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ONTARIO HERITAGE TRUST

FEB 25 2015

RECEIVED

Office of the City Clerk

February 17, 2015

Peter Huigenbos, Manager
Real Estate and Land Development
300 King Street East
Kingston, ON K7L 3X1

Dear Pete:

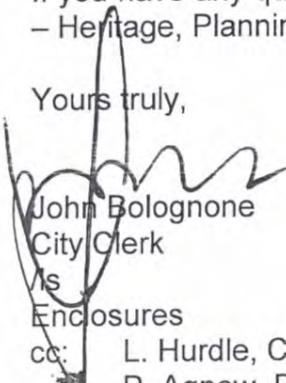
**RE: Historical and/or Architectural Designation and Heritage Conservation
Easement – 9 North Street, Imperial Oil**

Pursuant to sections 37 and 30, respectively, of the *Ontario Heritage Act*, attached please find the following:

- 1) a copy of By-Law Number 2014-186, A By-Law to enact a Heritage Conservation Easement over lands located at 9 North Street, pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on January 16, 2015 as Instrument Number FC193650; and
- 2) a copy of By-Law Number 2014-187, A By-Law to amend By-Law Number 87-355 (A By-Law to designate 9 North Street of Historical and/or Architectural Value pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on January 16, 2015 as Instrument Number FC193651.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Planner – Heritage, Planning & Development.

Yours truly,


John Bolognone
City Clerk

As
Enclosures

cc: L. Hurdle, Commissioner, Community Services
P. Agnew, Director, Planning & Development
R. Leary, Senior Planner – Heritage, Planning & Development
Ontario Heritage Trust

The Corporation of the City of Kingston
216 Ontario Street, Kingston ON K7L 2Z3.

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca

Properties

PIN 36001 - 0186 LT

☒ Affects Part of PropDescription PART FARM LOT A, CONCESSION WEST OF THE GREAT CATARAQUI RIVER,
BEING PARTS 1, 2 AND 3 ON REFERENCE PLAN 13R-20953, CITY OF KINGSTON,
COUNTY OF FRONTENACAddress 9 NORTH STREET
KINGSTON**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON

Address for Service 216 Ontario Street
Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Mayor Bryan Paterson and John Bolognone, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2014-187 dated 2015/01/06.

Schedule: See Schedules

Signed By

Nicole Lynn Barrett

216 Ontario Street
Kingston
K7L 2Z3acting for
Applicant(s)

Signed

2015 01 14

Tel 613-546-4291

Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON

216 Ontario Street
Kingston
K7L 2Z3

2015 01 16

Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

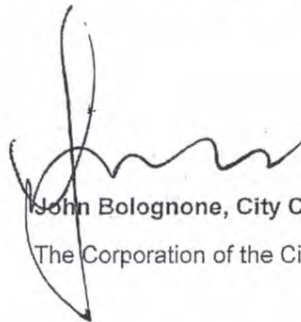
Applicant Client File Number :

LEG-C01-001-2015



I, **John Bolognone**, hereby certify this to be a true and correct copy of By-Law Number 2014-187, "A By-Law to Amend By-Law Number 87-355 (A By-Law to Designate 9 North Street of Historical and/or Architectural Value pursuant to the Provisions of the Ontario Heritage Act)(See Clause (6), Report Number 113)", which was passed by the Council of the Corporation of the City of Kingston on January 6, 2015.

DATED at Kingston, Ontario
this 9th day of January, 2015



John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2014-187

**A By-Law to Amend By-Law Number 87-355 (A By-Law to Designate
9 North Street of Historical and/or Architectural Value pursuant to the
Provisions of the Ontario Heritage Act)**

Passed: January 6, 2015

Whereas Section 30 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 authorizes the Council of a Municipality to update designation by-laws for real property;

Whereas the description of 9 North Street does not meet the current requirements of the *Ontario Heritage Act*,

Whereas the cultural heritage values of 9 North Street identified within the *Building Conservation Master Plan*, which was accepted by Council on October 19, 2004, are not reflected within the existing designation by-law;

Whereas Council has consulted with its Municipal Heritage Committee and has recommended approval of the amendment to the designation by-law for 9 North Street; and

Whereas Council has serviced Notice of Proposed Amendment of a Designation By-law on the property owners and the Ontario Heritage Trust and published in the *Kingston Whig-Standard*, which is a newspaper having general circulation in the municipality.

Therefore, the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To delete both Schedule 'A' and the Reasons for Designation for 9 North Street as found within By-Law 87-355 and replace them with the document hereto attached as Schedule "A" and forming part of this By-law;
2. For the purpose of interpretation the term 'Maintenance' on this property will include the following:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodic inspection; general property cleanup; general gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs (including replacement of roofing material where there is little or no change in colour or design); repainting in the same or similar colour; any efforts necessary to safeguard the property from illegal use and entry; repointing areas wall space under 1.5 square metres; and landscaping works on the yard and gardens.

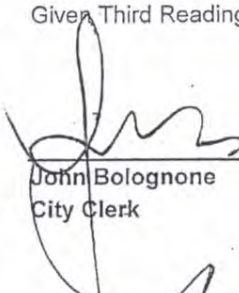
3. A copy of this by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner (City of Kingston) of the land described in Schedule 'A' attached, and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in the Kingston Whig Standard.

4. The City reserves the right to install a designated property plaque or interpretive panel; and

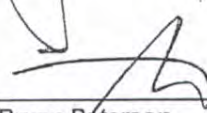
5. This by-law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 18, 2014

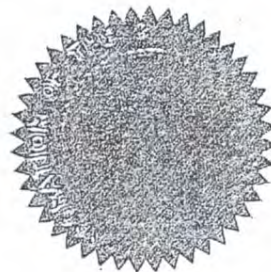
Given Third Reading and Passed January 6, 2015



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

9 North Street, also known as the Imperial Oil Building

1. Legal Description

Civic Address: 9 North Street

Lot/Concession: Part Farm Lot A, Concession West of the Great Cataraqui River, Being Parts 1, 2 and 3 on Reference Plan 13R-20953 and known municipally as 9 North Street, City of Kingston, County of Frontenac, Province of Ontario

Property Number: 101104002003600

2. Description of Property

The c.1908 Imperial Oil Building is located at 9 North Street (Part Farm Lot A, Concession West of the Great Cataraqui River, Being Parts 1, 2 and 3 on Reference Plan 13R-20953 and known municipally as 9 North Street, City of Kingston, County of Frontenac, Province of Ontario), close to Douglas R. Fluhrer Park, in Kingston's Inner Harbour. The building itself encompasses almost the entire property, which falls immediately adjacent to (west of) the proposed extension of Wellington Street.

3. Statement of Cultural Heritage Value/Statement of Significance:

Design/Physical Values

The 9 North Street building c.1908 has physical/design value because it is a rare and representative example of a purpose-built/designed modest-sized industrial building in the Kingston Inner Harbour area. The simple rectangular design of this building, regular-course limestone walls, chimney, simple fenestration, and its very low pitched gabled roof, clearly illustrate its industrial nature. Seven rectangular window openings are regularly spaced along the 1st and 2nd storey of the building's east and west elevations. Two storeys are visible at the water (east side) while only one storey can be seen on the west side. One of the building's west elevation openings, on the second storey, is slightly taller. This feature is likely related to a previous operational function, much like an additional, small and square opening found on this storey and elevation. The north elevation contains two matching windows on each storey. The building's north elevation contains a large supply-door opening on the west side of its second storey; two window openings east of this door, also on the second storey. Below these, on the first storey, is a small one-storey limestone extension with a flat roof. The building's main roof is also generally flat, with mild east and west slopes that

produced muted gable ends on its north and south projections. A tall, plain and square limestone chimney is located slightly east of centre along the south elevation. Original construction drawings can be found in the Newland section of the Queens University Archives.

Historical/Associative Values

The 9 North Street property has historical/associative value because it has direct connections with Kingston's late 19th and early 20th century industrial and railway history, the Queen City Oil Company, Imperial Oil, and William Newlands. The railway transformed the lands around Kingston's Inner Harbour into an industrial zone. Only the former Imperial Oil building, the Davis Dry Dock to its south (347 Wellington Street, 19th century) and the Woolen Mill to its north across the park (2-6 Cataraqui Street; 1882, 1887 and 1890), serve as reminders of this era. In the late 19th century, the Queen City Oil Company (bought by Imperial Oil in 1899) developed plans to reorganize and expand its operations on the property beyond its eastern terminus of Wellington Street. It had the 9 North Street building erected in 1908. It was designed by well-known Kingston architect, William Newlands.

Contextual Values

The former Imperial Oil building has contextual value because it is important in defining, maintaining and supporting the character of the Inner Harbour area, as it is one of the few remaining example of a pre-WWI industrial building in this area. It is highly visible from, and provides an historic backdrop to, both the park, and the Cataraqui River north of the LaSalle Causeway. The property is visually, functionally, and historically linked to its immediate surroundings, which includes the Davis Dry Dock to its south (347 Wellington Street, 19th century) and the Woolen Mill to its north (2-6 Cataraqui; 1882, 1887, and 1890).

4. Heritage Attributes

- Simple purpose-built/designed rectangular building, with low-pitched roof and a small, one-storey extension;
- Regular-course limestone walls;
- All fenestration openings;
- Tall, unadorned, limestone chimney; and
- Its location adjacent to the former Grand Trunk Railway Lines and close to former industrial uses including Douglas Fluhrer Park, Davis Dry Dock and the Woolen Mill.