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CORPORATION OF THE
CITY OF KINGSTON

OFFICE OF THE
City Clerk

Our Ref. No. 2-4.1-13

CITY HALL
KINGSTON, ONTARIO
K7L 2Z3
(613) 546-4251

REGISTERED MAIL

October 7th, 1981

Ontario Heritage Foundation,
7th Floor,
77 Bloor Street West,
TORONTO, Ontario.
M7A 2R9

Designation of 178-186 Ontario Street
Under *The Ontario Heritage Act*

Dear Sirs:

Pursuant to the provisions of Section 29 of *The Ontario Heritage Act*, I am enclosing herewith a copy of By-Law No. 81-200, "A By-Law to Designate Property at 178-186 Ontario Street as Being of Architectural and Historical Value or Interest, Pursuant to the Provisions of *The Ontario Heritage Act, 1974*", which was passed by City Council on July 20th, 1981.

I am also enclosing a copy of the Reasons for Designation, which were approved by Council on July 6th, 1981.

Both the By-Law and the Reasons for Designation were registered in the Land Registry Division of Frontenac as Instrument No. 352209, on October 1st, 1981.

Yours truly,

M. C. Healy,
City Clerk.

Enclosure.

:jm

c.c. Mr. R. H. Dobbin,
Secretary,
Local Architectural Conservation Advisory Committee.

BY-LAW NO. 81-200

A BY-LAW TO DESIGNATE PROPERTY AT 178-186 ONTARIO STREET AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST, PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT, 1974

PASSED: July 20, 1981

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the City of Kingston has caused to be served on the owners of the lands and premises known as 178-186 Ontario Street and upon The Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the Whig-Standard on November 18, 1980, November 25, 1980 and December 2, 1980;

AND WHEREAS the Conservation Review Board has held a hearing to determine whether the property in question should be designated and reported its findings of fact and recommendations to the Council;

AND WHEREAS the Conservation Review Board recommended that the property known municipally as 178-186 Ontario Street be designated as being of architectural and historical value and interest;

AND WHEREAS Council has considered the report of the Conservation Review Board;

THEREFORE the Council of The Corporation of the City of Kingston enacts as follows:

1. The real property known municipally as 178-186 Ontario

Street, more particularly described in Schedule "A" attached hereto, is hereby designated as being of architectural and historical value or interest.

2. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the property described in Schedule "A" hereto in the Registry Office at Kingston, Ontario.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served by registered mail on the owners of the property described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig-Standard once for each of three consecutive weeks.

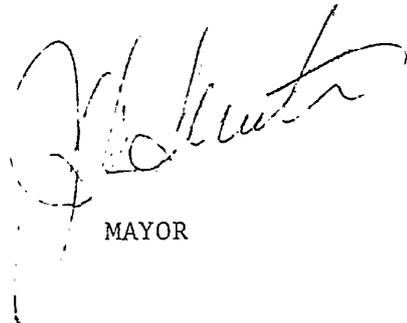
4. This by-law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS July 6, 1981

GIVEN THIRD READING AND FINALLY PASSED July 20, 1981



CITY CLERK



MAYOR

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of Ontario, County of Frontenac, City of Kingston, and being composed of parts of lots 21, 22, 45 and 46 as shown on the original plan of the Town of Kingston, which said parcel or tract of land or premises may be more particularly described as follows:

COMMENCING at a point in the north westerly limit of Ontario Street distant therein Seventy-three and twenty-five one hundredths feet (73.25') north easterly from the north easterly limit of Johnston Street, THENCE north 57 degrees and 1 minute west along the southwest face of the wall of the Frontenac Hotel building a distance of One hundred and one and three tenths feet (101.3') THENCE south westerly along an old stone wall a distance of six-tenths feet (0.6'); THENCE north 57 degrees and 21 minutes west along the said westerly face of the said old stone wall a distance of thirty-three feet (33') THENCE north 33 degrees and 23 minutes east along the north westerly face of an old stone wall a distance of sixty-three and seven-tenths feet (63.7'); THENCE north easterly along the centre line of an old stone wall a distance of sixty-six and five-tenths feet (66.5') more or less:

THENCE south 57 degrees and 55 minutes east along the north easterly face of an old stone wall and the north easterly face of the Frontenac Hotel building a distance of One hundred and thirty-three and eighty-five one hundredths feet (133.85') to the north westerly limit of Ontario Street; THENCE south 33 degrees and 1 minute west along the north west limit of Ontario Street a distance of One hundred and thirty-one and two-tenths feet (131.2') more or less to the point of commencement. The above described parcel of land is outlined in red on the plan attached to a Deed from William Folger Nickle to Harry A. Hyde and registered as No. 68919.

TOGETHER WITH A RIGHT OF WAY in favour of all those entitled thereto over a certain road or way lying and being in the City of Kingston, in the County of Frontenac, and being composed of part of lots 64 and 87, which said road or way may be more particularly described as follows:

COMMENCING at a point in the south side of King Street distant therein easterly 90.97 feet from the east limit of Johnson Street THENCE south 56 degrees 39 minutes west to and along the east limit of Civic No. 277 King Street and in the southerly production thereof, a distance of 90.33 feet; THENCE south 55 degrees 24 minutes east 43.77 feet;

THENCE north 33 degrees 23 minutes east in the line of the northerly limit of a stone wall, a distance of 15.7 feet;

THENCE north 60 degrees 14 minutes west a distance of 61.55 feet, more or less, to the south-west angle of a new brick building, constructed on parts of lots 64 and 87;

THENCE north 56 degrees 34 minutes west 72.69 feet, more or less to a point in the south limit of King Street, distant therein easterly 11 feet from the point of commencement;

THENCE south 33 degrees 23 minutes west in the south limit of King Street, a distance of 11 feet to the point of commencement.

WHICH SAID RIGHT OF WAY is subject to the right of the MKJ REALTY COMPANY LIMITED, its successors and assigns, to project window sills two inches over the above described right of way and also to project flashing over the above described right of way.

REASONS FOR DESIGNATION OF 178-186 ONTARIO STREET
APPROVED AT THE MEETING OF CITY COUNCIL
HELD ON JULY 6, 1981 (Clause 4, Report No. 73),
AS PROPERTY OF ARCHITECTURAL AND HISTORIC VALUE OR INTEREST

In 1853 Stephen Irons commissioned John Power to design a hotel which is the five-storey section of this brick and stone building. William Newlands in 1888 did further alterations and additions for the Frontenac Hotel. The stone arches with keystones provide a strong base for the series of brick pilasters rising to round arches in the main building. The label moulding of the windows in the smaller section are important architectural features.