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Ontario Heritage Trust

Office of the City Clerk

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July 19, 2024

[REDACTED]  
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Dear [REDACTED]

**Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-322; A By-Law to Designate the Property at 347 Wellington Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

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At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-322; A By-Law to Designate the Property at 347 Wellington Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-322, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-322  
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](mailto: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 2024-322**

#### **A By-Law to Designate the properties at 347 Wellington 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 347 Wellington Street, known as the Davis Dry Dock (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 May 14, 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.

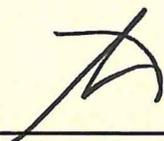
3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given All Three Readings and Passed: July 9, 2024**



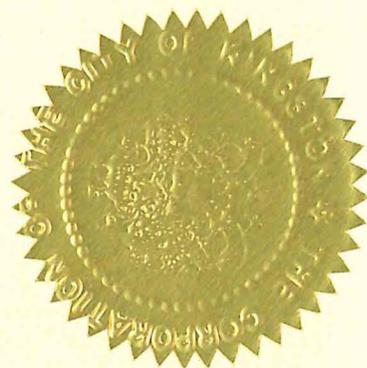
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**Janet Jaynes**  
City Clerk



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**Bryan Paterson**  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Davis Dry Dock**

Civic Address: 347 Wellington Street  
Legal Description: Part Cataraqui Ordnance Water Lot Kingston Part 1,  
13R9796 S/T FR393688; City of Kingston, County of  
Frontenac  
Property Roll Number: 1011 030 120 08500

**Introduction and Description of Property**

The Davis Dry Dock property, located at 347 Wellington Street, is situated on the east side of the street, just north of Bay Street in the inner harbour area of downtown Kingston. The approximately 3,800 square metre property includes a dry dock, originally constructed in 1878, and a one-and-a-half storey machine shop constructed around 1900.

**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 Davis Dry Dock has physical and design value as a rare example of a still active and functional dry dock in Kingston. The dry dock is constructed of sheet metal with concrete sill and timbered bottom. It was originally built at 180 feet long, 31 feet wide and 10 feet deep at the sill. The dry dock has since been expanded to 200 feet in length, with a width of 45 feet and a sill depth of 12 feet; the walls are now lined with steel plate. Despite these changes, the location and purpose of the dry dock remains unaltered.

A one-and-a-half storey machine shop was constructed on the property prior to 1908. The current building may contain portions of the original structure, yet various additions and alterations over the years have changed its original proportions and design considerably. It is notable, however, that the subject property has continuously operated as primarily a marine manufacturing facility for over 130 years.

*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 City of Kingston's growth in the 19<sup>th</sup> and early 20<sup>th</sup> centuries can be greatly attributed to its proximity to Lake Ontario and the St. Lawrence River. Transportation by boat for trade and commerce was a key part of this prosperity and thus the construction and repair of marine vessels for commercial purposes was an important factor in this continued success.

The Davis Dry Dock has historical/associative value as an important (and still active) boat construction, repair and storage facility along the waterfront of Kingston inner harbour. It was founded by Robert Davis and his three sons: Mathew, a ship builder, John, the business manager, and George, a carpenter. The company was established in 1867 in the French Harbour (behind Fort Frontenac), but it moved to this location on Wellington Street in 1887. In the late 1890s the location was the largest boat-building facility of its size on Lake Ontario. The Davis Dry Dock Company manufactured various types of vessels, including steam leisure yachts, yawls, and large steamers. Their most famous boat built was an Edwardian steamboat called the Phoebe, which is now found at the Portsmouth Olympic Harbour building in Kingston. Timothy Eaton, the Toronto dry good merchant (who founded the Eaton's department store chain), was a notable customer of the company. Other significant vessels built by the company included: the Laura D., built in 1884; the Island Queen, built in 1887 for the Richelieu & Ontario Navigation Company; the Lorelei, built in 1891; the King Ben, built in 1895; the Rideau Queen, built in 1900; and the Buena Vista, built in 1911.

The Davis Dry Dock Company peaked between 1890 and 1920, but by 1922 they began manufacturing touring cars. The Davis Dry Dock Company declined, as a large portion of their money had been diverted to automobile manufacturing. However, the investment did not pay off as the Davis cars were significantly more expensive compared to the Model T, and thus did not sell as well. The company returned to their boat building origins by 1924.

The boat manufacturing use of the subject property is still in operation today and being run by MetalCraft Marine Inc. MetalCraft (founded in 1987) constructs primarily fire and police boats and continues to use the dry dock for the maintenance and construction of various marine vessels.

*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 Davis Dry Dock is located in Kingston's Inner Harbour. This location was the site of the first ship building on the Great Lakes by the French in 1679 and has been a key location of ship building since that time. The only other remaining dry dock in Kingston is a National Historic Site of Canada located on Ontario Street, known as the Kingston Dry Dock. The Davis Dry Dock is significant in defining the historic character of the area as a rare vestige of the City's nearly 350-year ship-building history.

With its proximity to the inner harbour, the Kingston Marina and other historic industrial buildings, such as the former Queen City Oil building at 9 North Street and the former Bajus Brewery at 308 Wellington Street, the Davis Dry Dock is historically and functionally linked to its surroundings.

### **Heritage Attributes**

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

- Location in the Kingston Inner Harbour; and
- Rectangular dry dock, constructed on timber, steel and concrete.