brick chimneys;

4. The bracketed eaves at the roofline;

5. All exterior decorative woodwork including the porch, the canopy over the main entrance and the woodwork associated with the front bay windows;

6. All original window and door openings including the stone window lintels and sills and the stone door lintel at the main entrance;

7. All original windows;

8. The main entrance door frame including the leaded glass transom;

9. Inside, the main hall door including the leaded glass panel and the hall door frame including the stained glass transom and sidelights;

10. The plaster ceiling medallions and the crown mouldings on the main floor of the building;

11. The marble and wood fireplace in the living room;

12. All original wood baseboard and wood trim inside the building;

13. The oversized entry doors into each dwelling unit inside the building and the interior doors separating the living room and dining room including the etched glass panels;

14. The complete curved staircase inside the building.

The designation excludes the more recent additions made of wood at the rear and easterly side of the building and also excludes the wood shutters.

It is also 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.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1994) - 14753 A by-law to designate portions of the building on property known as 83 King Street as an item of architectural and historical significance.

Read a first and second time at: 8:22 o'clock p.m., Dec. 19th, 1994.

Read and passed in Committee at: 8:23 o'clock p.m., Dec. 19th, 1994.

Read a third time and passed at: 8:24 o'clock p.m., Dec. 19th, 1994.
