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2024/03/14
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Ontario Heritage Trust

Office of the City Clerk

March 14, 2024

Via email: [REDACTED]

Pilon & Gilbert Development Inc.
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, March 5, 2024 – By-Law Number 2024-158;
A By-Law to Designate the property at 207 Wellington Street to of Cultural
Heritage Value and Interest pursuant to the Ontario Heritage Act**

At the regular meeting on March 5, 2024, Council gave three readings to By-Law Number 2024-158; A By-Law to Designate the property at 207 Wellington Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act.

Attached please find By-Law Number 2024-158, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-158
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 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-153, 2024-154, 2024-155, 2024-156, 2024-157, 2024-158, and 2024-159 were passed by the Council of The Corporation of the City of Kingston, and approval by Mayoral Decision Number 2024-09 on March 5, 2024 to designate the following lands to be of cultural heritage value and interest:

101 Logan Street (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

103 Logan Street (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

110 Ordnance Street (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House;

116 Ordnance Street (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

118 Ordnance Street (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

124 Ordnance Street (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac);

251 Sydenham Street (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac);

201 Princess Street/ 30-32 Montreal Street (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac);

207 Wellington Street (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building; and

4017 Unity Road (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac).

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.

Any person 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 March, 2024

City of Kingston

City Council voted in favour of this by-law on March 5, 2024

Written approval of this by-law was given on March 5, 2024 by Mayoral Decision Number 2024-09

Clause 1, Report Number 12, January 9, 2024

By-Law Number 2024-158

A By-Law to Designate the property at 207 Wellington Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: March 5, 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 December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crothers Building at 207 Wellington Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On January 16, 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 January 16, 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.

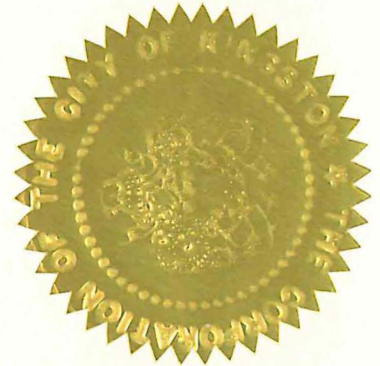
Given all Three Readings and Passed: March 5, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Crothers Building

Civic Address: 207 Wellington Street
Legal Description: Part Lot 112 Original Survey Kingston City; Part Lot 117
Original Survey Kingston City as in FR436803 T/W FR685912;
City of Kingston, County of Frontenac
Property Roll Number: 1011 030 090 03200

Introduction and Description of Property

The Crothers Building at 207 Wellington Street, is located on the east side of Wellington Street on the block bounded by Princess Street to the south and Queen Street to the north, in the City of Kingston. The property contains a three-storey limestone and brick masonry commercial building, constructed between 1885-1890. The Crothers Building forms part of a commercial row along the east side of Wellington Street.

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.

The Crothers Building is an unusual example of Victorian commercial architecture as it combines the simple classical massing of Georgian architecture with Victorian proportions and detailing. For example, its stone façade is relatively symmetrical and plain with its evenly spaced windows and ashlar string courses at each floor level. However, distinctly Victorian taste is evident in the window size and proportions, which are the same size on each floor, the slightly recessed northerly bay with tall vertical entrance and window, and the ornate metal cornice with brackets and dentils above the third floor. The Victorian influence is in keeping with its 1885-1890 construction date. The metal cornice largely matches that on the adjacent building to the south, demonstrating a visual link between the buildings. It is possible that they were installed concurrently to provide unity along the row. Other defining architectural elements include the plain ashlar stone plinth on the foundation of the recessed bay, the smaller than typical limestone units with hammer dressed finish, and the flat stone arches over windows and stone sills below.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Crothers Building was home to the W.J. Crothers Co. Ltd. Biscuit and Confectionary Manufacturers for most of the company's existence. The company was established by brothers, William and Hutchinson circa 1869. The brothers purchased the lot at 207 Wellington when they purchased the adjacent property at 203-205 Wellington Street in 1871. The Crothers Building formed part of the candy and biscuit factory along Wellington Street, which also included a three-storey adjoining brick building to the north (since demolished), constructed circa 1903 and designed by William Newlands, well-known local

architect. W.J. Crother's products were successful in Canada and internationally. From 1920 onwards, their "Prince of Wales Chocolates" were produced by Royal Appointment to His Royal Highness, the Prince of Wales. This recognition was in acknowledgement of Canada's service to Britain during the First World War.

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's location maintains and supports the character of Wellington Street as part of the adjoining historic commercial row, which forms part of Kingston's historic downtown. Its architectural style, including painted metal cornice, which matches the adjacent building to the south, links it visually and historically to its surroundings through shared architectural finishes and common usage as a confectionary.

Heritage Attributes

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

- Three-storey massing with four bays, the most northerly being slightly recessed;
- Limestone masonry, with random hammer dressed stone finish and smaller than typical stone masonry units;
- Limestone foundation with plain ashlar stone plinth on the foundation of the recessed bay;
- Stone string course at the third storey and at the second storey on the three-bay portion;
- Original window openings with flat arches and stone sills;
- Original door and window opening in the recessed bay; and
- Decorative painted sheet-metal cornice with brackets and dentils.