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RECEIVED
2024/07/22
(YYYY/MM/DD)
Ontario Heritage Trust

Office of the City Clerk

July 19, 2024

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Dear [REDACTED]

Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-319; A By-Law to Designate the Property at 149 Brock Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-319; A By-Law to Designate the Property at 149 Brock Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-319, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-319
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 2024-304, 2024-305, 2024-306, 2024-313, 2024-314, 2024-315, 2024-316, 2024-317, 2024-318, 2024-319, 2024-320, 2024-321, and 2024-322 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-18 on July 9, 2024 to designate the following lands to be of cultural heritage value and interest:

605-607 Bagot Street (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);

45 Charles Street (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

384 Division Street (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

3578 Unity Road (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

1553 Sunnyside Road (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

265 King Street East (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building;

275 King Street East (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building;

2785 Lee Road (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac);

375 Maple Ridge Drive (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse;

730 Hillview Road (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House;

149 Brock Street (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House;

161 Brock Street (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House;

319 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac);

321 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac); and

347 Wellington Street (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock.

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 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 16th day of July, 2024

City of Kingston

City Council voted in favour of this by-law on July 9, 2024

Written approval of this by-law was given on July 9, 2024 by Mayoral Decision Number 2024-18

Clause 2, Report Number 47, May 7

By-Law Number 2024-319

A By-Law to Designate the properties at 149 Brock Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: July 9, 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 149 Brock Street, known as the McKay Fur House (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On May 7, 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 [insert date], 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.

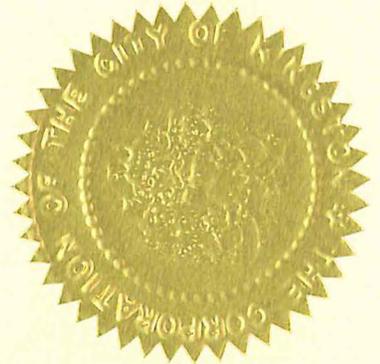
Given All Three Readings and Passed: July 9, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
McKay Fur House

Civic Address: 149 Brock Street
Legal Description: Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 140 00701

Introduction and Description of Property

The McKay Fur House, located at 149 Brock Street, is situated on the north side of the road, mid-block between Montreal and Bagot streets in downtown Kingston. The approximately 250 square metre property includes a two-storey red-brick commercial building constructed circa 1907 for the J. McKay Furrier business.

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 McKay Fur House is an example of an early 20th century commercial building built as the showroom and business office for a growing furrier business in downtown Kingston. Presumably to stand out against the limestone buildings next door (153-155 Brock Street, which was owned by McKay Furs and being used to produce the fur and leather products) and to add a fresh new look to the business, the McKay Fur House was built of red brick with five dramatic semi-circular window openings with decorative hood molds and stone sills, each containing an arched and multi-paned window. The entire building is topped with a flat roofline decorated with an entablature. The entablature, while a modern recreation, features an elaborate cornice and dentils with a stepped centre section, which adds to the grandeur of the building.

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 McKay Fur House is associated with John McKay who operated a leather, hides and furrier business. It is believed that the business began on the subject property in an earlier building. Eventually the business grew, expanding into 153 and 155 Brock Street (previously owned by John's sister Eva McKay) and requiring the demolition of the original building and the construction of the new McKay Fur House building around 1907.

The subject property became the location of the showrooms and order department, while the adjacent 153 and 155 Brock Street served as the factory and wholesale department. McKay's Fur House operated in this building until the 1960s.

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 McKay Fur House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone.

With its shallow setback, grand appearance and two storey height, red-brick construction, and location close to the lot lines, the McKay Fur House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street as John McKay's business operated in both buildings for the first half of the 20th century. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street.

The McKay Fur House is historically linked to the area, as a part of the various fur businesses in this part of the city in the late 19th and early 20th centuries. The Wellington, Princess and Brock Street area was a popular location for furriers, with Clark Wright at 21 Brock Street (circa 1850-1887) later operating from 178 Wellington Street; George Mills & Co. (established 1879) along Wellington Street and then at 128 Princess Street; and Dominico Furs also operated for a time at 178 Wellington Street.

Heritage Attributes

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

- Two-storey red-brick construction;
- Upper storey features five semi-circular window openings with decorative hood moulds and stone sills; and
- Entablature featuring an elaborate cornice and dentils that are broken by a stepped centre section.