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THE CORPORATION OF THE
CITY OF WINDSOR

ESW

THOMAS W. LYND, A.M.C.T.
CITY CLERK



CITY HALL
WINDSOR, ONTARIO
N9A 6S1
PHONE: (519) 255-6212
255-6215

FAX: (519) 255-6868

OFFICE OF THE CLERK

IN REPLY, PLEASE REFER
TO OUR FILE No. MBA-W/90sf

February 6, 1990

REGISTERED MAIL

The Ontario Heritage Foundation
77 Bloor Street West, 2nd Floor
TORONTO, Ontario
M7A 2R9



Gentlemen:

Council for the Corporation of the City of Windsor, at its regular meeting held Monday, January 22, 1990, passed the following By-law to designate certain lands and premises in the City of Windsor to be of historic or architectural value or interest:

By-law Number 10094:

A By-law to designate the lands and premises situate within the City of Windsor, known as the "Bank of Montreal Building, 1799 Wyandotte Street East", to be of historic or architectural value or interest.

A copy of the By-law, together with the reasons for designation of the property, are enclosed. Notice of the By-law has been published in The Windsor Star commencing Thursday, February 8th, 1990.

Yours very truly

Sharon French
for City Clerk

SF/pjp
encl.

✓



Province of Ontario

Document General

F-4 - Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

1117251
 NUMBER/NUMERO
 CERTIFICATE OF INCORPORATION
 DOCUMENT
 90 JAN 30 PM 3: 26
 WINDSOR
 LAND REGISTRATION
 ACT

(1) Registry Land Titles (2) Page 1 of 4 pages

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

(4) Nature of Document
By-law Number 10094

(5) Consideration
n/a Dollars \$

(6) Description
part of Lot 55, south side of Wyandotte Street East,
Plan 479
see Schedule attached
City of Windsor, County of Essex

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:

By-law Number 10094 attached

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 WINDSOR *Wira H. DeShield* 1990 01 29
 (APPLICANT) BY ITS SOLICITOR
 WIRA H. DeSHIELD

(11) Address for Service City Hall, P.O. Box 1607, Windsor, Ontario, N9A 6S1

(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
vacant land
not assigned

(15) Document Prepared by:
WIRA H. DeSHIELD
Solicitor
The Corporation of the City of Windsor
City Hall
P.O. Box 1607
Windsor, Ontario, N9A 6S1

Fees and Tax	
Registration Fee	
Total	

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B Y - L A W N U M B E R 1 0 0 9 4

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, KNOWN AS THE "BANK OF MONTREAL BUILDING, 1799 WYANDOTTE STREET EAST", TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED the 22nd day of January, 1990.

WHEREAS in accordance with the provisions of Section 28 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, the Council of the Corporation on the 15th day of September, 1975, enacted By-law Number 5251 thereby establishing a local architectural conservation advisory committee, for the purpose of advising and assisting the said Council on all matters relating to Parts IV and V of the said Act;

AND WHEREAS the said Committee subsequently recommended to the Council of the Corporation that the said lands and premises known as the "Bank of Montreal, 1799 Wyandotte Street East" be designated to be of historic and architectural significance;

AND WHEREAS by virtue of the provisions of the said Ontario Heritage Act, the Council of a municipality may, by by-law designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS The Corporation of the City of Windsor deems it desirable and expedient to designate the "Bank of Montreal Building" at 1799 Wyandotte Street East to be of historic or architectural value or interest;

AND WHEREAS the said Council gave notice of its intention to designate the "Bank of Montreal Building" as aforesaid, by publishing the said notice in The Windsor Star, a newspaper having general circulation in the municipality on the 17th, 24th and 31st days of August, 1989;

AND WHEREAS a notice of objection was served on the Clerk of the Corporation within the time prescribed by the said Act, and which notice was brought before the Conservation Review Board on December 6, 1989, and which Board rendered a report, dated December 6, 1989;

AND WHEREAS the Council of The Corporation of the City of Windsor has reviewed the report dated December 6, 1989, and has decided to implement the recommendation of the aforementioned Committee, as amended by the enactment of this by-law;

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That the lands and premises situate within the City of Windsor known as the "Bank of Montreal Building, 1799 Wyandotte Street East" more particularly described in Schedule "A" annexed hereto and forming part of this by-law, be and the same are hereby designated to be of historic or architectural value or interest, pursuant to the Reasons for Designation attached hereto as Schedule "B".

2. That this by-law shall come into force and take effect after the final passing thereof on the day upon which it is registered in the Registry Office for the Registry Division of Essex (No. 12).

MAYOR

CLERK

First Reading - January 22, 1990
Second Reading - January 22, 1990
Third Reading - January 22, 1990

Secondly: Situate, lying and being in the Town of Walkerville in the County of Essex in the Province of Ontario, being composed of part of lot number fifty-five (55) on the south side of Wyandotte Street according to registered plan number 479 containing by admeasurement 3955 square feet more or less which may be more particularly described as follows: COMMENCING at a point in the westerly limit of Victoria Road distant fifty (50') feet from the south-east angle of said lot number fifty-five (55) measured northerly along said westerly limit; thence westerly on a course parallel to the southerly limit of said lot, forty-nine feet, eleven and three-quarters inches (49' 11³/₄") more or less to its intersection with the southerly production of the westerly limit of the Merchants Bank Building erected on the lands hereby conveyed, which also the easterly limit of the lands heretofore conveyed by the Merchants Bank of Canada to one John Bates by deed dated the 2nd day March, 1914 and registered as number E2834; thence northerly along said last mentioned limit seventy-eight feet eight inches (78' 8") more or less to the southerly limit of Wyandotte Street; thence easterly along said last limit forty-nine feet nine inches (49' 9") more or less to the north-east angle of said lot, being also the south-westerly corner of Wyandotte Street and Victoria Road; thence southerly along the westerly limit of Victoria Road eighty (80') feet more or less to the place of beginning.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns to and for its/sole and only use forever, SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the Original Grant thereof from the Crown, and subject also to the right-of-way hereinbefore mentioned.

SCHEDULE "B"

REASONS FOR DESIGNATION

- (i) It is the only bank building in Windsor designed in the Beaux Arts Classical Revival architectural tradition clad in enamelled terra cotta;
- (ii) The exterior architectural composition of the building, including the following particular features:
 - (a) rusticated principal facades which are clad with enamelled terra cotta;
 - (b) continuous upper cornice mouldings, and eight double storey pilasters in the Corinthian style;
 - (c) upper storey double-hung windows not necessarily of wood and of material to be chosen by the owner;
 - (d) six bas relief della robia garlands beneath the upper storey windows;
 - (e) lower storey fixed pane windows with semi-circular transom lights and fitted below with tableau sills each with two consoles;
 - (f) signs in friezes on north and east entablatures;
 - (g) corner entrance including Doric frieze and bronze plaques on either side;
 - (h) built 1912-1913 to accommodate the growing banking needs of residents of the former Town of Walkerville, it confirms the prosperity of the Town in that era.