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RECEIVED
2024/09/23
(YYYY/MM/DD)
Ontario Heritage Trust

Office of the City Clerk

September 23, 2024

Rolade Realities Ltd.
c/o [REDACTED]
576 Bedford Park Ave
North York ON M5M 1K3

Dear [REDACTED]

Re: Kingston City Council Meeting, September 3, 2024 – By-Law Number 2024-354; A By-Law to Designate the Property at 217-221 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on September 3, 2024, Council gave three readings to By-Law Number 2024-354; A By-Law to Designate the Property at 217-221 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-354, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-354
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-352, 2024-353, 2024-354, 2024-355, 2024-356, 2024-357, and 2024-358 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-20 on September 3, 2024 to designate the following lands to be of cultural heritage value and interest:

151 Montreal Street (Part Lot 286, Original Survey, Kingston City as in FR524489; T/W FR524489; City of Kingston, County of Frontenac), known as the Strainge Terrace;

153 Montreal Street (Part Lot 286, Original Survey, Kingston City as in FR505753; T/W FR505753; City of Kingston, County of Frontenac), known as the Strainge Terrace; and

155 Montreal Street (Part Lot 286, Original Survey, Kingston City, Part 1 13R12773; T/W FR665707; City of Kingston, County of Frontenac), known as the Strainge Terrace;

15 Rideau Street (Part Lot E, Original Survey, Kingston City as in FR504369, S/T & T/W FR728395; City of Kingston, County of Frontenac); and

17 Rideau Street (Part Lot E, Original Survey, Kingston City as in FR504005; T/W FR694591; City of Kingston, County of Frontenac);

217-221 Princess Street (Part Lot 309, Original Survey, Kingston City as in FR544525; S/T FR544525; City of Kingston, County of Frontenac);

22 Yonge Street (Part Lot 13, W/S Yonge St, Plan 54, Kingston City as in FR672387, T/W Interest in FR672387; City of Kingston, County of Frontenac), known as the Fisher Brewery Kiln and Office;

3250 Quabbin Road (Part Lots 6-7, Concession 7, Western Addition, Kingston, Part 2, 13R15217; City of Kingston, County of Frontenac), known as the Guess Farmstead;

3857-3889 Seabrooke Road (Lots 37-38, Concession 9, Pittsburgh; Part Lot 36 Concession 9, Pittsburgh as in FR435433, Except FR191319 (Secondly) & Part 4, 13R9336; City of Kingston, County of Frontenac); and

790 Front Road (Part Lot 7, Concession 1, Parts 4-7, 13R14719; T/W Part 3, 13R14719; S/T ROW in favour of the owners of Parts 1 & 3, 13R14719 over Parts 4 & 5, 13R14719 as in Lot 11792; Township of Kingston, now City of Kingston, County of Frontenac), known as the Murton-Henderson House.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours, or by visiting the Development and Services Hub at www.cityofkingston.ca/dash and searching by address.

Any who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 12th day of September, 2024

City of Kingston

City Council voted in favour of this by-law on September 3, 2024

Written approval of this by-law was given on September 3, 2024 by Mayoral Decision Number 2024-20

Clause 2, Report Number 67, July 9

By-Law Number 2024-354

A By-Law to Designate the property at 217-221 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: September 3, 2024

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 217-221 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On July 9, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on July 16, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

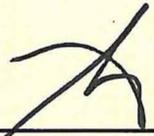
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given all Three Readings and Passed: September 3, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation

Civic Address: 217-221 Princess Street
Legal Description: Part Lot 309 Original Survey Kingston City as in FR544525;
S/T FR544525; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 080 08100

Introduction and Description of Property

The property at 217-221 Princess Street is located on the north side of the street, midblock between Montreal and Sydenham Streets, in downtown Kingston. The 200 square metre commercial property contains a three-and-a-half-storey limestone building, substantially reconstructed following a fire, in 1877.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

217-221 Princess Street is a representative example of a 19th century Georgian commercial building in downtown Kingston. While the building was substantially rebuilt in 1877, a newspaper storey of the time noted that the front wall could be salvaged, which indicates that the Georgian characteristics are likely from the earlier 19th century building. For example, its simple three-and-a-half-storey massing with three bays, restrained architectural detailing (i.e. coursed, squared and roughly dressed limestone masonry façade, stone windowsills and voussoirs, and stone corbels), low-pitched gable roof with parapets, and the overall impression of balance and rhythm is typical of 19th century Georgian commercial rows on downtown main streets in Ontario.

Earlier images illustrate multi-pane wooden sash windows (6 over 6 pattern) on the second and third floors and a wooden storefront with a wooden cornice. Although the original/early windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style. Even though the original storefront has been altered, the arched entranceway with transom window and carriageway opening (once arched also) retain what may be the original pattern of openings.

Its commercial use on the ground floor maintains the historic development pattern in downtown Kingston (i.e. commercial at grade with residential/office space above). While the carriageway, even though it has been altered, is characteristic of downtown Kingston and the era of this building.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has historical/associative value through its connection to the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1, and the Frontenac County Registry Office. The property at 217-221 Princess Street was one of several buildings along this stretch of Princess Street that the Power firm helped redesign following the fire of 1876. John and Joseph Power were known for their attention to detail both on the exterior and interior of buildings. The decorative corbels and round arched opening on the ground floor are likely examples of this.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property has contextual value for its role in supporting and maintaining the historic and commercial character of this portion of Princess Street and downtown Kingston. Being one of the only limestone facades on the block, and one of only a few buildings with an open carriageway along this portion of Princess Street (between Montreal and Sydenham streets), this property plays an important role in maintaining the 19th century origins and character of this area. Its continuity of window lines, street-wall presence and Georgian commercial style creates a physical, visual and historical link to the commercial buildings on this block of Princess Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Three-and-a-half storey three-bay massing with low-pitch gable roof, parapets and decorative stone corbels;
- Coursed, squared and roughly dressed limestone masonry façade;
- Original window openings on the façade with stone voussoirs and stone window sills;
- Half-round arched doorway with engaged pilasters with capitols, and an arched transom topped by stone voussoirs; and
- Open carriageway flanked by engaged pilasters with capitols.