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Office of the City Clerk

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2025/01/22  
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Ontario Heritage Trust

January 22, 2025

Via email: [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

2643573 Ontario Ltd.  
27 Rideau Street  
Kingston ON K7K 2Z5

Dear [REDACTED]

**Re: Kingston City Council Meeting, January 14, 2025 – By-Law Number 2025-19; A By-Law to Designate the Properties at 27, 29 and 31 Rideau Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on January 14, 2025, Council gave three readings to By-Law Number 2025-19; A By-Law to Designate the Properties at 27, 29 and 31 Rideau Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2025-19, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2025-19  
Notice of Passing

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

**Notice of Passing By-Law 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 Number 2024-19 was passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2025-3 on January 15, 2025 to designate the following lands to be of cultural heritage value and interest:

**27 Rideau Street** (Part Lots 1 & 2, Plan D30 as in FR152566; Kingston, together with an easement over Part of Lot 1 and 7, Plan D-30, Kingston City, Part Gore A, Plan D-30, Kingston, Part Lot E as in FR422337 as in FC230634; City of Kingston, County of Frontenac);

**29 Rideau Street** (Part Lot 1-3, Plan D30, Kingston City; Part Gore A, Plan D30, Kingston City as in FR317107; City of Kingston, County of Frontenac);

**31 Rideau Street** (Part Lot 2-3, 9, Plan D30, Kingston City; Part Gore A, Plan D30, Kingston City as in FR316958, S/T Interest in FR316958; City of Kingston, County of Frontenac); and

**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, or by visiting the Development and Services Hub at [www.cityofkingston.ca/dash](http://www.cityofkingston.ca/dash) and searching by address.

Any who object to this By-law 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 21<sup>st</sup> day of January, 2025

City of Kingston

City Council voted in favour of this by-law on January 15, 2025

Written approval of this by-law was given on January 15, 2025 by Mayoral Decision Number 2025-3

Clause 1, Report Number 11

### **City of Kingston By-Law Number 2025-19**

#### **A By-Law to Designate the properties at 27, 29 and 31 Rideau Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** January 15, 2025

#### **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 August 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Rankin-Young Terrace at 27, 29 and 31 Rideau Streets (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On September 17, 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 September 17, 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

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* and *Council* considered the objection at its meeting of January 15, 2025.

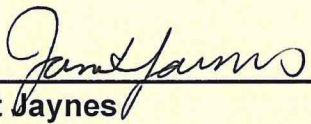
#### **Therefore, *Council* enacts:**

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 shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed: January 15, 2025**

  
\_\_\_\_\_  
Janet Jaynes  
City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Rankin-Young Terrace**

Civic Address:	27 Rideau Street
Legal Description:	Part Lots 1 & 2, Plan D30 as in FR152566; Kingston together with an easement over Part of Lot 1 and 7 Plan D-30 Kingston City, Part Gore A Plan D-30 Kingston, Part Lot E as in FR422337 as in FC230634; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 100 10200
Civic Address:	29 Rideau Street
Legal Description:	Part Lot 1-3 Plan D30 Kingston City; Part Gore A Plan D30 Kingston City as in FR317107; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 100 10100
Civic Address:	31 Rideau Street
Legal Description:	Part Lot 2-3, 9 Plan D30 Kingston City; Part Gore A Plan D30 Kingston City as in FR316958 S/T Interest in FR316958; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 100 10000

**Introduction and Description of Property**

The Rankin-Young Terrace, at 27, 29 and 31 Rideau Streets, is located on the east side of Rideau Street, south of Ordnance Street, in the Inner Harbour neighbourhood of the City of Kingston. The terrace, which spans six (6) separate properties, consists of six attached two-storey red brick residential buildings fronting Rideau Street. The terrace includes five units of a similar design, constructed circa 1876. The most northerly unit was likely constructed later towards the end of the 19<sup>th</sup> century. The properties located at 23, 25 and 33 Rideau Street are not included in this By-Law. The Rankin and Young families each owned approximately half of the land this terrace was constructed upon from 1862 until the first sale in 1947.



**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 Rankin-Young Terrace is a good example of well-designed late Georgian row housing in the Inner Harbour neighbourhood, in the City of Kingston. The property's proximity to historic industry along the Cataraqui River made it a logical location for this form of working-class rental housing (e.g., carpenters, milkers, bakers, wood dealers are listed in the 1889-1890 City Directory). Although constructed in the Victorian era, the overall composition, and placement of the windows, continues to follow the Georgian tradition. The use of slightly projecting two-storey entrance bays provides depth and articulation to the otherwise long and undecorated façade. The windows with segmental arches and stone sills are large, well-proportioned and regularly placed. The red brick walls are in running/stretcher bond and rest upon a limestone foundation with ashlar base course on the façade. The rear wall is uncoursed limestone masonry with brick window surrounds. 29 and 33 Rideau Street have wooden soffits and fascia, which may be original.

Despite the removal of all original chimneys and the addition of several large dormers and third-floor additions, the row house form and design of the Rankin-Young Terrace continue to be legible.

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

This portion of Rideau Street, between Barrack and Ordnance Streets, has a distinctive character of mid-19<sup>th</sup> century to early 20<sup>th</sup> century working-class housing constructed of stone or brick. Most of the houses are two to two-and-a-half storeys with gabled roofs and tightly spaced (largely semi-detached or row houses), with little setback from the road. The shallow setback of the Rankin-Young Terrace from Rideau Street, its row-house form and architectural style, maintain and support the 19<sup>th</sup> century character of this block of Rideau Street.

**Heritage Attributes**

Key exterior elements that contribute to 27-31 Rideau Street's cultural heritage value include its:

- Two-storey massing with gable roof;
- Red brick masonry walls in running/stretcher bond;
- Two-storey projecting entrance bays with original entrance openings with transom lights;
- Original window openings with segmental brick arches and stone sills on the façade and south elevation; and
- Limestone foundation with ashlar base course on the façade.