



**City of Kingston  
Kingston Heritage Properties Committee  
Meeting Number 10-2023  
Agenda**

**Wednesday, November 15, 2023 at 9:30 a.m.  
Hosted at City Hall in Council Chamber**

---

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or [isullivan@cityofkingston.ca](mailto:isullivan@cityofkingston.ca)

**Committee Composition**

Councillor Glenn, Chair  
Councillor Oosterhof  
Jennifer Demitor  
Peter Gower  
Gunnar Heissler  
Alex Legnini  
Jane McFarlane  
Ann Stevens

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
  - a) **That** the minutes of Kingston Heritage Properties Committee Meeting Number 09-2023, held Wednesday, October 18, 2023, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Briefings**

**7. Business**

**a) Pre-consultation**

**i. Subject: Request for Information**

**Address: 10 Cataraqui Street**

**File Number: F32-116-2023**

The Report of the Commissioner of Community Services (HP-23-025) is attached.

Schedule Pages 1 – 34

Recommendation:

This report is for information purposes only.

**b) Policy Development and Implementation**

**c) Stream Two Permits – Approval through Delegated Authority**

**i. Subject: Application for Heritage Permit**

**Address: 72-82 Sydenham Street**

**File Number: P18-087-2023**

The Report of the Commissioner of Community Services (HP-23-035) is attached.

Schedule Pages 35 – 98

Recommendation:

**That** alterations to the property at 72-82 Sydenham Street, be referred to the Director of Heritage Services for the issuance of final approval, in accordance with details described in the application (File Number: P18-087-2023), which was deemed completed on October 3, 2023 with said alterations to include:

1. New Sound System:
  - a. Installation of a new speaker system that includes wall-mounted column array speakers and subwoofers to the north and south of the proscenium walls, one set on each side;
  - b. Installation of up to six speakers mounted to the underside of the gallery;



2. Updated Lighting System:
  - a. Overhead Lighting:
    - i. Widening of four existing openings and the creation of four new openings, all of which will be approximately 0.35 metres (14 inches) in diameter over the chancel area to support eight new spotlights;
    - ii. Installation of one I-Cue mounted leko light at the rear of the chancel area, opposite the projector screen;
  - b. Side Lighting:
    - i. Installation of two removable steel colours and lighting railings, which will project approximately 1.3 metres (4.33 feet) from the centre of the column, on the second storey of the four columns closest to the stage for a total of eight;
    - ii. Installation of two removable circuits behind each column to support the light fixtures;
  - c. Front Lighting:
    - i. Installation of three lighting rails, which will project approximately 0.7 metres (2.33 feet) from the buttress wall, on the outside (north and south sides) of two buttresses at the rear of the sanctuary for a total of six;
    - ii. Access to these lighting rails will be via two new ladders, approximately 4.5 metres (15 feet) tall and 2.1 metres (7 feet) above the floor, one on each side of the buttresses perpendicular to the chancel area with an associated retractable lifeline rope hung from the ceiling on each side;
3. Video Projection System:
  - a. Installation of a retractable projector screen with associated housing, approximately 6.4 metres wide (21 feet), behind the arch above the chancel;
4. Production Booth:
  - a. Removal of three rows of pews and the installation of a riser to offset the raked flooring to support the installation of a production

booth, that will be approximately 3.6 metres (11.9 feet) wide and 2.4 metres (7.8 feet) deep;

- i. The production booth will have wainscotting over dry wall at the bottom third of the booth walls, like the style/colour of the front balcony, and transition to glass for the remaining height to the bottom of the balcony as well as feature a paneled double wooden door to emulate existing nearby doors and the balcony.

**That** the approval of the alterations be subject to the following conditions:

1. That the finalized designs/colours for the door and wainscotting for the production booth be provided to Heritage Planning staff for review and approval prior to installation;
2. That the finalized speaker and subwoofer selection be provided to Heritage Planning staff prior to installation;
3. That the colour of the lighting rails, speakers, ladders and wainscotting match the existing colour palette present on the walls of the sanctuary walls/ceiling as closely as possible;
4. That the retractable lifeline and associated ceiling opening be as discreet and compatible with the interior of the of the sanctuary as possible;
5. That the colour of the projection screen and housing not match the colour of the chancel arch and, instead, match/emulate the colour of the ceiling;
6. That the steel collars on the columns not obscure the decorative capitals;
7. That the removed pews be kept in the secure location to allow for their reinstatement and/or to allow for the repair of the remaining pews;
8. All masonry works, particularly alterations to the buttresses, shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
9. A Building Permit shall be obtained, as necessary;
10. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and

11. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

**d) Stream Three Permits – Approval through Council Authority**

**e) Notice of Intention to Designate under the Ontario Heritage Act**

- i. **Addresses: 186 Wellington Street, 227-229 Division Street & 34, 36, 38 & 40 Ellice Street, 5307 Highway 15, 80 Chatham Street (Units 1-9), 82 Beverley Street and 888 Montreal Street.**

The Report of the Commissioner of Community Services (HP-23-036) is attached.

Schedule Pages 99 – 149

Recommendation:

**That** the Kingston Heritage Properties Committee recommends to Council:

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 186 Wellington Street as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 186 Wellington Street, attached as Exhibit B to Report Number HP-23036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 227229 Division Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 227-229 Division Street, attached as Exhibit C to Report Number HP23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 34 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 34 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 36 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 36 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 38 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 38 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located 40 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of

the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 40 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 5307 Highway 15, known as St. Barnaby's Church and Cemetery, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 5307 Highway 15, attached as Exhibit D to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 1, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 1, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 2, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 2, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 3, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 3, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 4, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 4, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 5, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham

Street – Unit 5, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 6, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 6, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 7, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 7, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 8, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 8, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 9, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 9, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 82 Beverley Street as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 82 Beverley Street, attached as Exhibit F to Report Number HP-23036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 888 Montreal Street as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 888 Montreal Street, attached as Exhibit G to Report Number HP-23036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

- f) **Working Groups**
- g) **Permit Approvals / Status Updates**
  - i. **Permit Reporting to Committee**



**8. Motions**

**9. Notices of Motion**

**10. Other Business**

**11. Correspondence**

- a) Correspondence received from Margot Poklewska-Koziell, dated November 7 – 8, 2023, regarding the Notice of Intention to Designate – 888 Montreal Street.

Schedule Pages 151 – 180

**12. Date of Next Meeting**

The next meeting of the Kingston Heritage Properties Committee is scheduled for Wednesday, December 20, 2023 at 9:30 a.m.

**13. Adjournment**



**City of Kingston**  
**Information Report to Kingston Heritage Properties Committee**  
**Report Number HP-23-025**

---

**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Acting Director, Heritage Services

**Date of Meeting:** November 15, 2023

**Subject:** Request for Information

**Address:** 10 Cataraqui Street (P18-089)

**File Number:** F32-116-2023

---

**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property with the municipal address of 10 Cataraqui Street is located to the southwest of the Woolen Mill (2-8 Cataraqui Street), is currently on the same lot as the Woolen Mill and abuts a portion of the Rideau Canal UNESCO World Heritage Site. This part of the existing property is currently vacant of buildings and is envisioned to support a six-storey mixed use building. This pre-application is related to a consent application to separate 10 Cataraqui Street from 2-8 Cataraqui Street (D10-044-2022) and has already received provisional approval. A portion of the existing property was designated under Part IV of the *Ontario Heritage Act* in 1987 via By-Law Number 87-151.

The applicant wishes to gain preliminary feedback on submitted conceptual developments as they relate to the construction of a six-storey mixed use building, which is envisioned to contain approximately 50 residential units and over 300 square metres of ground floor commercial space. The concept plan includes ground level parking to the northwest of the building and a private balcony facing the water for each unit. According to the designers, the architectural

November 15, 2023

Page 2 of 10

design is meant to blend into the heritage context of the landscape by blending a “...cohesive and contemporary built form...[with]...traditional materials to reinforce its surroundings.”

The applicant is seeking comments from the Kingston Heritage Properties Committee to further inform their development concept for a future application(s) to be submitted under the *Ontario Heritage Act*.

**Recommendation:**

This report is for information purposes.

November 15, 2023

Page 3 of 10

**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,  
**Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief  
**Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

November 15, 2023

Page 4 of 10

**Options/Discussion:**

**Description of Application/Background**

The subject property with the municipal address of 10 Cataraqui Street is located to the southwest of the Woolen Mill (2-8 Cataraqui Street) and is currently on the same lot as the Woolen Mill, abutting a portion of the Rideau Canal UNESCO World Heritage Site. This part of the existing property is currently vacant of buildings and is envisioned to support a six-storey mixed used building. This pre-application is related to a consent application to separate 10 Cataraqui Street from 2-8 Cataraqui Street (D10-044-2022) and has already received provisional approval. A portion of the existing property was designated under Part IV of the *Ontario Heritage Act* in 1987 via By-Law Number 87-151.

Under Clause 17 of the Procedural By-Law for Heritage (By-Law Number 2023-38) the Director of Heritage Services may pre-consult with the Committee on complex applications when deemed necessary. The following report is provided for pre-consultation purposes. Pre-consultation with the Committee is not a statutory requirement under the *Ontario Heritage Act*.

The applicant wishes to gain preliminary feedback on submitted conceptual developments as they relate to the construction of a six-storey mixed use building, which is envisioned to contain approximately 50 residential units and over 300 square metres of ground floor commercial space. The concept plan includes ground level parking to the northwest of the building and a private balcony (or “cabana”) facing the water for each unit. According to the designers, the architectural design is meant to blend into the heritage context of the landscape by blending a “...cohesive and contemporary built form...[with]...traditional materials to reinforce its surroundings.”

The subject property has received provisional consent to sever the parcel from the larger holding, which contains the Woolen Mill (D10-044-2022). In such circumstances, until all conditions of consent are fulfilled, the severance is not complete. For the purposes of Heritage Property Committee feedback, this proposal should be considered as if the severance has already been completed.

Importantly, due to the limited information supplied in the pre-application, specific details on materiality, finishes, colour, etc. are the subject of speculation and are drawn from the rationale document and applicant concept plan/renderings (Exhibit C).

**Location & Configuration Details:**

The property is surrounded, on all sides, by properties/landscapes with recognized heritage value (Exhibit A). To the southeast is the Rideau Canal UNESCO World Heritage Site, to the east and north are two properties with recognized heritage protections under the *Ontario Heritage Act*, and to the west is the National Grocers building (12 Cataraqui Street) which has

November 15, 2023

Page 5 of 10

heritage value and is expected to be designated soon. An assessment on the impacts to these properties has not been completed to date (Exhibits B & C).

According to the concept plans, the building envelope is set back 30 metres from the Rideau Canal, provides for a 3-metre landscaped buffer along the western property line, proposes ground floor parking to the northwest, and details that the property will be accessed via an access easement from Cataragui Street. The proposed development also includes a courtyard in a “V-shape”, which is intended to open “...onto the trail and...[enhance]...the connection with the surrounding landscape.” As the property is currently devoid of mature foliage and will be six-storeys tall, the façade that faces the Rideau Canal will be visible both from and across the Canal (Exhibits C & D).

Architectural Details (Exhibit C):

The primary façade of the proposed six-storey building, when excluding the utility boxes on the roof, will face onto the Rideau Canal. Based on the provided renderings, this façade will mainly consist of glass in the form of private windows/doors and store fronts divided by what appears to be a minimal stone clad exterior. In addition, each of the 50 proposed units will have their own glazed private balcony, which appear to include largely inward facing exposed wood finishes. Regarding landscaping, the concept plan/rationale document indicates that “warm red bricks” like those at the Woolen Mill will be used for pathways. Further, multiple deciduous trees and, likely, movable tables/chairs/umbrellas will be added between the Canal and the building (Exhibit C).

The secondary façades face inland to the northeast, northwest and west. In addition to the six-storey building, there is also a single-storey that projects to the west with a flat roof. From Cataragui Street, the eastern elevation allows for a limited view of the water below a cantilevered section to the east as well as large sheets of commercial storefront glazing along the ground floor. To avoid a blank wall for all three secondary facades, small “bay windows” and, what appear to be, glazed bump-outs are proposed to face inland and is intended to be “...a playful response to the regular rhythm of openings at the Woolen Mill”. Only two sizes of “bay windows” are proposed. Further, to better connect with the Woolen Mill, the ground level exterior walls will be clad with “warm red bricks.” Above the ground floor “...an efficient warm red metal cladding wraps all three of the [building’s] non-waterfront [facing] facades...” and are intended to “...pay homage to the colour gamut of the brick without competing with it” (Exhibit C).

Preliminary concept plans were prepared by FOTENN Planning+Design and RAW Design architects. A rationale document that details the applicant’s design decisions as well as preliminary floor plans were also provided by RAW Design architects. A general description of the proposed works as well as the intended goal for the proposed design are included in this submission (Exhibit C).

November 15, 2023

Page 6 of 10

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address.” If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

### **Reasons for Designation/Cultural Heritage Value**

The property is designated under Part IV of the *Ontario Heritage Act* through Designation By-Law Number 87-151.

By-Law 87-151 provides the following entry for the Woolen Mill building, which currently is part of the same property as 10 Cataraqui Street:

“Built for the Kingston Cotton Manufacturing Company about 1880 this red brick, many windowed building is one of the few very large industrial buildings still standing. Its exterior has few alterations; its interior has been well adapted to a number of modern uses.”

The relevant parts of Designation By-Law Number 87-151 can be found in Exhibit B.

### **Previous Approvals**

As the proposed subject property is currently vacant of buildings and structures no heritage approvals have impacted this portion of the property.

### **Comments from Heritage Services Department**

Feedback on this proposal has been presented as if the severance has already been completed.

The subject property is not on the City’s Heritage Register; however, it is adjacent to a number of properties on the Register, including 2-6 Cataraqui Street (Woolen Mill) and 305 Rideau Street (Bailey Broom Factory). Staff are also proceeding with the designation of 12 Cataraqui Street.

The subject property is adjacent to the Kingston Inner Harbour, which is part of the Rideau Canal UNESCO World Heritage Site, a National Historic Site of Canada and a Canadian Heritage River. Staff encourage the proponent to limit any development in proximity to the waterway. Maintenance of the naturalistic qualities of the harbour within 30 metres of the high water mark is also encouraged. Please consider contacting Parks Canada throughout the review of this proposal.

A Heritage Impact Statement is required to evaluate the impact of the proposed building on the historic industrial character of the area and the adjacent cultural heritage resources and to recommend mitigation options. We have attached our recently updated HIS terms of reference.

November 15, 2023

Page 7 of 10

The Master Plan indicates that the subject property requires further archaeological study. It is our understanding that archaeological clearance of the property will be addressed through the previous a condition of consent approval.

**Comments from other Departments and Agencies**

The following internal departments have commented on this application and provided the following comments:

**Engineering Services – Storm Water Review**

A Stormwater Management Report prepared by a qualified individual will be required to describe current drainage conditions and post development conditions. No Quantity Control required for flows discharging to water body. Post development flows cannot exceed pre-development levels for any flows discharging to storm sewers. Quality Control must demonstrate an 80% TSS Removal. Stormwater management reporting should be completed in conformance with the City of Kingston Site Plan Control Guidelines and Appendix 1G: Design Standards – Storm Sewer System of the Subdivision Development Guidelines & Technical Standards January 30, 2014, as applicable and stamped by a professional engineer. An Environmental Conformance Approval may be required depending on the stormwater management methods chosen. Contact [engineering@cityofkingston.ca](mailto:engineering@cityofkingston.ca) for additional information when these details are finalized.

**Development Engineering – Noise Review**

For Site Plan Control a noise study is required to address potential impacts on the proposed development due to stationary and/or transportation noise sources in the vicinity including impulsive noise as well as potential impacts on sensitive land uses and/or lands zoned for sensitive land uses in the vicinity due to stationary and/or transportation noise sources associated with the proposed development. The study is to be prepared by a qualified individual with experience in environmental acoustics and demonstrate compliance with NPC-300. Feasibility for zoning/OP and detailed as part of a future planning application.

**Transportation Services – Traffic Review**

-Traffic Impact Study will be required for this application. Please contact [transportation@cityofkingston.ca](mailto:transportation@cityofkingston.ca) to review the proposed terms of reference for traffic impact study prior to proceeding.

**Development Engineering**

-Should be noted that a sanitary easement runs through the proposed severance on the northwest portion  
-Catarauqui Street is a local road, and the Official Plan indicates that the right of way should be 20 metres wide. Through development applications a road widening would typically be required to provide a widening equal to half of the required additional width to bring the existing road allowance up to 20 meters. It does not appear that sufficient unobstructed lands are available for the required widening, therefore development engineering is not requesting a widening at this



November 15, 2023

Page 8 of 10

time. Any future development of the properties will not be permitted to extend any closer to the road

-For the future Site Plan Control application grading and servicing plans will be required.

#### Public Works

Public Works has no objection. We suggest the owners provide snow removal storage on site and keep trees and other vegetation a safe distance from public roads and sidewalks to allow safe snow ploughing and protection of vegetation. Also, any encroachments on City Property during construction requires a permit.

#### Kingston Hydro:

Kingston Hydro will need the following information at site plan:

- electrical load calculation.
- Service request (at site plan or building permit stage)  
<https://utilitieskingston.com/Electricity/NewServices/ServiceRequest>
- a single line diagram including proposed metering layout
- Kingston Hydro will cover the cost of up to 40 metres of primary cable onto the customer's property for a primary service.
- An economic evaluation will be completed to determine if the increase in projected future revenues will offset the costs of the connection. Any short fall will be included in a connection cost estimate. See Capital cost recovery financial process - Utilities Kingston for additional information.
- Three phase power is available on Cataraqui St.
- The location of the pad mounted transformer is shown on the proposed site plan drawings, the developer will need to ensure the location is accessible to Utilities Kingston's personnel and vehicles.
- The developer is responsible for all civil work for the electric system including primary and secondary duct work, and all electric work for secondary.
- If onsite generation is to be installed, a generator application will be required, available at <http://www.kingstonhydro.com/LocalGeneration>. There is also a guide for generators for further information.
- If a temporary construction service is required, a separate electric service request form will need to be completed and submitted to a services advisor at Utilities Kingston.

November 15, 2023

Page 9 of 10

Forestry Services

Tree Inventory and Preservation plan prepared by an ISA Certified Arborist as per guidelines at [www.cityofkingston.ca/trees](http://www.cityofkingston.ca/trees). Landscape plan with a focus on shade tree planting is required to replace lost tree canopy. Both plans are to be submitted at SPC.

A Tree Removal permit will be required along with all supporting documentation (Arborist Report, Inventory, etc) if any lot clearing/tree removal is desired in advance of SPC approval.

Utilities Kingston

Utilities Kingston commented via technical review meeting with City Planning Department.

Building Services

No objections, a Building Permit will be required, detailed technical comments will be provided pre-app and site plan.

Planning Services

No comments were received.

**Consultation with the Heritage Properties Committee**

The Heritage Properties Committee was consulted on this application through the Development and Services Hub (DASH) system. The committee's comments have been compiled and attached as Exhibit E and have been provided to the applicant for their consideration.

**Existing Policy/By-Law:**

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-law for Heritage

Designation By-Law Number 87-151

**Notice Provisions:**

None

**Accessibility Considerations:**

None

November 15, 2023

Page 10 of 10

**Financial Considerations:**

None

**Contacts:**

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256

Phillip Prell, Intermediate Planner, Heritage Planning, 613-546-4291 extension 3219

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Mapping Information

Exhibit B Designation By-Law 87-151

Exhibit C Applicant Plans & Rationale Documents

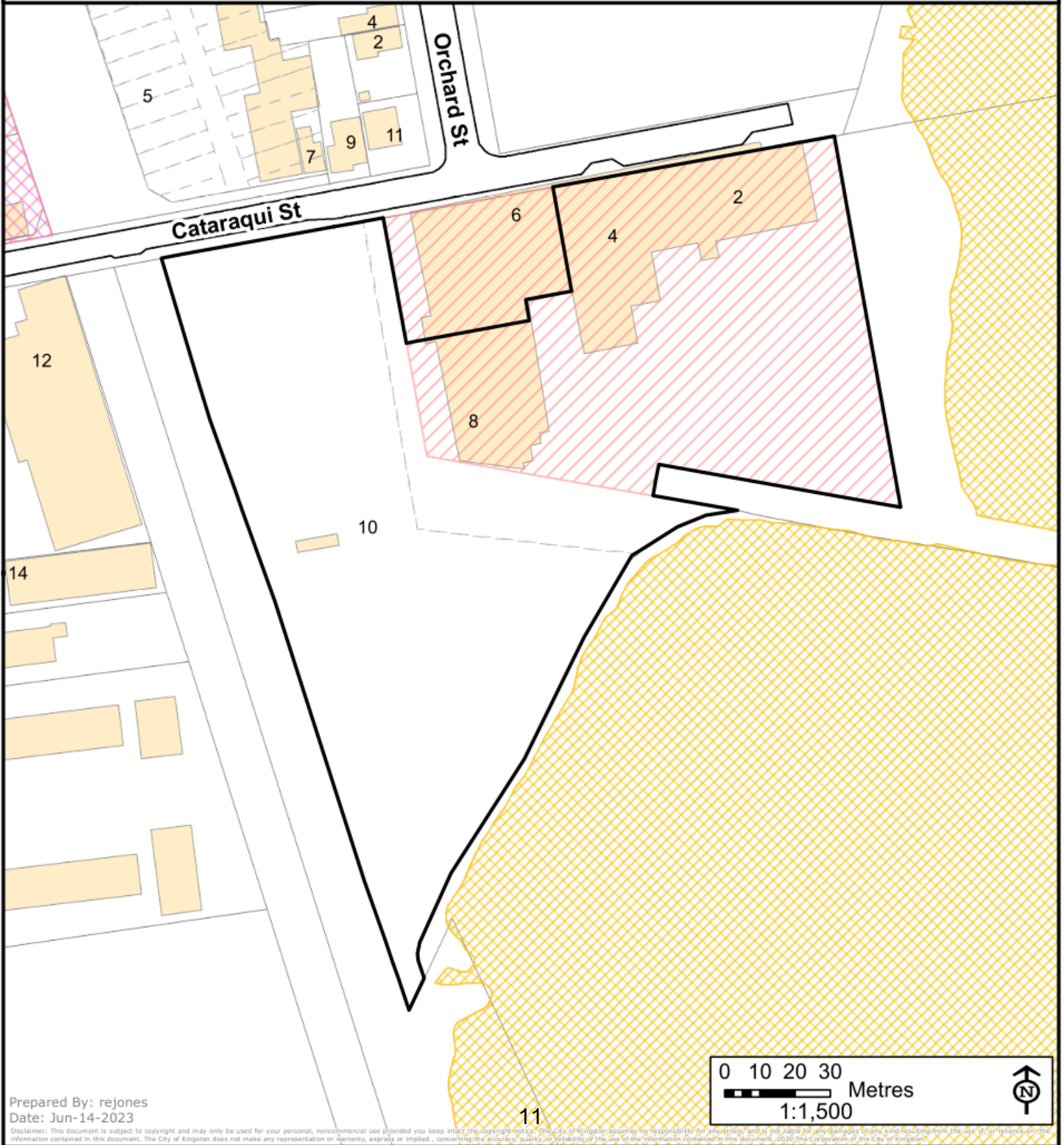
Exhibit D Site Visit Photos

Exhibit E Correspondence Received from the Kingston Heritage Properties Committee



Heritage Kingston Committee  
**City of Kingston Heritage Register**  
Address: 10 Cataraqi Street  
File Number: F32-116-2023

- Subject Lands
- UNESCO World Heritage Site
- National Historic Site
- Designated Property
- Easement







Heritage Kingston Committee  
**Neighbourhood Context (2023)**  
Address: 10 Cataraqi Street  
File Number: F32-116-2023

Property Boundaries  
 Proposed Parcels



Prepared By: rejones  
Date: Jun-14-2023

This document is prepared in relation to a specific project and is not to be used for any other purpose. The City of Kingston assumes no responsibility for any errors, omissions, or damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston disclaims any responsibility or warranty for any errors, omissions, or damages of any kind resulting from the use of, or reliance on, the information contained in this document. ©2023 The Corporation of the City of Kingston.



P18-089

(Amended By By-Law No. 90-234  
as it pertains to 437 King St. W.)

Clause 33, Report No. 57, 1987

BY-LAW NO. 87-151

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT

PASSED: May 12, 1987

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 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 notice of intention to designate certain properties within the municipality, as set out in Schedule "A" hereto, was served on the owners of the property and on the Ontario Heritage Foundation on the 26th day of March, 1987 and was published in the Whig-Standard on March 26, 1987, April 2, 1987 and April 9, 1987;

AND WHEREAS no notice of objection to the proposed designation was served on the Clerk of the City of Kingston;

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

1. There are designated as being of historic value or interest the following real properties in the City of

Kingston:

- (a) 2 Beverley Street
- (b) 62-68 Brock Street
- (c) 2-6 Cataraqui Street
- (d) 67 Colborne Street
- (e) 59 Gore Street

.../2

2. There are designated as being of architectural value or interest the following real properties in the City of

Kingston:

- (a) 151-153 Alfred Street
- (b) 80 Barrie Street
- (c) 494 Division Street
- (d) 204 King Street East
- (e) 1-7 Victoria Terrace on Montreal Street
- (f) 88 Patrick Street (St. John the Apostle Church)
- (g) 27 Pembroke Street
- (h) 163 Union Street

3. There are designated as being of architectural and historical value or interest the following real properties

in the City of Kingston:

- (a) 144 and 146 Barrie Street
- (b) 244 Barrie Street
- (c) 286-288 Barrie Street
- (d) 62-64 College Street
- (e) 248 Division Street (Kelso Cottage)
- (f) 329 Division Street "Bishop's Folly"
- (g) 165 King Street West
- (h) 181 King Street West
- (i) 271-279 King Street West
- (j) 437 King Street West "Copsworth"
- (k) 104-112 Montreal Street "Wellington Terrace"
- (l) 178 Ordnance Street
- (m) 508 Portsmouth Avenue, Eldon Hall
- (n) 1373 Princess Street
- (o) 6 Rideau Street
- (p) 10-12 Rideau Street
- (q) 14 Rideau Street
- (r) 210 Sydenham Street North

4. All of the above mentioned properties are more particularly described in Schedule "A" attached hereto.

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

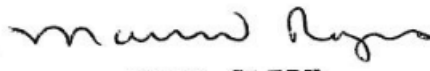
6. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the lands described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this By-Law to be published in the Whig Standard once for each of three consecutive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

.../3

7. This By-Law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS May 5, 1987

GIVEN THIRD READING AND FINALLY PASSED May 12, 1987

  
CITY CLERK

  
MAYOR



REASONS FOR DESIGNATION OF CERTAIN PROPERTIES  
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON  
MAY 5, 1987, (CLAUSE 33, REPORT NO. 57)  
AS BEING OF HISTORIC VALUE OR INTEREST

2 Beverley Street

This corner limestone building appears on an 1842 map and was operated as "Grove House", a wayside inn on the lakeshore road into Kingston. In later years it was a grocery store with upstairs dwelling.

62-68 Brock Street

This two storey painted brick building consists of three shops with upstairs dwellings. It is a good example of 1840's commercial building, erected on leased land, now adapted to modern use. The large faucet, a plumber's sign, is notable.

2-6 Cataragui Street

Built for the Kingston Cotton Manufacturing Company about 1880 this red brick, many windowed building is one of the very few large industrial buildings still standing. Its exterior has few alterations; its interior has been well adapted to a number of modern uses.

67 Colborne Street

In this pre-1827 frame house, now with a brick facade, the new Queen's College held its first session in March 1842. That fall Queen's moved to Princess Street and the Samuel Morleys returned to live in this house.

59 Gore Street

Part of this two storey dwelling is a pre-1796 plank house owned by William Coffin, Sheriff of the Midland District in 1792. In 1816 the Rev. G. O. Stuart bought the cottage which then became known as the Parsonage. He lived there except for the few years he spent in Summerhill (Queen's) and died there October 5, 1862. From that time a series of tenants and owners have occupied and added to the original structure.

.../2

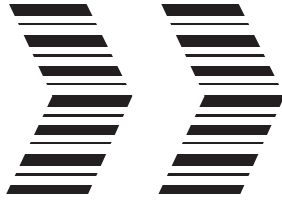


# DESIGN NARRATIVE

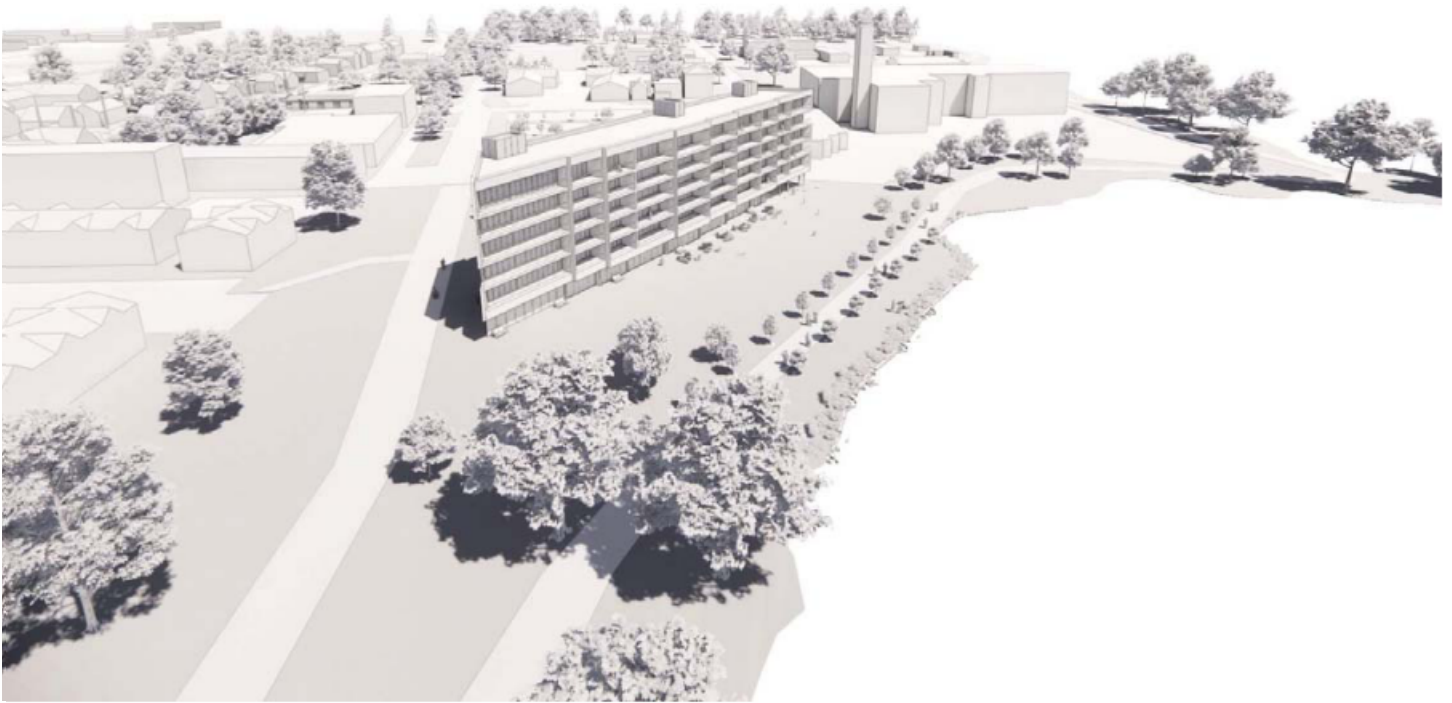
## INTRODUCTION: THE THINKING

We recognize that in this competition format there are limited opportunities for engagement and collaboration with you, the owner. Despite this, we have done our best to apply our understanding of the site - which is an intimate one, being located a literal stone's throw away from our office - and community towards a design which is appropriate for the property and which we would tenaciously go to bat for at any public meeting. The site is deserving of a fabulous building. What follows are the key design moves we suggest would be effective here.





# KEY CONCEPTS



## EMBRACE THE SHORELINE

The Great Cataraqui River flanking the southeast edge of the site is really what this project is all about. Our proposed design embraces this shoreline, inviting it into the homes that emerge to meet it by providing each suite with its own private 'cabana' facing the water. A strong ground level connection is maintained through the site via a 'walk-thru' area beneath the building, and wide expanses of glazing at the ground floor commercial and amenity areas enhance the interior experience by bringing the outside in.

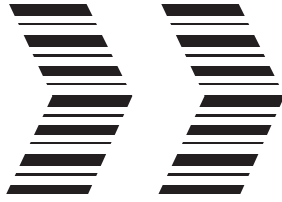
## REFLECT THE COMMUNITY

While the waters edge is a primary focal point of this design, the community that surrounds it remains integral to its identity. To address this, the single-loaded corridor on the residential floors is perforated with multiple windows, creating a unique experience in these oft-forgotten transient areas while focusing views back to the community. Small 'bay windows' off the corridors are proposed looking back to the community, disrupting the repetitive rhythm of the 6-storey façade by creating moments of intrigue and serving as convenient spaces to be alone when needed outside the confines of the residential unit.



Street View





## RESPECT THE HISTORY

To arrive at this property, a journey is taken past the National Grocers Building, the Broom Factory, and the historic Woolen Mill. That journey alone paints a compelling picture of the historical significance of this site, and our design aims to frame that with a cohesive and contemporary built form using traditional materials to reinforce its surroundings. At ground floor level - both on the exterior vertical wall surfaces and horizontal landscape paths - the warm red brick of the Woolen Mill is proposed as the principal material, highlighting the iconic heritage attributes of its neighbour. This brick is complemented by large sheets of commercial storefront glazing at the main residential entrance and along the commercial waterfront, simplifying the aesthetic and emphasizing the more granular texture of the brick. Rising above the single-storey brick envelope, an efficient warm red metal cladding wraps all three of the non-waterfront facades of the building, paying homage to the colour gamut of the brick without competing with it. The red-clad superstructure is perforated with punch windows in a playful response to the regular rhythm of openings at the Woolen Mill.



## INTEGRATE THE TRAILS

This project has the benefit of being connected to the K&P trail and this, along with its proximity to the Canoe Club and Doug Fluhner Park, make it a natural fit for integration with alternative modes of transport. The V-shaped courtyard in our design opens onto the trail and enhances the connection with the surrounding landscape.



## DESIGN FOR CONSTRUCTION

From a cost and speed of construction perspective, there are a few tried-and-true methods we can apply to this project during the design phase that will aid in construction. We have found that one of the most impactful decisions from a cost perspective is whether residential units can stack over top of one another identically, or if they need to 'step' or 'transfer' at each floor. Our proposed design eliminates this risk entirely, with each unit stacking perfectly over the 5 residential floors while maintaining the unit mix objective. Further efficiencies can be found in the repeatability of elements like windows, which in this case are limited to 2 sizes on the non-waterfront facades. Another strategy for efficiency is the limitation of different trades required to complete the building envelope. In this case, the envelope of the perimeter walls would be closed-in using the minimal amount of subtrades (3, by our count).

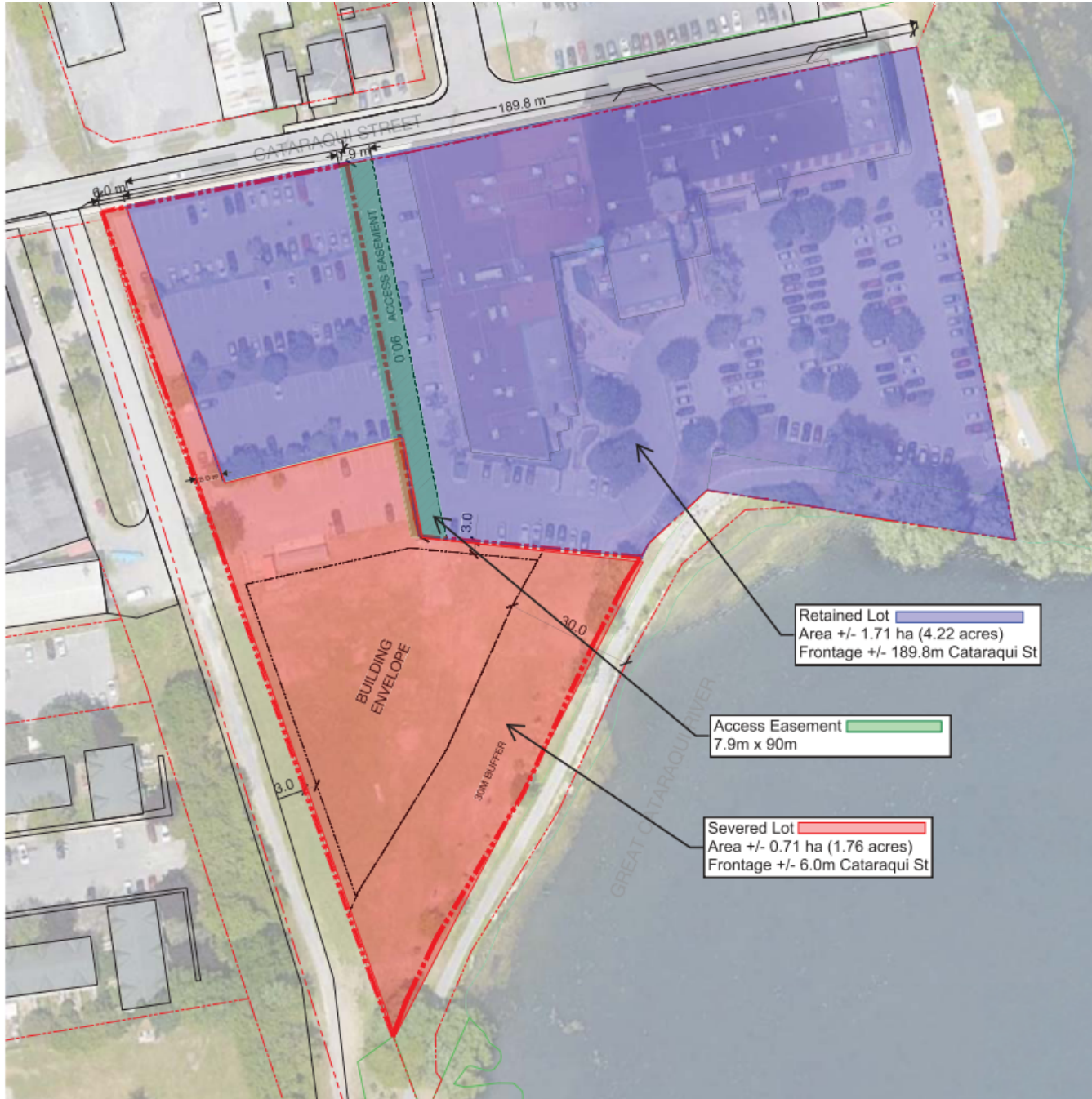












**Retained Lot**    
 Area +/- 1.71 ha (4.22 acres)  
 Frontage +/- 189.8m Cataraqi St

**Access Easement**    
 7.9m x 90m

**Severed Lot**    
 Area +/- 0.71 ha (1.76 acres)  
 Frontage +/- 6.0m Cataraqi St

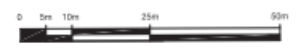
**SITE INFORMATION**

ZONING	L378 ZONE
SITE AREA	
Severed Lot Area:	10,344m <sup>2</sup> (1.03ha)

**8 CATARAQUI STREET  
 KINGSTON  
 CONCEPT PLAN**



- LEGEND**
- PROPOSED BUILDING
  - PROPERTY BOUNDARY
  - SETBACKS
  - EXISTING BUILDING



1. ISSUED FOR PRE-APPLICATION 2022.09.15 JC  
 No. REVISION DATE BY  
 CLIENT

**FOTENN**  
 Planning + Design

174 Spadina Ave, Suite 304, Toronto ON M5T 2C2  
 416.789.4530 www.fotenn.com

DESIGNED	JC
REVIEWED	UMG
DATE	2022-10-25

**P1**





405-317 ADELAIDE ST. W.  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

10 CATARAQUI ST, KINGSTON  
SITE STATISTICS  
4 April 2023

Official Plan	SITE AREA	10 Cataraqui	7147.4 sq.m.	76,936	sq.ft.
	Net Area		7147.4	76,936	sq.ft.
	AVG UNIT SIZE		8.54 sq.m. NET	91.9268	sq.ft. NET
Current Zoning			90.52 sq.m. GROSS	974.381	sq.ft. GROSS

AREA CALCULATIONS

FLOOR	UNITS						GROSS FLOOR AREA						OUT. AMENITY		GCA (INCL BALC)		NSA	
	STUDIO	1B	1B+D	2B	3B	4B	COMMERCIAL		RESIDENTIAL		TOTAL		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
							sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.						
1	0	0		0	0		397	4,273	426	4,586	823	8,859	547	5,888	823	8,859	397	4,273
2	1	3		5	1		-	-	810	8,719	810	8,719	179	434	989	10,646	6	65
3	1	3		5	1		-	-	810	8,719	810	8,719	179	434	989	10,646	6	65
4	1	3		5	1		-	-	810	8,719	810	8,719	179	434	989	10,646	6	65
5	1	3		5	1		-	-	810	8,719	810	8,719	179	813	989	10,646	6	65
6	1	3		5	1		-	-	810	8,719	810	8,719	179	684	989	10,646	6	65
R	1	3		5	1		-	-	50	538	50	538	100	1,076	55	592		
TOTAL	5	15	0	25	5	0	397	4,273	4,526	48,719	4,923	52,992.46	1,542	16,598	5,823	62,680	427	4,596
Mix	10%	30%	0%	50%	10%	0%												

FSI

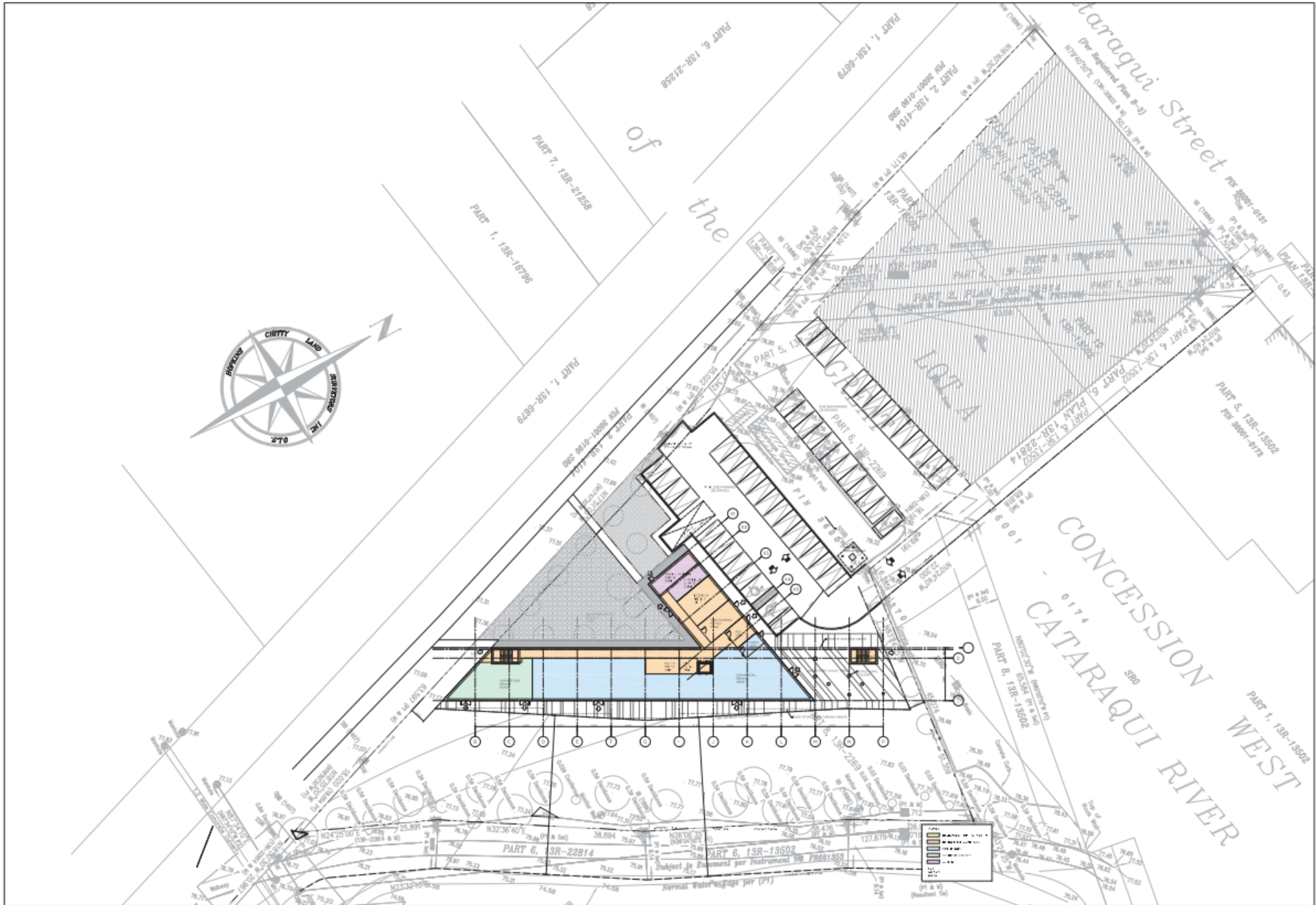
TOTAL	0.69
RES	0.63
COMM	0.06

Outdoor Amenity			
Required (based on 18.5m2/unit)	900	sq.m.	9,688
Provided	1,542	sq.m.	16,598
<b>TOTAL PROVIDED</b>	<b>1,542</b>	<b>sq.m.</b>	<b>16,598</b>

VEHICLE PARKING							
<b>REQUIRED BY BY-LAW</b>							
RESIDENT (0.4/UNIT)	2.0	6.0	0.0	10.0	2.0	0.0	20
VISITOR (0.1/UNIT)	0.5	1.5	0	2.5	0.0	0.0	5
CAR SHARE (0.05/UNIT)	0.25	0.8	0.0	1.3	0.2	0.0	2.4
<b>TOTAL</b>							<b>27</b>
<b>PROVIDED</b>							
RESIDENT						50	
VISITOR						0	
CAR SHARE						1	
<b>TOTAL</b>						<b>51</b>	

(25 EXISTING, 25 PROPOSED)

BICYCLE PARKING			
		REQUIRED	PROVIDED
LONG-TERM (RESIDENTIAL)	0.9/UNIT	45	45
SHORT-TERM (RESIDENTIAL)	0.1/UNIT	5	5
LONG-TERM (COMMERCIAL)	0.2/100 m2 GFA	0	0
SHORT-TERM (COMMERCIAL)	3 + 0.2/100 m2 GFA	3	3
<b>TOTAL</b>		<b>53</b>	<b>53</b>



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain confirmation prior to commencing work.

**ISSUED RECORD**

ISSUED FOR PERMIT

ISSUED FOR THE APPLICATION

**REVISION RECORD**



465-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P6  
416.598.8878  
WWW.RAWDESIGN.CA

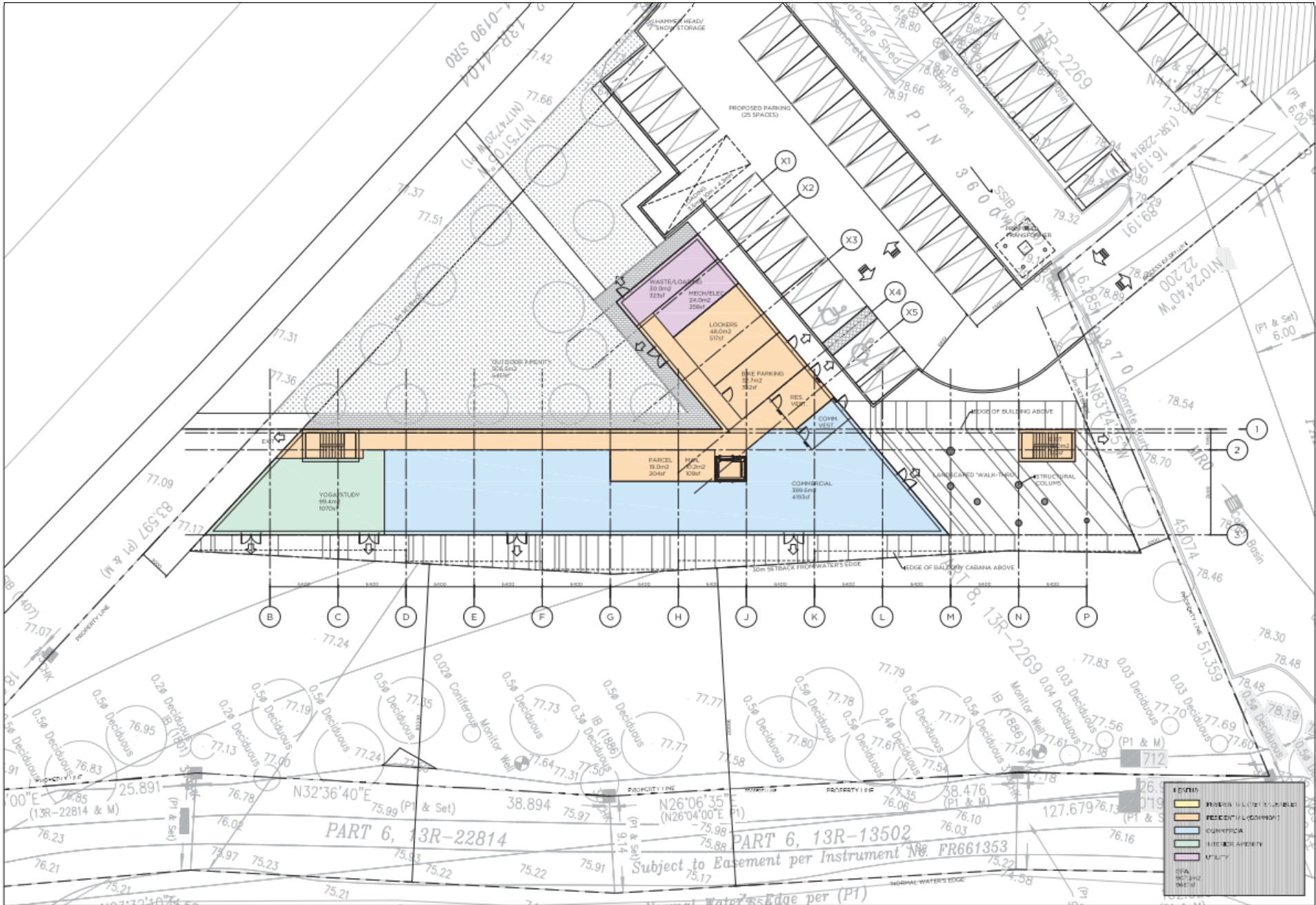
23006  
10 CATARAQUI  
KINGSTON  
cityflats

cityflats

SITE PLAN

1:300

A100



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT. THE ARCHITECT IS RESPONSIBLE FOR THE WORKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL ACCEPT ALL DIMENSIONS AS SHOWN UNLESS OTHERWISE SPECIFIED. CONSULTATION PRIOR TO COMMENCING WORK.

ISSUED RECORD  
 2023.02.15 DRAFT FOR PERMIT  
 2023.04.05 REVISED FOR PERMIT APPLICATION

REVISION RECORD



495-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
416-593-8728  
WWW.RAWDESIGN.CA

23006  
10 CATARAQUI KINGSTON  
cityflats



GROUND/SITE FLOOR PLAN

1:150

A201

REVISION	RESIDENT HALL (111) (111)
REVISION	RESIDENT LIVING (111)
REVISION	COMMERCIAL
REVISION	BIKE PARKING
REVISION	LOCKERS
REVISION	YOGA STUDIO
REVISION	SPA
REVISION	RES. VEST.

© 2023 RAW DESIGN. All Content Property Drawings/20230215/0000 495-317 ADELAIDE STREET WEST  
April 4, 2023 10:40:20 AM





## ZONING FRAMEWORK DEVELOPMENT STATISTICS 10 CATARAQUI STREET

### STREET ZONING PERMITS (C1.318)

Permitted uses – Wide variety of commercial uses + 50 residential units

Rear yard min = 7.5m

Lot coverage (max) = 50%

Max 50 residential units

Max height = 99.7 meters geodetic.

The water level is about 75 m geodetic so the land will be roughly 78 m allowing roughly a 21 m building or 6 storeys.

Max ground floor area = 860 m<sup>2</sup>

Max gross floor area = 5000 m<sup>2</sup>

Parking (min) = 1 space per dwelling unit (see attachemnts)

3-metre landscape buffer between Wellington street extension (yellow strip) The minimum setback for any building or structure located on the subject lands shall be 90 meters from Cataraqui Street - 30m setback from water required

### 6 STOREY BUILDING

Zoning Permits

5,000 m2 Total Building

GFA 860 m2 GFA per floor

(9,256 sf) 6 story max (99.7 m geodetic)

### COMMERCIAL

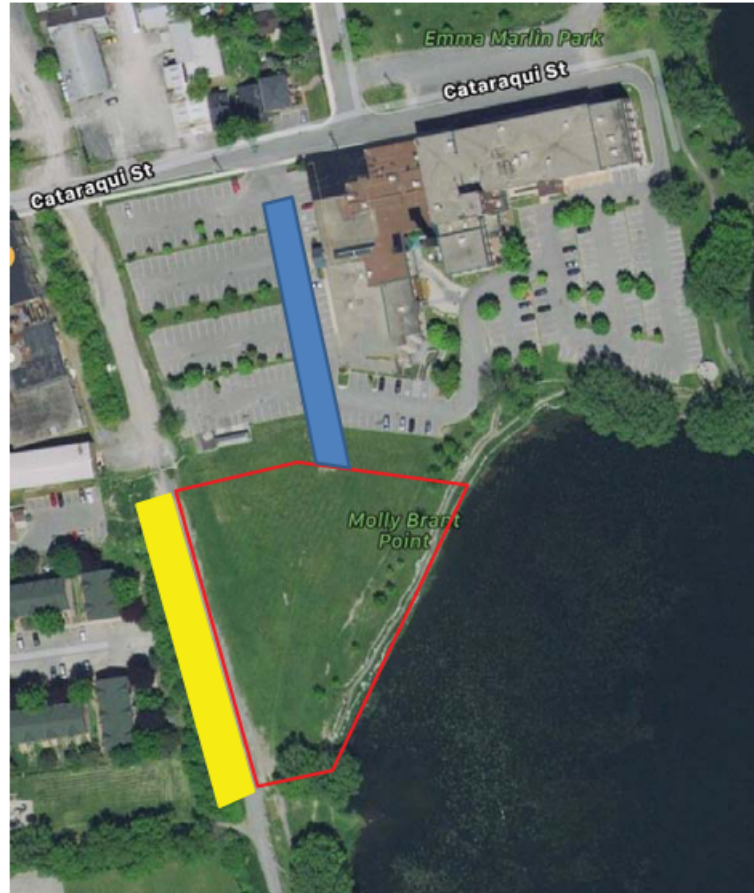
A portion of the main level must have commercial space

### ASSUMPTIONS

6 Stories – Commercial portion on main floor

9,256 sf max footprint

Access easement provided across 2-6 Cataraqui as needed (blue shaded area)





Staff Site Visit Photos 6-14-23:







# Heritage Properties Committee

## Summary of Input from Technical Review Process

F32-116-2023

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councilor Glenn, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilor Gary Oosterhof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jennifer Demitor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gunnar Heissler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alexander Legnini	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ann Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melanie Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
William McMillan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

where history and innovation thrive

---

Date:	June 2, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Request for Information
File Number:	F32-116-2023
Property Address:	10 Cataraqui Street

---

Description of Proposal:

The subject property is located on the south side of Cataraqui Street with water frontage onto the Great Cataraqui River. While the subject portion of the property is currently vacant, it continues to be part of the historic Woolen Mill property and designated under Part IV of the Ontario Heritage Act. The property is also adjacent to a portion of the Rideau Canal UNESCO World Heritage Site, National Historic Site of Canada and Canadian Heritage River. The applicants are seeking preliminary heritage feedback on their conceptual development plans. The plans include the construction of a six-storey mixed use building, containing 50 residential units and over 300 square metres of ground floor commercial space. The applicants have provided conceptual designs and site plan drawings and zoning information. The applicants have received provisional consent to sever the property from the larger holding (file number D10-044-2022) but will require future site plan control and Heritage Act approvals.

Comments for Consideration on the Application:

This location is an important one in the former industrial hub of Kingston. The renovation of the Woolen Mill and the Broom Factory are classic examples of how heritage can be respected as the buildings were transformed for modern uses. This 10 Cataraqui Street proposal is in high contrast to the other buildings in that area. That is not always a negative, but somehow the sketches shown don't give enough information about it in relation to the other properties. I would like to see more information as the project moves through the process. I cannot make any more comments at this point.

Recommended Conditions for the Application:

Archaeological concerns as it could apply to the site when Molly Brant lived closely.



City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

where history and innovation thrive

---

Date:	June 12, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Request for Information
File Number:	F32-116-2023
Property Address:	10 Cataraqui Street

---

Description of Proposal:

The subject property is located on the south side of Cataraqui Street with water frontage onto the Great Cataraqui River. While the subject portion of the property is currently vacant, it continues to be part of the historic Woolen Mill property and designated under Part IV of the Ontario Heritage Act. The property is also adjacent to a portion of the Rideau Canal UNESCO World Heritage Site, National Historic Site of Canada and Canadian Heritage River. The applicants are seeking preliminary heritage feedback on their conceptual development plans. The plans include the construction of a six-storey mixed use building, containing 50 residential units and over 300 square metres of ground floor commercial space. The applicants have provided conceptual designs and site plan drawings and zoning information. The applicants have received provisional consent to sever the property from the larger holding (file number D10-044-2022) but will require future site plan control and Heritage Act approvals.

Comments for Consideration on the Application:

It is difficult to comment on this RFI without a comprehensive Heritage Impact Statement because given its proximity to the UNESCO World Heritage Site, the Rideau Canal, and the Heritage Designated Woolen Mill as well environmental, archeological and cultural landscape considerations, there are at this time unknown constraints that will dictate and affect how of the property can be developed.

The concept design provides ideas but minimal information. What would be helpful is more specific information on the proposed development's scale, height and massing and how those measurements relate to what exists at the Woolen Mill. The predominant large balconies and glazing do not seem particularly compatible with the Woolen Mill.

At first glance the height and width of building as designed will dominate the shoreline, and much of the view. The ground level "walk-thru" area and structural columns give the impression of a carport. Because this building is adjacent to the UNESCO world Heritage Site, the Rideau Canal, developers will need to take into consideration the

view from the water as well as from neighbouring properties and those using the K & P trail. Understanding the attempt in the concept design to maximize water views for inhabitants, with this unusually shaped lot, developers should investigate other designs, for instance, an angled or V shaped building that would not dominate the waterfront but could provide amenity spaces and balconies with water views on both sides.

Locating parking at the rear of the building seems a good idea but with a new build, providing underground parking should be investigated. This can reduce water run-off from the parking lot, a consideration in a sensitive Heritage and ecological area such as this.

It is noted that the 30 m buffer zone, a minimum requirement includes the 6m piece of land which will become City property, so in effect the building is only 24m from the city property. This setback could be reconsidered.

#### Recommended Conditions for the Application:

A comprehensive Heritage Impact Statement will be necessary in the early stages of development and this should include a thorough review of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada with a focus on how the design of this development will affect the Built Heritage value of the Woolen Mill as well as taking into consideration the Guidelines for Cultural Landscapes and Archeological Sites. The HIS should be accompanied by recommendations that should guide the development process. This parcel of land is located adjacent to a UNESCO World Heritage Site under the jurisdiction of Parks Canada and auspices of the Cataraqui Region Conservation Authority and may require consultation and recommendations from these governing bodies and possibly others. Given the history of the area not only are there Archeological concerns to be addressed but there are Environmental issues surrounding the development of this property as well. Once the required information from other governing bodies and the HIS are provided, additional consultation with the Kingston Heritage Properties Committee during the plan development stage and the Heritage Act approval process will enable the Committee to provide appropriate input.



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-23-035**

---

**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Acting Director, Heritage Services

**Date of Meeting:** November 15, 2023

**Subject:** Application for Heritage Permit

**Address:** 72-82 Sydenham Street (P18-362)

**File Number:** File Number: P18-087-2023

---

**Council Strategic Plan Alignment:**

Theme: Business as usual

Goal: See above

**Executive Summary:**

The subject building with the municipal addresses of 72-82 Sydenham Street, locally known as the Sydenham Street United Church or “The Spire”, is located at the northwestern corner of the William and Sydenham Street intersection. The interior sanctuary/event hall is protected under Part IV of the *Ontario Heritage Act* due to the extensive interior works that were designed by John Power, a prominent local architect, as well as subsequent sympathetic alterations. Several notable features include the fine balcony with its continuous curve, the regularly spaced columns with associated moulded capitals, and the vaulted ceiling.

An application for alteration under Section 33 of the *Ontario Heritage Act* (File Number: P18-087-2023) has been submitted to pursue interior renovations to the church sanctuary, specifically: (1) the installation of a series of speakers that bookend the alter area and under the balcony; (2) the installation of a production booth on the main floor of the sanctuary/event hall; (3) the expansion of overhead lighting above the alter area; (4) the installation of four lighting rails on the second storey balcony columns; (5) the installation of three pipes and an associated

November 15, 2023

Page 2 of 14

ladder on both second storey buttresses opposite the altar area; and (6) the installation of a retractable projector screen behind the chancel arch.

This application was deemed complete on October 3, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on January 1, 2024.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

**Recommendation:**

**That** alterations to the property at 72-82 Sydenham Street, be referred to the Director of Heritage Services for the issuance of final approval, in accordance with details described in the application (File Number: P18-087-2023), which was deemed completed on October 3, 2023 with said alterations to include:

1. New Sound System:
  - a. Installation of a new speaker system that includes wall-mounted column array speakers and subwoofers to the north and south of the proscenium walls, one set on each side;
  - b. Installation of up to six speakers mounted to the underside of the gallery;
2. Updated Lighting System:
  - a. Overhead Lighting:
    - i. Widening of four existing openings and the creation of four new openings, all of which will be approximately 0.35 metres (14 inches) in diameter over the chancel area to support eight new spotlights;
    - ii. Installation of one I-Cue mounted leko light at the rear of the chancel area, opposite the projector screen;
  - b. Side Lighting:
    - i. Installation of two removable steel colours and lighting railings, which will project approximately 1.3 metres (4.33 feet) from the centre of the column, on the second storey of the four columns closest to the stage for a total of eight;
    - ii. Installation of two removable circuits behind each column to support the light fixtures;
  - c. Front Lighting:
    - i. Installation of three lighting rails, which will project approximately 0.7 metres (2.33 feet) from the buttress wall, on the outside (north and south sides) of two buttresses at the rear of the sanctuary for a total of six;
    - ii. Access to these lighting rails will be via two new ladders, approximately 4.5 metres (15 feet) tall and 2.1 metres (7 feet) above the floor, one on each side of the buttresses perpendicular to the chancel area with an associated retractable lifeline rope hung from the ceiling on each side;

November 15, 2023

Page 3 of 14

3. Video Projection System:
  - a. Installation of a retractable projector screen with associated housing, approximately 6.4 metres wide (21 feet), behind the arch above the chancel;
4. Production Booth:
  - a. Removal of three rows of pews and the installation of a riser to offset the raked flooring to support the installation of a production booth, that will be approximately 3.6 metres (11.9 feet) wide and 2.4 metres (7.8 feet) deep;
    - i. The production booth will have wainscoting over dry wall at the bottom third of the booth walls, like the style/colour of the front balcony, and transition to glass for the remaining height to the bottom of the balcony as well as feature a paneled double wooden door to emulate existing nearby doors and the balcony.

**That** the approval of the alterations be subject to the following conditions:

1. That the finalized designs/colours for the door and wainscoting for the production booth be provided to Heritage Planning staff for review and approval prior to installation;
2. That the finalized speaker and subwoofer selection be provided to Heritage Planning staff prior to installation;
3. That the colour of the lighting rails, speakers, ladders and wainscoting match the existing colour palette present on the walls of the sanctuary walls/ceiling as closely as possible;
4. That the retractable lifeline and associated ceiling opening be as discreet and compatible with the interior of the of the sanctuary as possible;
5. That the colour of the projection screen and housing not match the colour of the chancel arch and, instead, match/emulate the colour of the ceiling;
6. That the steel collars on the columns not obscure the decorative capitals;
7. That the removed pews be kept in the secure location to allow for their reinstatement and/or to allow for the repair of the remaining pews;
8. All masonry works, particularly alterations to the buttresses, shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
9. A Building Permit shall be obtained, as necessary;
10. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.



November 15, 2023

Page 5 of 14

**Options/Discussion:****Description of Application/Background**

The subject building with the municipal addresses of 72-82 Sydenham Street, locally known as the Sydenham Street United Church or “The Spire”, is located at the northwestern corner of the William and Sydenham Street intersection. The interior sanctuary/event hall is protected under Part IV of the *Ontario Heritage Act* due to the extensive interior works that were designed by John Power, a prominent local architect, as well as subsequent sympathetic alterations. Several notable features include the fine balcony with its continuous curve, the regularly spaced columns with associated moulded capitals, and the vaulted ceiling.

An application for alteration under Section 33 of the *Ontario Heritage Act* (File Number: P18-087-2023) has been submitted to pursue interior renovations to the church sanctuary, specifically: (1) the installation of a series of speakers that bookend the alter area and under the balcony; (2) the installation of a production booth on the main floor of the sanctuary/event hall; (3) the expansion of overhead lighting above the alter area; (4) the installation of four lighting rails on the second storey balcony columns; (5) the installation of three pipes and an associated ladder on both second storey buttresses opposite the alter area; and (6) the installation of a retractable projector screen behind the chancel arch.

This application was deemed complete on October 3, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on January 1, 2024.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

**Reasons for Designation/Cultural Heritage Value**

The interior of the property is designated under Part IV of the *Ontario Heritage Act* through Designation By-Law Number 87-179 (amended by By-Law Number 2000-204A).

By-Law 87-179 provides the following entry:

“Extensive interior work was carried out in 1878 with plans by John Power.

An unusual feature of the interior is the fine balcony that sweeps around three sides of the building in one great continuous curve, its raked floor providing good visibility from all seats to the altar area below. The balcony is supported by regularly spaced columns that are topped by moulded capitals. The six columns that carry on to support the vaulted ceiling above, have plain round shafts and are made of steel. Other columns having composite shafts are made of wood. Two stairs with especially fine, partly curved wood balustrades and handrails, provide access to the balcony from the entrance side of the church.



November 15, 2023

Page 6 of 14

Another important interior feature is the vaulted ceiling which was added, presumably in 1878. The ceiling is partly supported by columns with plain round shafts and decorative moulded plaster capitals. The ceiling is divided by moulded plaster ribs embellished at intersections by decorative plaster bosses.”

Through research conducted by Heritage Studio, the heritage consultancy firm who completed a Heritage Impact Statement for the project, the following has also been identified:

- [W]hen the work was finished in 1854, the spire was said to be the tallest in Canada, and allegedly used by the U.S. Great Lakes Survey and the Canadian Geodetic Survey as a surveyor’s mark.
- While By-Law Number 87-179 (amended by 2000-204A) attributes the work to John Power “no documentation has been found to confirm this.” However, two “...newspaper articles identify Power & Son as the architect.”
- H. Pearson Gundy identifies John Power as the appointed architect; however, John Power passed away in 1882, and so this extensive structural enlargement and associated interior remodeling would have been designed and supervised by his son, Joseph Power, with assistance from his younger brother, Thomas.
- [I]t is very likely that Joseph played a large role in the 1878 interior renovations in partnership with his father.
- [I]t is strongly believed that the current interior design dates to the 1887 reconstruction.
- [T]he designs for the 1887 enlargement of the Church to the north and south with new stone wings, and significant interior renovations should be attributed to Joseph and Thomas Power.
- According to the architect on this project, Mikaela Hughes, a “decorative metal grille balustrade with wood railing around the gallery... survives beneath the later and still in place, wood panel guard.”
- Above the suspended ceiling from the 1887 alteration exists the original ceiling which include painted frescoes and what is likely a small portion of the original arch.
- In 1929, Colin Drever was retained to install a new organ as well as complete other alterations, including: “the construction of a proper chancel with the organ pipes placed either side of the new choir stalls, which faced each other and not the congregation, as well as an extension to the south side to accommodate a stairway to the gallery, new windows, new pews in a semi-circular arrangement, new floor covering and new roofing, re-pointing of stonework, new tile flooring in the vestibule and lastly, a stone baptismal font was donated by Robert Reid and Sons.”
- Drever was also in “partnership with Joseph and Thomas Power from 1919-1923.”
- Today, the design and character of the sanctuary of Sydenham Street United Church is predominantly characterized by the 1887 interior renovations (Power & Son), and to some extent by the 1929 renovation (Colin Drever).

The relevant parts of Designation By-Law Number 87-179 can be found in Exhibit B.

November 15, 2023

Page 7 of 14

## Cultural Heritage Analysis

Staff visited the subject property on December 13, 2022 & October 6, 2023.

The Spire serves as a hub for community organizations, events and artistic presentations, and has been retrofitted, in an impromptu manner, to support different uses. However, more substantial renovations are necessary to build upon its success as a functional, modern community hub. The goal of these renovations is to further improve the usability of this space, which will contribute to the generation of additional funds to support the upkeep of this architecturally important community hub.

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provide direction on best practices regarding interior arrangement, interior features, and structural systems that are cultural heritage attributes. Importantly, the above noted guidelines detail that one should understand how each element contributes to the cultural heritage of the building as well as document the existing status and subsequent changes for future reference. The conservation of interior arrangements in section 4.3.2 of the Standards and Guidelines recommends that one understand the planning principles used by the original designer, retain the interior arrangement by maintaining circulation patterns/spatial relationships, design the interior to be compatible with the historic arrangement, accommodate service functions (like a production booth) in non-character-defining spaces, design a new interior addition that draws a distinction between new and old, and work with code specialists when addressing safety requirements to respect the interior arrangement and minimize impacts on heritage value. Section 4.3.7 on interior features notes that one should assess the condition of interior features early in the planning process, design/locate/install new interior features in a manner that respects the building’s heritage value, work with code specialists to determine the most appropriate solution to safety requirements with the least heritage impact, and explore all modification options to existing interior features prior to removal. Section 4.3.8 on structural systems notes that one design the structural system of a new addition or alter an existing structure in a manner that is compatible with the building’s heritage value.

The extensive interior renovation has four main parts, which will be discussed separately: (1) a new sound system; (2) a new projection system; (3) an updated lighting system; and (4) a new production booth. The new sound system will include wall-mounted array speakers and associated subwoofers on either side of the stage as well as up to six speakers on the underside of the gallery. The speakers will be column array loudspeakers by Meyer Sound. Since the performance hall, which is the entire interior worship area or sanctuary area, is a complicated area for uniform sound distribution, multiple speakers in various locations are necessary to achieve the professional performance standard sought by this alteration (Exhibit C). The final speaker and associated subwoofer model will be provided to Heritage Planning staff prior to installation as a condition of approval.

The new projection system includes a new winch box, approximately 7.15 metres (23.5 feet) wide, and a new retractable screen, approximately 6.55 metres (21.5 feet) wide, behind and above the chancel arch and parallel to the overhead lighting. The associated projector will be

November 15, 2023

Page 8 of 14

located just outside the sanctuary on the second floor behind the Gothic Revival pointed arch opposite the chancel. The projector will be stored outside of the sanctuary and wheeled out via a track system when in use, and is not considered a permanent alteration to the sanctuary that necessitates an approval (Exhibit C).

The updated lighting system includes overhead, side and front lighting. The overhead lighting will be located over the chancel and include eight spotlights. Currently, five recessed lights exist over the chancel and are approximately 0.2 to 0.25 metres (0.66 to 0.83 feet) in diameter. The proposal requires four of these openings to be expanded to be approximately 0.35 metres (14 inches) in diameter to accommodate the new lighting system. In addition, four new openings are required that will also be approximately 0.35 metres (14 inches) in diameter and will be parallel to the existing openings. Further, one new I-Cue mounted leko light will be mounted at the rear of the chancel area opposite the projector screen. The associated opening will be slightly wider than those proposed for the other lights but otherwise have similar dimensions (Exhibit C).

The updated side lighting includes two removable lighting rails on the second storey of the four columns closest to the stage for a total of eight. These railings will project approximately 1.3 metres (4.33 feet) from the centre of the column and be attached below the ornate capitals. Each column can accommodate up to eight light fixtures. Each proposed fixture will be approximately 0.2 metres (0.75 feet) wide and 0.65 metres (2.166 feet) tall. Behind each column, two removable circuits will be installed to control the light fixtures from the production booth (Exhibit C).

The updated front lighting will be located on the second floor opposite the chancel on either side of the Gothic Revival pointed arch. The lighting rails will be on the outside (north and south sides) of the two associated buttresses, three per buttress, and will project approximately 0.7 metres (2.33 feet) from the buttress wall. Access to these lighting rails will be via a new ladder, approximately 4.5 metres (15 feet) tall and 2.1 metres (7 feet) above the floor, on each side of the buttresses perpendicular to the chancel area. In addition, there will be an associated retractable lifeline rope that will hang from the ceiling on each side of the buttress, which is necessary for the safety of those using the ladders (Exhibit C).

The new production booth will be in the southeastern corner on the ground floor (or "rear house-left") and face the stage (Exhibits A & C). The booth will be approximately 3.6 metres (11.9 feet) wide and 2.4 metres (7.8 feet) deep. To accommodate the booth, three rows of pews will be removed and a riser will be installed to offset the raked floor. The booth structure will feature wainscotting over drywall, that will match the style/colour of the front balcony, at the bottom third of the booth walls and transition to glass for the remaining height to the bottom of the balcony. Further, a paneled double wooden door will be installed at the rear of the booth, which is meant to emulate the nearby doors and proposed wainscotting to complete the design. A modern production booth that is in view of the stage/chancel area is necessary to achieve the goal of a professional performance venue as it consolidates technical equipment and controls in one area (Exhibit C).

November 15, 2023

Page 9 of 14

The subject proposal meets the Standards and Guidelines. The applicants have demonstrated an understanding of the heritage value of the property as well as the potential impacts of this proposal by completing a Heritage Impact Statement, engaged with Heritage Planning Staff beginning in late 2022, and retained multiple qualified professionals early in the design process (Exhibits C). While the proposed alterations will have minor visual, physical and circulation/spatial impacts to the space, the proposed works maintain the heritage value of the sanctuary.

The visual impact of the proposed alterations to the protected interior space have been mitigated due to their location and colour. The audience facing speakers will be “placed in a balanced and symmetrical composition on the [sanctuary] walls and...[on] either side of the chancel.” The underside balcony speakers will be “positioned to minimize...visual obstruction of [the] windows on the north and south side walls” (Exhibits C & D). The new screen will be housed against the ceiling and descend via a winch system hidden above the chancel in the attic space. This will partly limit views of the mechanical system used to support the screen and will not obscure the chancel arch when viewed by the audience (Exhibit D). In addition, the ladders on either side of the rear second storey buttresses are perpendicular to the chancel to reduce their visual impact (Exhibit D). The newly proposed overhead lights over the chancel will make use of existing openings in the ceiling while the new lights, minus one leko light, will be positioned parallel to the existing openings (Exhibits C & D). The steel collars and associated light rails that will project on either side of the columns will be positioned so that the decorative capitals will not be obscured (Exhibits C & D). This is a condition of approval. Finally, the new production booth will be located “...in the southeastern corner against the wall [of] the vestibule, which will present the least amount of visual intrusion into the sanctuary” (Exhibits A, C & D). The thoughtful positioning of these new/updated features/areas mitigates some visual impacts and allows the heritage attributes of the space to maintain their visual prominence.

To further minimize the visual impact of these newly added/upgraded features, they will be appropriately coloured and designed to blend into the background. All speakers will be “...factory finished to match the interior’s colour scheme” (Exhibit C). The other visible technical equipment, including the light rails and ladders on the buttresses, the light rails on the columns, and the wainscotting of the proposed production booth will be “painted to match the existing wall or ceiling colour” (Exhibit C). This is a condition of approval. The screen will be painted like the ceiling and not the arch to avoid “...diminish[ing] the prominence and sharpness of the arch...” (Exhibits C & D). This is a condition of approval. Finally, the new production booth will feature a colonial style wood door, glass and drywall with exterior wainscotting. The wainscotting and door will match the design and colour of the wood guard rail on the balcony and nearby wooden doors which will help tie the booth in with the existing sanctuary character (Exhibits C & D). The use of glass “...will help to lighten the appearance of the enclosure and will allow views through to the pointed arch windows on the southern wall” (Exhibit C). The impact of these new or updated features will be greatly reduced by having an appropriate colour palette and materials/designs that emulate the existing interior, while maintaining a focus on the sanctuary’s heritage attributes.

November 15, 2023

Page 10 of 14

The physical impact of the proposed alterations have been mitigated by altering select areas with limited heritage value, by being reversible and by storing equipment in areas that are not protected under the *Ontario Heritage Act*. The new lighting system and projection screen will alter the portion of the ceiling above the chancel, but this portion is not part of the vaulted main ceiling and will be located behind the chancel arch (Exhibit D). Further, these alterations do not change the arched profile of the chancel ceiling. Similarly, while the retractable lifeline ropes will interact with the barrel vaulted main ceiling, it will not impact the moulded plaster ribs or decorative plaster bosses (Exhibit D). The lighting rails and associated ladders on the second-floor balcony will be anchored to two of the building's buttresses (Exhibit D). While not a noted attribute of the interior of the sanctuary, they are still important to the value of the space and alterations to them shall follow the City's Masonry Policy (Exhibit B). This is a condition of approval. Since the front facing speakers will be anchored to the wall on either side of the chancel that has no heritage value, there are only visual impacts associated with this alteration (Exhibits B & D). However, the under balcony mounted speakers do impact the bottom of the balcony, a noted attribute. Despite this, the balcony's value is not in the balcony itself, but instead its form that allows "unobstructed views toward the chancel area" which is not being impacted (Exhibits B & C). The production booth will require the removal and storage of three rows of pews in the southeastern portion of the building, the fabrication of a drywall retaining wall that will abut one column and associated glazing, and the addition of a riser to offset the raked floor. This will impact the property's heritage value as the raked floor and column are attributes and are being obscured, even if reversible (Exhibit B). Further, this alteration will result in a limited portion of the sanctuary not being able to fulfil the goal of having "good visibility from all seats" as originally planned, which is central to the planning principles of this protected space (Exhibits B & C). Despite this, the impacts are mitigated by the booth's location, as it will not obstruct the view of the audience and is tucked into the corner, and its design, which emulates the interior while also allowing for views through the glazing (Exhibits A, C & D). The impact of these physical alterations is mitigated by focusing these works on areas with limited heritage value, where possible, and mitigating their visual impact once installed.

Several of the proposed alterations are reversible, namely all "light, sound, and screen installations", the removed pews, as well as the booth plaster wall (Exhibit C). In particular, the steel collars and associated circuits can be removed to support different performance needs and to protect/reinstate the columns/capitals. Further, the booth plaster wall will keep the exterior portion of the column exposed and no permanent damage will occur to the column because of this new wall. Finally, the removed pews will be stored on the property and can be reinstated or used to repair the remaining pews. This is a condition of approval. In general, most of the proposed alterations are reversible and only minor repairs would be needed to the property to revert to its existing condition.

After discussions with City staff and the applicant's heritage consultant, the new projector for the associated screen will be housed outside of the sanctuary within the tower space. "When required, it will roll out on a track through the operable side-hung window/door in the pointed arch window. This solution removes the need for any installation within the sanctuary thereby removing the identified negative impact [to this protected area] (Exhibits C & D)."

November 15, 2023

Page 11 of 14

The work as proposed, will have limited impacts to the interior arrangement of the space and only slightly change the circulation pattern and spatial relationship within the building (Exhibit B). The new production booth is the main impact as the booth will be elevated above the raked floor by a new riser, remove three pews, and have a potential to disrupt the view of a pointed arch window to the south (Exhibits B & C). Despite this, the booth has been designed to mitigate these impacts to the greatest extent possible by using glass to maintain the view of the window, retaining the pews for reinstatement/adaptive reuse, and by tucking it into the corner where it will cause the least amount of visual/functional disruption to the overall circulation pattern and symmetry of the space (Exhibits A & D). The proposed booth is appropriately located and has been "...carefully designed to draw as little attention to itself as possible" (Exhibit C).

Overall, the alterations demonstrate an understanding of the space's planning principles and respect for the property's heritage value. While there will be impacts (mainly the use of part of the sanctuary to install a new production booth), this proposal will upgrade the interior of this space by replacing the existing improvised lighting and sound systems with well thought out alternatives meant to highlight the space and downplay the prominence of these new installations. Further, the inclusion of ladders and removable features will allow for increased ease of maintenance of both the interior space and the new equipment. This proposal will maintain the value of this protected interior space while increasing its usability.

Staff are of the opinion that the subject application will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Broadly, the application will:

- Achieve the goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the City so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;
- Achieve Guiding Principle Numbers 1, 6, 7 & 8:
  - Respect for documentary evidence – Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
  - Reversibility – Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
  - Legibility – New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
  - Maintenance – With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.
- Achieve Standards 2, 3, 5, 7, 9, 11 & 12 of Parks Canada's Standards and Guidelines:



November 15, 2023

Page 12 of 14

- Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for a historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### **Previous Interior Approvals**

P18-362-110-2009 – removal of choir pews, wood fences/screens, carpet/tile flooring and installation of a level smooth subfloor.

### **Comments from Department and Agencies**

The following internal departments have commented on this application and provided the following comments:

#### *Engineering Services:*

Development Engineering has no concerns with this application if all proposed work is interior.

#### *Utilities Kingston:*

Utilities Kingston has no concerns with the Heritage Permit.

The applicant is encouraged to contact the Utilities Kingston Conservation Department to discuss their development and inquire as to whether there are any conservation incentives and energy saving options available. Please 613-546-1181 and say “conservation” or email

[conservation@utilitieskingston.com](mailto:conservation@utilitieskingston.com)

#### *Building Services:*

No comments were received.

#### *Environmental Services:*

No comment.

November 15, 2023

Page 13 of 14

*Fire Department:*  
No comment.

*Kingston Hydro:*  
If a service upgrade is required, the applicant will need to submit a service request:  
<https://utilitieskingston.com/Electricity/NewServices/ServiceRequest>

**Consultation with Kingston Heritage Properties Committee**

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Heritage Services has received comments from three Kingston Heritage Properties Committee members. The Committee’s comments have been compiled and attached as Exhibit E.

None of the commenting members voiced concerns.

Two of the members complemented the proposal.

Two of the members noted the proposal was well thought out.

One member noted that the proposed evolution of the church interior was sympathetic to what currently exists.

**Conclusion**

Staff recommends approval of the application File Number (File Number: P18-087-2023), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

**Existing Policy/By-Law:**

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-Law for Heritage

Designation By-law Number 87-179, amended by By-Law Number 2000-204A

**Notice Provisions:**

Pursuant to Section 33(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

November 15, 2023

Page 14 of 14

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256

Phillip Prell, Intermediate Planner, Heritage 613-546-4291 extension 3219

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Mapping Information

Exhibit B Designation By-Law Number 87-179, Amended by By-Law Number 2000-204A

Exhibit C Select HIS Sections, Spire Project Summary Sheet, Lighting Plans & Booth Plans

Exhibit D Site Visit Pictures


Exhibit E Correspondence Received from the Kingston Heritage Properties Committee

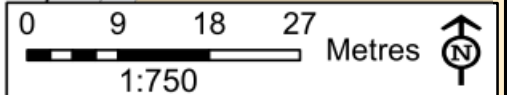
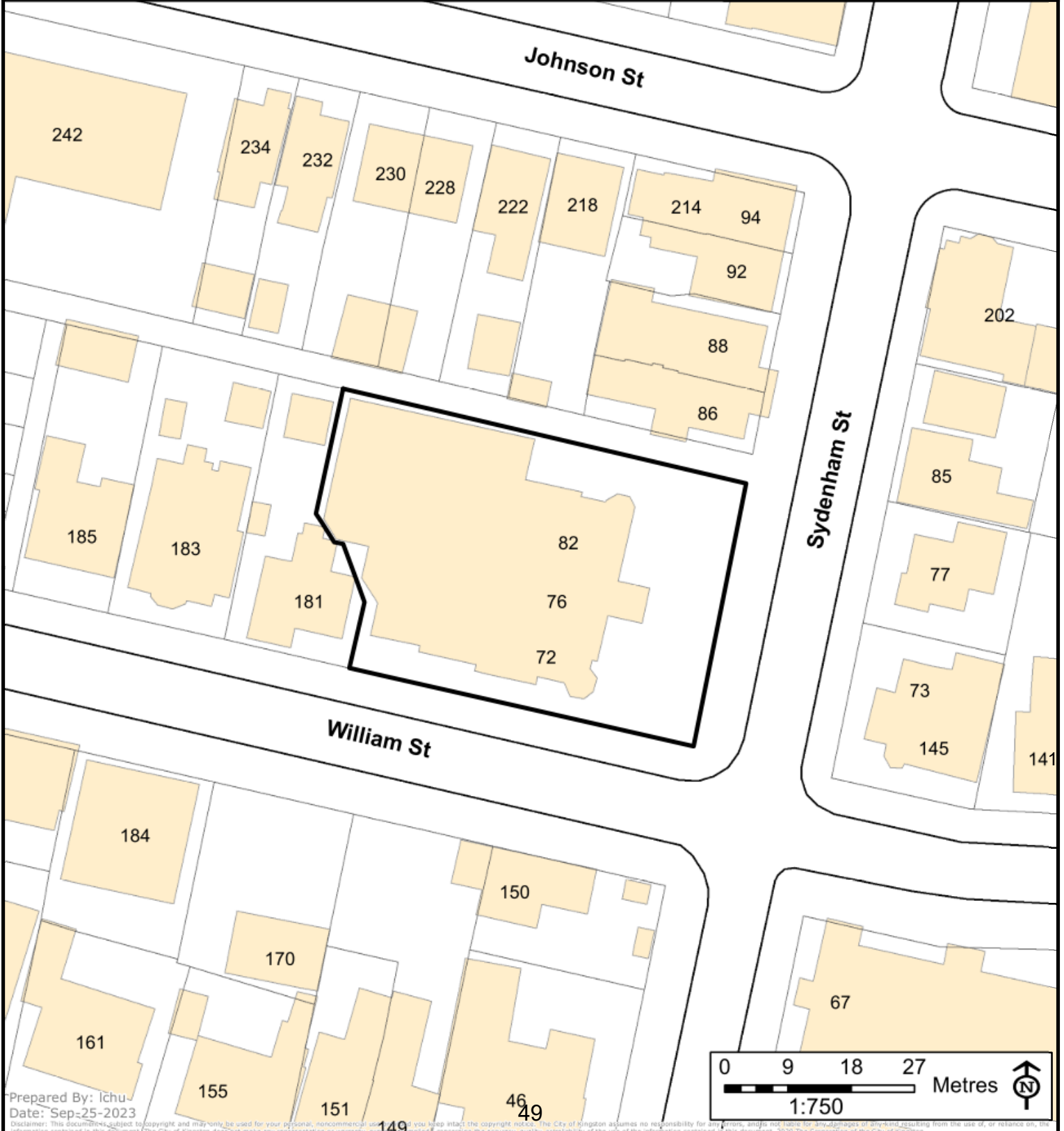
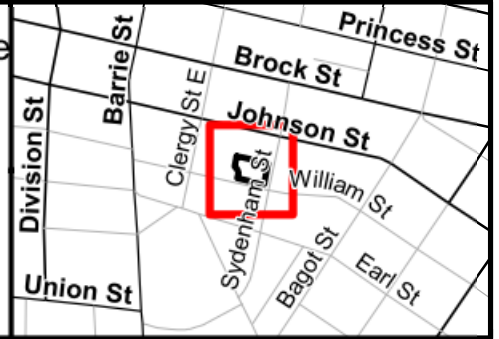


# Kingston Heritage Properties Committee

## Key Map

Address: 82 Sydenham Street  
File Number: P18-087-2023

 Subject Lands



Prepared By: lchu  
Date: Sep-25-2023

Disclaimer: This document is subject to copyright and may not be used for your personal, non-commercial use without you first obtain the copyright notice. The City of Kingston assumes no responsibility for any errors, omissions, or inaccuracies or any third party's reliance on the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2020 The Corporation of the City of Kingston.

**BY-LAW NO. 2000-204A**

**A BY-LAW TO AMEND BY-LAW NO. 87-179, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT", (DESIGNATING INTERIOR OF SYDENHAM STREET UNITED CHURCH – 82 SYDENHAM STREET)**

**PASSED:** February 6, 2001

**WHEREAS** Notice of Intention to Amend By-Law No. 87-179 "A By-Law to Designate Certain Properties to be of Historic and/or Architectural Value or Interest Pursuant to the Provisions of The Ontario Heritage Act", to designate the interior of 82 Sydenham Street, pursuant to Section 29 of the *Ontario Heritage Act*, was sent by registered mail to the owners of the property on the 21<sup>st</sup> day of July, 2000 and to the Ontario Heritage Foundation on the 30<sup>th</sup> day of August, 2000;

**AND WHEREAS** said Notice was published in the Whig Standard on September 2, 2000;

**AND WHEREAS** the thirty day appeal period expired on October 3, 2000;

**AND WHEREAS** no objection to such designation has been received by the City;

**NOW THEREFORE** the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. By-Law No. 87-179 of The Corporation of the City of Kingston entitled, "A By-Law to Designate Certain Properties to be of Historic and/or Architectural Value or Interest Pursuant to the Provisions of the Ontario Heritage Act" is hereby amended as follows:

A. Section 3, as amended, is hereby further amended by adding the following thereto as subsection (j) which shall read as follows:

**"3.(j)** Interior of Church - 82 Sydenham Street , Sydenham Street United Church"

B. Schedule "A", as amended, is hereby further amended by adding the following thereto:

**"REASONS FOR DESIGNATION OF CERTAIN PROPERTIES  
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON  
FEBRUARY 6, 2001 (CLAUSE 7, REPORT NO. 90)  
INTERIOR AS BEING OF ARCHITECTUAL AND HISTORIC SIGNIFICANCE**

**82 Sydenham Street**

Extensive interior work was carried out in 1878 with plans by John Power.

An unusual feature of the interior is the fine balcony that sweeps around three sides of the building in one great continuous curve, its raked floor providing good visibility from all seats to the altar area below. The balcony is supported by regularly spaced columns that are topped by moulded capitals. The six columns that carry on to support the vaulted ceiling above, have plain round shafts and are made of steel. Other columns having composite shafts are made of wood. Two stairs with especially fine, partly curved wood balustrades and handrails, provide access to the balcony from the entrance side of the church.

Another important interior feature is the vaulted ceiling which was added, presumably in 1878. The ceiling is partly supported by columns with plain round shafts and decorative moulded plaster capitals. The ceiling is divided by moulded plaster ribs embellished at intersections by decorative plaster bosses."

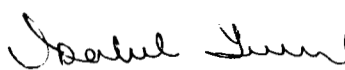
2. This By-Law shall come into force and take effect on the date of its passing.

**GIVEN FIRST AND SECOND READINGS** July 18, 2000

**GIVEN THIRD READING AND FINALLY PASSED** February 6, 2001



**CITY CLERK**

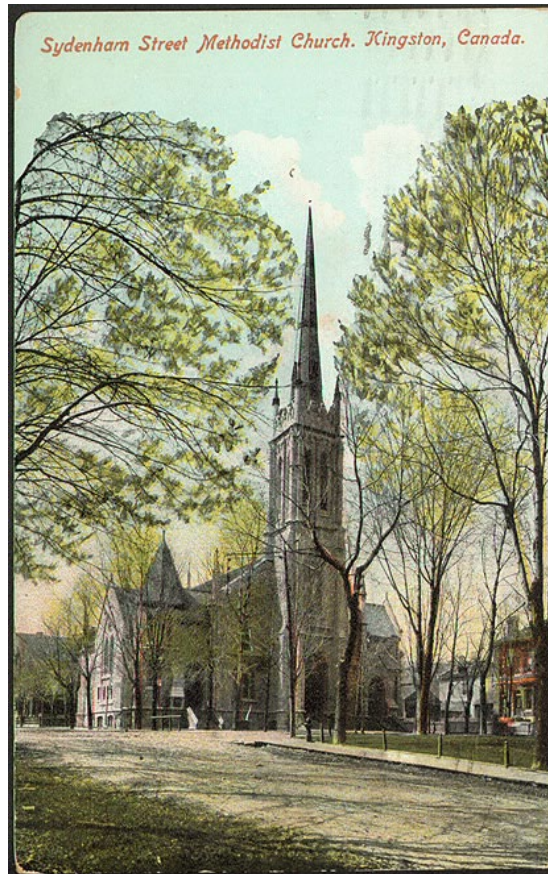


**MAYOR**



# HERITAGE IMPACT STATEMENT

## 82 Sydenham Street (Sydenham Street United Church)



1910 Postcard of Sydenham Street Methodist Church

**Prepared For:**

Sam McLeod  
General Manager  
The Spire Arts & Community Hub  
82 Sydenham Street  
Kingston, ON K7L 3H4  
226-567-24446  
generalmanager@thespirekingston.org

**Prepared By:**

Alex Rowse-Thompson RPP, MCIP, CAHP  
Principal, Heritage Studio  
149 Ordnance St.  
Kingston, ON, K7K 1G9  
613-305-4877  
Alex@heritagestudio.ca

---

**Report Issuance**

Draft: September 21, 2023.

Final: September 22, 2023.

### **3. DRAFT STATEMENT OF CULTURAL HERITAGE VALUE**

To accurately assess the potential impact(s) of the proposed interventions on the cultural heritage value and attributes of the sanctuary, a draft Statement of Cultural Heritage Value or Interest for the sanctuary of the Church is required. The following draft statement is informed by By-Law Number 87-179 (as amended by By-Law Number 2000-204A), the HCD Property Inventory Evaluation Form, the preceding background research and analysis and the Heritage Studio's site visits.

#### **Cultural Heritage Value**

Extensively remodeled circa 1887, the Sydenham Street United Church's sanctuary has design value as a finely executed representative example of a late 19<sup>th</sup> century Victorian Gothic Revival Style interior of a Wesleyan Methodist Church. The barrel-vaulted ceilings with ribs and decorative bosses, curvilinear gallery and raked seating reflect the Gothic Revival architectural style and social values of the Methodist Church in Canada in the 19<sup>th</sup> century. The Methodist belief that each member of the congregation should feel a personal relationship with the officiating priest or minister, and therefore have an equal view during services, is exemplified by the raked floor and seating and curvilinear gallery.

The sanctuary also has design value for its high degree of technical achievement. In 1887, when the original (1852) church's limestone masonry walls (north and south) were removed and new side wings constructed, the sanctuary would have required a full redesign and extensive new construction, which included the installation of structural cast iron columns, and barrel-vaulted and ribbed main ceiling with intersecting pointed side vaults, all suspended below the attic space. These structural changes and related interior design were significant and ambitious in 1887.

The sanctuary has associative value because it reflects the technical achievement and extensive interior remodeling by prominent Kingston architectural firm, Power & Son. The design of the 1887 interior remodeling is attributed to Joseph Power in partnership with his brother Thomas. Power & Son originated with John Power's immigration to Canada West (now Ontario) in 1846. John Power quickly established himself as a local architect and in 1873, took into partnership his son, Joseph Power, the firm being called Power & Son. After John Power died in 1882, Joseph took his younger brother, Thomas, (as draughtsman and later architect) into the firm, retaining the name Power & Son. The architectural work of John Power and his sons, Joseph, and Thomas, in Kingston, is extensive and well-documented and includes a variety of residential, commercial, industrial, and religious buildings.

## Cultural Heritage Attributes

Cultural heritage attributes that express the sanctuary's design and associative values include its:

- Barrel vaulted main ceiling and pointed arch intersecting side vault ceilings, all with moulded plaster ribs and decorative plaster bosses;
- Cast iron columns supporting the vaulted ceilings above, which have plain rounded shafts and are topped with moulded wood capitals below the gallery and topped with decorative plaster capitals where they meet the ceilings;
- Wood columns with composite shafts regularly spaced and supporting the gallery;
- Two stairs with partly curved wood balustrades and handrails that provide access to the gallery through a balcony vestibule with two door openings, from both the north and south sides of the Church's vestibule;
- Curvilinear gallery (also referred to as a balcony), extending around three sides of the sanctuary, providing unobstructed views towards the chancel area;
- Decorative metal grille balustrade with wood railing around the gallery that survives beneath the later wood panel guard;
- Raked floor on main level and gallery;
- Gothic Revival pointed-arch windows with elaborate tracery including quatrefoil and cusped arches;
- Two ocular windows with trefoil tracery in the central intersecting side vaults to the north and south;
- Gothic Revival pointed-arch window with simplified tracery and coloured glass (likely installed after the 1887 renovation) centrally located on the interior east wall or west wall of the tower;
- Chancel arch with tall colonettes and simple capitals, and arch to organ recess; and
- Decorative glass and metal chandeliers (may date to the 1887 interior remodeling or are modern replicas).

The following items are noted as important interior features, but not considered to be cultural heritage attributes that express the 1887 design and associative cultural heritage values:

- The surviving 1878 painted ceilings and original arch that survive in the attic space.
- Casavant organ and organ screens, which are becoming increasingly rare in Canada.
- The wooden pews, which are not original to the 1887 renovations and likely date to the mid 20<sup>th</sup> century, but contribute to the interior's religious architecture and character, define the lines of the aisles, and accentuate the rounded lines of the ground floor.

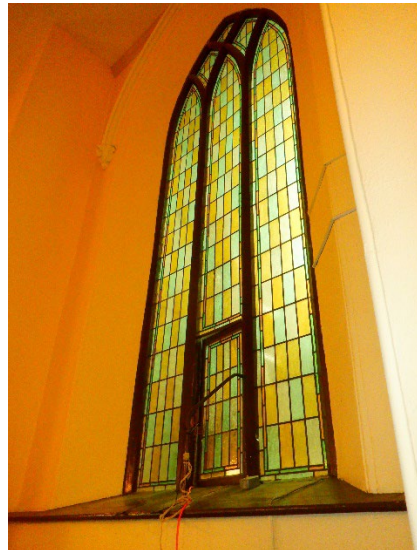


Figures 20 & 21: Rear (east) wall of sanctuary with raked floor and curvilinear gallery and chancel arch to the west. (Heritage Studio, June 2023)





Figures 22 & 23: Pointed arch intersecting side vaults with plaster ribs and decorative bosses. (Heritage Studio, June 2023)



Figures 24 & 25: Looking down towards the pulpit from the gallery and Gothic Revival pointed-arch window with simplified tracery and coloured glass. (Heritage Studio, June 2023)



Figures 26 & 27: Looking down towards the pulpit from the gallery, barrel-vaulted main ceiling, and moulded plaster ribs and decorative bosses. (Heritage Studio, 2023)

## 5. IMPACT OF PROPOSAL & CONSERVATION APPROACH

### 5.1 Impact Assessment

The following table assesses the proposed interior interventions in relation to potential negative impacts identified in the Ontario Heritage Toolkit. A discussion regarding the proposed conservation approach and recommended mitigation strategies follows.

Potential Negative Impact	Assessment
Destruction of any, or any part of, significant heritage attributes or features	<p>The lighting, sound, and screen installations do not necessitate the destruction or removal of any identified heritage attributes and are considered reversible alterations.</p> <p>The proposed production booth requires the removal of a small portion of raked floor on the ground floor to enable the construction of the booth. This represents a very small loss of the heritage attribute, which will continue to be conserved and appreciated on the remainder of the ground floor and entirety of the gallery.</p>



Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Undoubtedly, the introduction of technical equipment (i.e., lighting, audio, visual, etc.) into an historic church sanctuary has the potential to present a discordant architectural narrative. However, as is explained in the next section, this impact can be mitigated to some extent by careful placement and design consideration to minimize the visual impact on the quality and character of the space.

The location of the new production is set under the gallery in the southeast corner against the wall to the vestibule, which will present the least amount of visual intrusion into the sanctuary. Moreover, the booth has been carefully designed to draw as little attention to itself as possible. The design incorporates a significant amount of glazing, which will help to lighten the appearance of the enclosure and will allow views through to the pointed arch windows on the south wall, which would otherwise be partially obscured. The windows are shown as horizontal sliders, which gives the glazing a vertical emphasis, thereby tying in with the Gothic Revival interior design. One column will be partially encased by the enclosure but continue to be visible on the north side facing the aisle. The area below the windows will be less visible, but the proposal to use wainscotting, which matches the wood guard rail on the balcony, may help to ground the structure and tie it in with the existing character. Overall, the addition of the production booth will have a negligible impact on the overall cultural heritage value and attributes of the sanctuary.

The ladders, and associated lighting rails, which will be mounted to the outsides (north and south) of the buttresses on the rear wall present a visual impact to the composition of the east wall but will be painted to match the adjacent buttresses and surrounding walls,

	which will help them to visually blend into the background.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	N/A
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	<p>The placement of the lighting rails on the gallery columns, underside of the gallery, and either side of the buttresses on the rear (east) wall, will not obstruct views of any identified heritage attributes.</p> <p>The steel collars and welded pipes that extend from the gallery columns have been positioned so that the views of the decorative capitals will not be obscured.</p> <p>Similarly, the steel pipes extending either side of the buttresses on the rear wall are sized and positioned so as not to obscure the adjacent pointed arch windows. The proposed lighting rail between the buttresses, however, presents a visual obstruction of the central pointed-arch window, which forms part of the composition of the rear wall and is a significant view looking east within the sanctuary.</p> <p>The overhead lighting above the chancel is largely located within former pot light locations and accordingly, the new holes required for the additional fixtures represents a minimal increase in the visual impact.</p> <p>The projection screen winch system box presents a minimal visual intrusion in the chancel arch.</p>

A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration in the formerly open space.	Undoubtedly, the proposed performance upgrades present a contrasting design narrative to the late 19 <sup>th</sup> century Gothic Revival interior. However, these upgrades reflect the past and ongoing rehabilitation of the Sydenham Street United Church to allow the United Church congregation to continue worship within the sanctuary, while enabling other community, arts and service uses, which ultimately sustains the long-term conservation of this important historic structure.
Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely impact archaeological resources.	N/A

In summary, the only potential negative impacts identified relate to the lighting rail on the rear (east) wall between the buttresses and the loss of a small section of raked floor on the ground level. The Ontario Heritage Toolkit does not address potential positive impact(s) which include:

- The thoughtful and well-considered placement and design of audio-visual equipment within the sanctuary, which respects the balance and symmetry of the space.
- The removal of all other speakers and spotlights, which have been placed in an ad hoc and as needed basis, and temporarily attached to numerous columns.
- The reduction and rationalization of electrical cables and conduits in response to improved technology and the installation of the production booth, which will reduce visual clutter within the sanctuary.
- The increased usability of the space for arts and performance events, thereby allowing a greater public appreciation of the historic property within the community and region.
- Support for the ongoing rehabilitation of the building, which helps to ensure its long-term repair and conservation.

## 5.2 Mitigation Strategies

The key objectives of the conservation approach for the sanctuary are to minimize visual intrusion on the character, quality, and heritage attributes of the circa 1887 sanctuary and to adhere to the conservation principle of “reversibility”<sup>3</sup>. Parks Canada’s Standards and Guidelines include guidelines for when a building’s interior features are identified as character-defining elements. Of relevance is Guideline 21 which recommends “designing, locating and installing new interior features, such as stairways, cabinetwork or fireplaces, in a manner that respects the building’s heritage value.” The following strategies are recommended to mitigate the identified potential negative impacts and to ensure that the identified heritage attributes within the sanctuary are conserved.

1. The speakers and sub woofers should be placed in a balanced and symmetrical composition on the proscenium walls and symmetrically placed either side of the chancel.
2. The speakers on the underside of the gallery should be positioned to minimize any visual obstruction of windows on the north and south side walls, as far as possible.
3. The proposal to have the technical equipment factory finished to match the interior’s colour scheme will help to blend the new equipment into the background and to reduce its visual prominence. Accordingly, it is recommended that:
  - a. All equipment attached directly to a wall or ceiling be painted to match the existing wall or ceiling colour.
  - b. The steel collars and welded pipes on the gallery columns (side lighting) should be painted to match the colour of the columns, which are a sandy grey colour. The light fixtures could be painted in the same colour or matched to the wall colour (so as to visually ‘fade’ away). A simplified color scheme will help to minimize visual noise and avoid confusion between architectural elements and order.
  - c. The projection screen winch system box should not be painted to match the colour of the chancel arch moulding as this could diminish the prominence and sharpness of the arch, which should be the predominant focal point. However, a contrasting colour could also be distracting and detract from the focus on the arch. Therefore, it is recommended that the

<sup>3</sup> Alterations should be able to be returned to original conditions. This conserves the earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones should be numbered, removed and stored, allowing for future restoration. (Ministry of Tourism, Culture and Sport.

winch box be painted the colour of the ceiling, would provide a more subtle contrast.

It should be noted that through the heritage impact assessment process, a key mitigation strategy was implemented resulting in the elimination of an identified negative impact. The original plans included a lighting rail (2" outside diameter mounted to a square 4" x 4" hollow structural section) positioned between the two buttresses on the rear (east) wall in front of the central pointed arch window, which would be used to mount the video projector and additional front lighting. However, it was identified that this intervention would present a strong new focal point that would compete with the pointed-arch window behind and visually interrupt the composition of the rear wall. Heritage Studio recommended alternative locations for the rail including anchoring it to the supporting beam of the balcony or installing lighting rails (i.e., metal pipes) on the insides of the buttresses, similar to the ones mounted on the outsides of the buttresses so that they terminated at the edge of the pointed arch window. Following much thought and discussion, The Spire has decided to house the video projector within the tower space. When required, it will roll out on a track through the operable side-hung window/door in the pointed arch window. This solution removes the need for any installations within the sanctuary thereby removing the identified negative impact.

## **6. CONCLUSION & RECOMMENDATIONS**

The proposed performance upgrades to the sanctuary have been carefully considered by The Spire with input from three internal committees, including the Facility Enhancement Committee, the Sydenham Street United Church Executive Committee and the Friends of Their Spire. Additionally, The Spire consulted with the City's Heritage Planning team early in the design process and engaged the Kingston Heritage Properties Committee through the City's Pre-Consultation process with the with the objective of seeking input prior to a formal Heritage Permit application. Accordingly, the design process has been collaborative and iterative, and very few negative impacts to the cultural heritage value and attributes of the sanctuary have been identified through the heritage impact statement process.

Within the heritage planning profession, there is a growing awareness of the need to be more discerning about what is being conserved, for whom it is being conserved and why. The Spire is an excellent example of the re-imagining and re-purposing of an historic space, which both enables the continuation of its original use (i.e., religious worship), while allowing increased community use and appreciation for the space.

Significantly, the rehabilitation<sup>4</sup> of this space helps to ensure its long-term conservation.

Broadly, the proposal to upgrade the performance capabilities of the sanctuary:

- Complies with Policy 2.6.1 of the 2020 Provincial Policy Statement
  - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- Supports the goal for Built Heritage Resources in Section 7.1 of the City of Kingston's Official Plan
  - To conserve and enhance built heritage resources within the City so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations.
- Achieves Guiding Principle Number 7 of the Ministry's Eight Guiding Principles in the Conservation of Historic Properties:
  - Legibility - New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time.
  - Reversibility - Alterations should be able to be returned to original conditions. This conserves the earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones should be numbered, removed and stored, allowing for future restoration.
- Achieves Standards 11 and 12 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada:
  - Standard 11 - Conserve the heritage value and character-defining elements when creating any new addition or any related new construction. Make the work compatible with, subordinate to and distinguishable from the historic place.
  - Standard 12 - Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

<sup>4</sup> Rehabilitation is defined as "the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value" (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada).



In summary, the proposal will conserve the cultural heritage values and attributes of the Sydenham Street United Church sanctuary, which complies with the City's Official Plan and the 2020 Provincial Policy Statement. Additionally, should the space no longer be used as a performance space in the future, the alterations could be removed with little repair required. No other studies are recommended; however, the following actions are recommended:

1. The existing designation by-law (87-179, amended by 2000-204A), which includes inaccurate information pertaining to the church's built history, should be updated by the City to reflect the historical research and draft Statement of Cultural Heritage Value in this HIS report.
2. The surviving 1878 painted ceiling and original arch should be professionally documented (e.g., a 3D scan) for archival purposes, and a qualified professional should advise on how best to conserve the paintwork over the long-term.

## **7. SOURCES**

2020 Provincial Policy Statement

Architectural Drawings, Additions and Alterations Sydenham Street United Church, Drever & Smith Architects, March 1961.

Buildings of Architectural & Historic Significance, Volume 5, 1980.

City of Kingston Official Plan

Daily News, July 15, 1878, Queen's University Library.

Fire Insurance Plans, Kingston, Ontario, Chas E. Goad and Underwriters Survey Bureau Limited.

Gundy, H. Pearson. A Brief History of Sydenham Street United Church, Kingston, Ontario, 1852-1973.

McKendry, Jennifer. 2019. Architects Working in the Kingston Region: 1820 - 1920.

Old Sydenham Heritage Conservation District Plan, City of Kingston.

Ontario Heritage Act

Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest

Ontario Heritage Tool Kit



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

**The Spire, Performance Space Enhancement Project  
Phase 1  
Application for Heritage Planning Committee Approval**

**Tables of Contents**

- 1. Introduction**
  - 1.1 Purpose**
  - 1.2 Progress**
- 2. Sound Installation**
  - 2.1 Speaker Placement**
  - 2.2 Aesthetic Integration**
  - 2.3 About Proposed Audio System**
  - 2.4 Why Meyer Sound**
  - 2.5 Why the Column Array Loudspeaker**
- 3. Lighting System**
  - 3.1 Lighting Position 1 – Overhead**
  - 3.2 Lighting Position 2 – Side Lighting**
  - 3.3 Lighting Position 3 – Front Lighting**
  - 3.4 Buttress Sides**
  - 3.5 Lighting Instrument**
  - 3.6 The Projector**
  - 3.7 The Screen**
- 4. Production Booth**
  - 4.1 Booth Location & Structure**
  - 4.2 Booth Collaboration**
- 5. Project Leaders**



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

## **1. Introduction**

The Spire operates Sydenham Street United Church, a historic building located in downtown Kingston, which serves as a hub for various community organizations, events, and artistic presentations.

Phase One of The Performance Space Enhancement Project aims to equip the 750-seat sanctuary with advanced lighting, sound, and projection capabilities. This enhancement will enable current and potential users to host their events, concerts, theater performances, and more without the need to bring in external audio, visual, and lighting systems.

This document outlines the initial phase of our plans for the hall. Subsequent phases may involve implementing acoustic management systems, upgrading seating arrangements, and making modifications to the stage. We intend to present these future phases to the Heritage Planning Committee in the coming years.

Included within this document, you will find detailed information and engineered drawings pertaining to our phase 1 plans. Additionally, we have provided information on the products we intend to acquire and details about the individuals involved in the planning, fundraising, and visioning of this phase and subsequent phases.

We would like to express our gratitude for your attendance at today's tour, your interest in heritage preservation, and your attentiveness to this project.

It is important to emphasize that the primary objective of this enhancement is the preservation of this significant structure. The revenue generated from the initiatives we are undertaking will be allocated towards the continuous maintenance and upkeep of this cherished landmark.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

### 1.1 Purpose

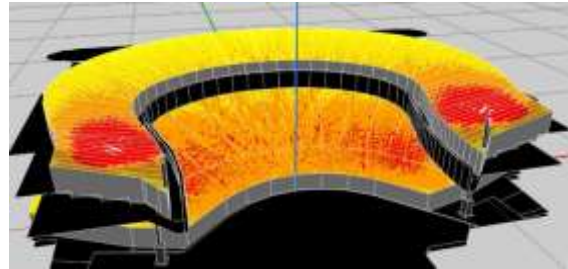
Theatrical sound, projections, and lighting are fundamental to the operation of any performance hall. At this time, all performance rentals must acquire and set up sound and lighting systems. A process that is expensive, laborious, and unable to provide the quality of a properly integrated and tuned system. To fully utilize the performance hall, The Spire must offer a professional-level production system that includes sound, projections, lighting, and now a streaming system.

These resources will allow The Spire to charge a greater rental fee and better fund this important facility into the future, while at the same time attracting users, and adding cultural capacity to the city.

### 1.2 Progress

The Performance Hall Enhancement Committee is working with engineering and architecture professionals to complete drawings and designs for equipment installation.

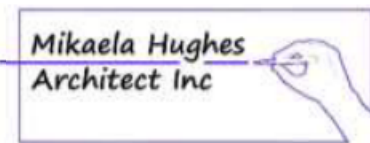
The team is working with a variety of production equipment vendors to begin the acquisition and installation processes. Included in this work has



been acoustic studies, equipment demonstrations, and the acquisition of control equipment for audio, lighting, and streaming. **The image to the right** displays part of an acoustic study undertaken by Solotech, on performance space reverberation.

The Friends of The Spire, a charitable organization working on behalf of The Spire, has committed to fundraising for the enhancement, and has raised \$211,000 for phase one developments.

Companies that have been engaged in the enhancement project include Christie Lites, Horizon Solutions, McNeely Engineering, Mikaela Hughes Architect Inc., Sherwin Williams, Meyer Sound, and Solotech.





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

## 2. Sound System Installation

The following is meant to illustrate the proposed audio speaker system hang positions for The Spire's performance space. The audio system is an important part of The Spire's enhancement project and will benefit the facility and its users for decades to come. A speaker system is essential for the performance hall at The Spire for several reasons:

**Sound Reinforcement:** The performance hall is designed to host various types of performances, including music concerts, theater productions, and other events. A speaker system ensures that sound is properly amplified and distributed throughout the hall, allowing performers' voices, music, and other audio elements to be heard clearly by the audience.

**Enhanced Audience Experience:** A high-quality speaker system contributes to an immersive and enjoyable experience for the audience. It allows them to fully engage with the performance, hear every nuance of the music, and clearly understand dialogue or spoken word performances.

**Versatility and Flexibility:** Different types of performances require specific audio setups and configurations. A speaker system provides versatility and flexibility to adapt to the unique needs of each event. Whether it's a solo artist, a full band, or a multimedia presentation, the speaker system can be adjusted to deliver optimal sound quality for each performance.

**Professional Level Productions:** A well-designed speaker system is crucial for The Spire to host professional-level productions. It ensures that performances meet industry standards and creates an immersive environment that enhances the artistic and creative vision of the performers.

**Accessibility:** A speaker system plays a vital role in ensuring accessibility for all attendees. It allows for the amplification of sound for individuals with hearing impairments, making performances accessible to a wider range of audience members.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

A speaker system is a fundamental component of The Spire's performance hall, enabling the delivery of high-quality sound, enhancing the audience experience, and supporting professional-level productions.

### 2.1 Speaker Placement

The proposed positions for the speakers are the stage left and stage right proscenium walls and the underside of the balcony. Each proscenium side will include one column array speaker (A) and two subwoofers (B). In addition, four under balcony speakers (C) will be placed along the providing sound reinforcement to the under-balcony area.



### 2.2 Aesthetic Integration

The speaker manufacturer will ensure that all speakers and brackets are color-matched to blend seamlessly with the sanctuary walls at The Spire. This attention to detail will help the speakers to be discreetly integrated into the space, minimizing their visual impact, and allowing them to harmoniously blend in with the overall aesthetics of the performance hall.

While the primary focus is on providing adequate audio reinforcement, careful consideration is also given to the speakers' design and size to ensure they are not obtrusive or distracting to the audience. The selected speakers will be chosen based on their ability to deliver high-quality sound while maintaining a low profile visually. This approach ensures that the speakers fulfill their purpose of audio reinforcement without drawing unnecessary attention to themselves, allowing the audience to fully immerse themselves in the performance without any visual distractions.





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

### **2.3 About the Proposed Audio System**

The PA (public announcement) system is integral to any performance space. This is the collection of main speakers, subwoofers, fill speakers, processors, and monitors that provides the audience and presenters with sound.

The main speakers are typically the most expensive piece of equipment in any space. They are the workhorses of sound and so need to be powerful, rugged, and chosen specifically to match the room's requirements. The Spire's performance hall is a complicated space for even sound distribution, and so a speaker set must be selected to meet the challenges provided. These challenges include the separation between the main floor and the balcony area, the under-balcony locations, the balcony galleries, and the various reverberant surfaces that can cause audio to echo and distort depending on an audience member's position.

To overcome many of the space's obstacles, a high-end and technically advanced system has been selected, the column array speaker (CAL) by Meyer Sound.

### **2.4 Why Meyer Sound**

Meyer Sound is the industry standard for medium and large performance spaces in Canada and can be found in most professional-level music and theatre venues. Using a high-end, industry-standard speaker ensures that those promoters and musicians coming into our space know that they will receive quality sound reinforcement from a brand they know and trust.

Meyer speakers are highly serviceable due to The Spire's proximity to their Canadian distributor, Gerr Audio. Gerr Audio is an audio equipment distributor operating out of Brockville, Ontario, and holds the rights to Meyer's distribution in Canada. Their proximity and status as an outstanding company working in the technical production landscape guarantees that service will be executed quickly by the most product-knowledgeable industry professionals. This is in contrast with most other audio brands, as service tends to be out-of-country and, for many brands, nonexistent.

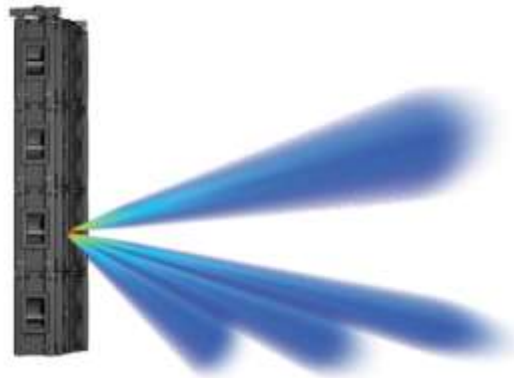
The Spire's enhancement committee has participated in a demonstration of the CAL system in the Spire's performance hall and found the system to satisfy the needs of the space and present audio at a level that audiences and artists will love. At the same time, these speakers increase the capacity for entertainment production in our city by activating The Spire as a turn-key live performance space with professional-level audio capacity.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

## 2.5 Why The Column Array Loudspeaker (Cal)

The column array speaker is a cutting-edge audio device that offers exceptional sound focusing and even distribution across expansive spaces. Through advanced technology, this speaker can precisely direct sound while avoiding problematic surfaces, resulting in a uniform auditory experience and lower reverberance. Its innovative design incorporates an array of 16 built-in speakers within each speaker body, allowing for waveform addition and subtraction.



One remarkable feature of this speaker is its ability to create an illusion of reduced volume as the listener approaches it. This is achieved by employing waveform manipulation to control the amplitude of the sound waves. Such a capability proves invaluable for individuals with hearing impairments, as it enhances the clarity of reinforced sound and minimizes reverberation.

In addition to its advanced functionality, the CAL speaker system boasts a sleek and unobtrusive design. It has been crafted to seamlessly blend with its surroundings, particularly in sanctuaries. The speakers are color-matched to the sanctuary walls, allowing a discreet blend into the performance space.

The CAL column array speaker represents a remarkable fusion of cutting-edge audio technology and elegant design. Its ability to focus sound, ensure even distribution, and create a sense of reduced volume makes it an ideal choice for large spaces. Furthermore, its unobtrusive design enhances the aesthetic appeal while catering to the needs of individuals with hearing loss or impairments.





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

### 3. Lighting System

The following is meant to illustrate the proposed lighting hang positions for The Spire's performance space. The purpose of these positions is to forward the performance hall enhancement project by increasing the technical production capabilities at The Spire. The lighting system establishes three opportunities for modes of theatrical lighting: overhead, side, and front. These modes work together to establish the professional lighting environment that is expected by modern music promoters, theatre professionals, and audiences.

Each lighting hang position will be constructed using 1-1/2" schedule 80 steel pipe, the standard pipe used for hanging theatrical lighting. All lighting pipes, brackets, collars, clamps, and front and side lights will be painted during the manufacturing process to match the wall colour of the space. The Spire has been working with paint manufacturer Sherwin-Williams and equipment manufacturers at ETC Lighting Controls to develop an industrial paint code to recreate the unique colour of the sanctuary's walls.

#### 3.1 Lighting Position 1 – Overhead

Overhead lighting is essential for top and back lighting performers, sets, and musical instruments, it also assists with general stage washes of colour, shadow cancellation, mood enhancement, and adds depth to any music, opera, or theatre production. It is the light casting deep purples, blues, or turquoises across the heads and backs of speakers, hosts, and performers, highlighting them, and assisting with the overall professionalism and beauty of the event.



The Spire is proposing that eight openings be made at the top of the chancel area (A), four of which can be made by expanding already existing pot light holes. Each hole should be approximately one foot-two inches in diameter to allow slight angle adjustment when focusing. These openings will house spotlights, with each spot covering a specific area on the stage.

Location B represents a 21-foot-long projection screen that can be automatically lifted by an above-ceiling winch and securely positioned against the ceiling. Upon activation, the screen smoothly ascends through a cable mechanism, gradually coming to a halt at a predetermined height. The screen unfurls to reveal a high-quality projection surface. This state-of-the-art

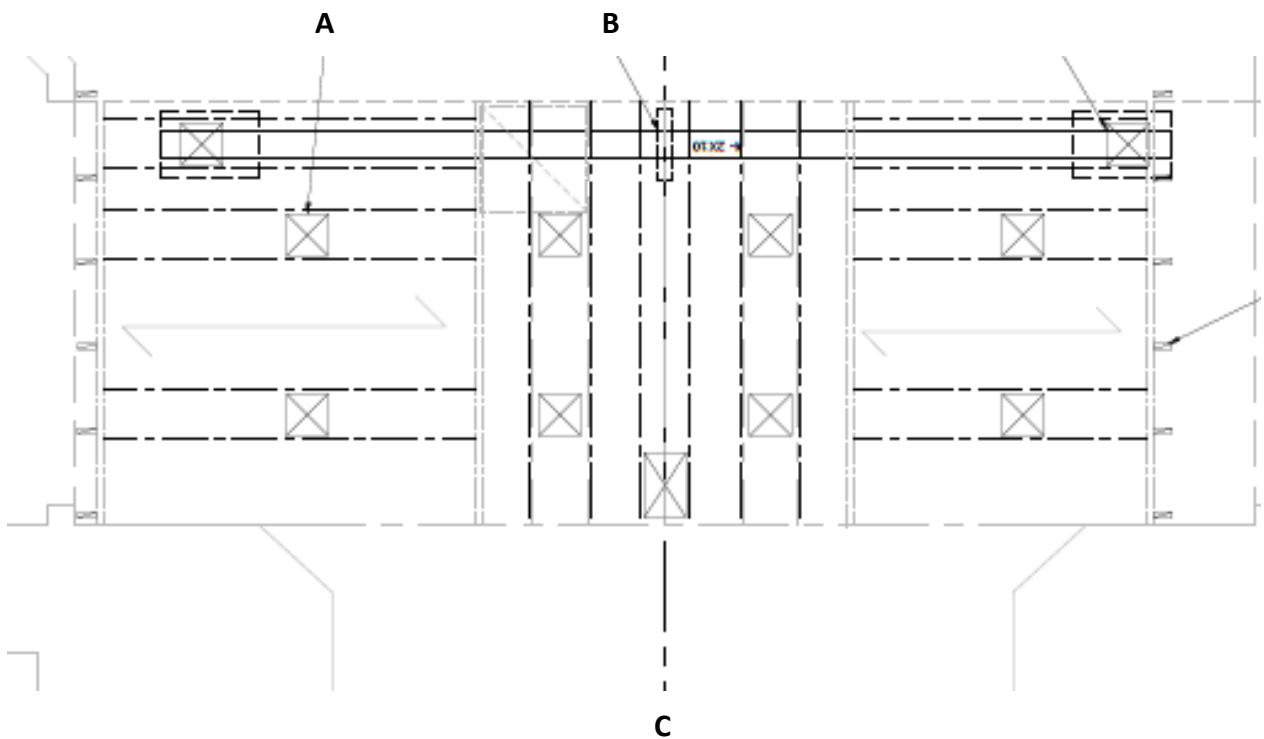


The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

screen is designed to accommodate a wide range of community groups, catering to their diverse needs for captivating mixed-media and film presentations.

Location C indicates the position for an I-Cue mounted leko light. An I-Cue is an automated, signal-controlled adjustable mirror, fitted to the end of a lighting fixture, that can allow the lighting board operator to achieve a back lighting position without climbing into the attic to make physical adjustments. This is particularly handy when highlighting a lead singer, for lighting a conductor facing an upstage orchestra, and for providing an above stage special light for dramatic performances.

*Below: Above chancel area indicating lighting positions and projection screen winch system.*



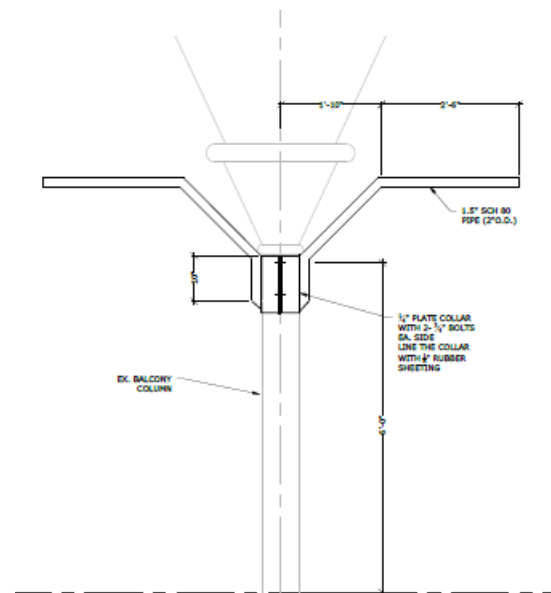


The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

### 3.2 Lighting Position 2 – Side Lighting

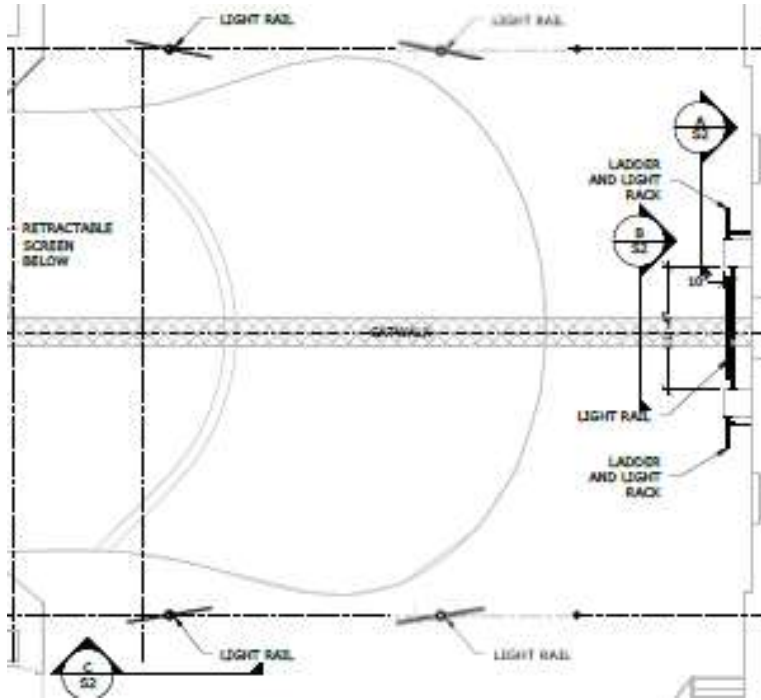
Like top lighting, side lighting plays a crucial role in enhancing depth and aesthetic appeal during performances. It is responsible for casting vibrant hues along the sides of instruments, filling out the performers, eliminating shadows, enabling customized lighting effects, and creating those iconic angled beams of light commonly seen in modern concerts. These lights envelop the lead singer in a captivating spectrum of colours, complementing the impact created by front lighting. They accentuate each instrument, setting the tone for the performance even before the band takes the stage. Additionally, side lighting compensates for front lighting when actors face away from the audience, infuses downstage areas with vivid hues, and establishes dynamic transitions between the front and top lights. By incorporating side lighting, we can introduce rich colours and exquisite visual elements that elevate the overall experience, surpassing the limitations of the existing lights.

The proposed lighting positions will be situated on four pillars positioned at the upstage-most area surrounding the performance space. To accommodate the lights, each pillar will feature a steel collar with welded pipes, specially designed to curve upwards and outwards. Leko lights will be suspended from each collar, accessible by ladder. The steel collars will be removable, allowing the pillars to return to a neutral state as necessary. Behind each column, two circuits will be installed to provide electrical and data feeds to each light fixture. Initially, each column will be equipped with two to four lights, but they will have the capacity to accommodate up to eight fixtures (top and bottom hang) for occasions when additional lighting positions are required for larger rentals.





The Spire  
 82 Sydenham St.  
 Kingston, ON  
 K7L 3H4  
 thespire.kingston.com  
 613-328-3093



*Left: Audience area lighting hang positions. Columns with lighting collars are indicated by:*



*Left: A and B indicate rear of house lighting positions.*

### 3.3 Lighting Position 3 – Front Lighting

Front lighting serves the essential purpose of providing an even wash across the stage and accentuating specific performance areas. It enables us to highlight actors or actions, creates a visually engaging atmosphere for speakers by utilizing a diverse range of warm and cool tones, and ensures a professional appearance for both live audience members and those watching remotely.

Front lighting can be considered the backbone of a lighting setup, often requiring the largest number of fixtures. In a basic theatre lighting design, a minimum of two front lights are required for every 35 sq. ft. of stage space.

The proposed hang positions have been carefully selected to strike a balance between effective lighting capacity and aesthetic impact. These positions will be situated on the rear balcony wall, positioned on either side and between the walled-in buttresses.





The Spire  
 82 Sydenham St.  
 Kingston, ON  
 K7L 3H4  
 thespire.kingston.com  
 613-328-3093

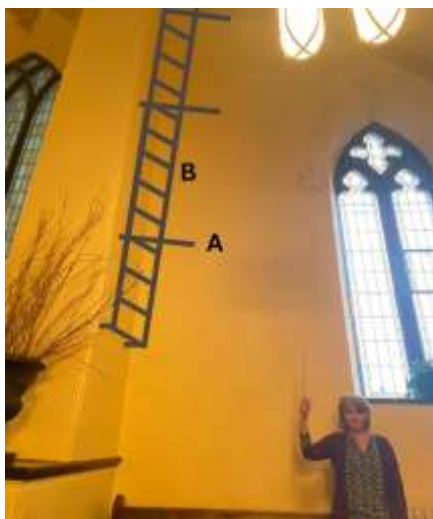
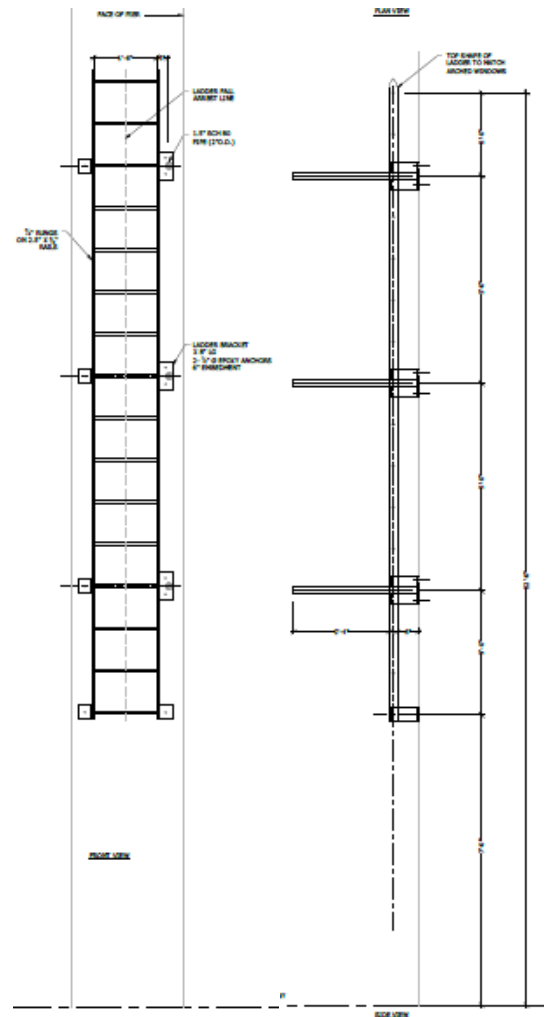
### 3.4 Buttress Sides

The proposed hang positions will be located on the outside of the house right and house left balcony rear-wall buttresses. Each buttress will feature three pipes extending from the side, providing the necessary support for hanging lights in both top and bottom positions.

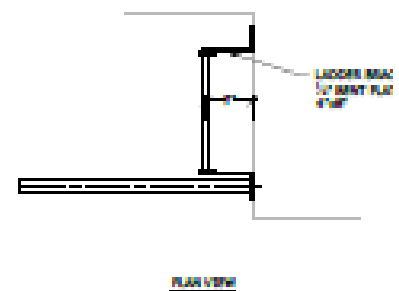
To facilitate access to each lighting position, a ladder will be attached to the side of each buttress. The ladder will extend 7 inches from the buttress and will be positioned in such a way that the ladder rungs run perpendicular to the pipe positions whenever possible.

The ladder will begin 7 feet from the floor, ensuring it remains inaccessible to building users and audience members. Access to the ladder will be facilitated using an A-frame step ladder.

To meet safety requirements for fall arrest, a retractable lifeline will be installed from the ceiling. This lifeline can be extended and retracted as needed using a thin rope. This additional safety measure ensures that proper fall protection is in place for individuals accessing the lighting positions.



Above Right: Ladder and Pipe Section View  
 Left: \*Illustration of Ladder Positioning  
 Right: Plan View of Ladder and Pipe  
 \*Pipe Colour to Match Wall





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

By incorporating these proposed hang positions, The Spire will gain the invaluable ability to utilize state-of-the-art lighting equipment, elevating its productions to a professional level. These positions will not only enhance community presentations but also bring warmth and beauty to the existing activities hosted at the venue. The flexibility provided by these hang positions will enable the presentation of a wide range of performances, including theatre, opera, and multi-arts presentations, while infusing each performance with an enchanting interplay of light and color. Overall, these additions will contribute to creating captivating and visually stunning experiences for both performers and audiences alike.

### 3.5 Lighting Instrument

The Spire intends to outfit the performance hall with high performance LED fixtures. These will be primarily the ETC Lustr+ Series 3 (*right*). The ETC Series 3 is an energy-efficient, wireless, multi colour modern LED. It is the only LED with Deep Red technology, an innovation that for the first time portrays all skin types equally without adding green or other unwanted colours to non-white skin tones.



The Spire lighting system will include lighting fixtures, a professional lighting board, and an architectural lighting control device that will allow The Spire to integrate house lighting into show control, allow for the dimming of house lights (as opposed to breaker switch control), and allow The Spire to develop outdoor and indoor architectural lighting fixtures and aesthetics.

### Projection Instruments

#### 3.6 The Projector

The Spire intends to purchase a The Christie DWU23-HS 21000 ANSI lumen projector, this laser projector is the best in class for lumens to size ratio and is the brightest laser projector on the market. With modern resolution, quiet operation, and newly developed colour performance, The Spire will be able to provide cinema quality experiences for film screenings and a high visibility and high-definition viewing experience for our communities.





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

### 3.7 The Screen

The Spire intends to purchase The Draper Rope Walker 20' Retractable Projection Screen (*right*). With a winch system hidden above the chancel in the attic space, the screen will descend into view only when needed, and will disappear into a ceiling box when drawn into its upmost position. The size and quality of the screen will give presenters and renters access to a screen size that is not publicly accessible in Kingston.



## 4. Production Booth

### Proposed Booth Position

#### The Sanctuary / Performance Hall

The Spire is expanding in its role as a facility for events and the arts in our city. The purchase and use of technical production equipment is imperative for a modern performance space, and so, The Spire, working with various agencies and community members, has purchased many of the components needed to operate presentations. These items include a sound board, lighting board, wireless microphone system, streaming system, computer, and more. To safely protect these items, and to meet the needs of theatre and other arts presentations, a production booth is an asset.

### Value of a Production Booth

The production booth at The Spire serves a vital role in the execution of live performances. Its purpose and importance can be highlighted in the following ways:

**Technical Control:** The production booth is a central hub where the technical aspects of the performance are managed and controlled. It houses various equipment and systems such as lighting consoles, sound mixers, video switchers, and other essential tools that allow the technical team to manipulate and coordinate different aspects of the production in real-time.

**Sound Reinforcement:** The production booth is where the sound engineer operates the sound mixing console, adjusting audio levels, effects, and ensuring a balanced and clear sound for the



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

audience. They work closely with the performers and stage crew to capture and amplify the audio elements of the performance.

**Lighting Control:** Within the production booth, lighting operators control the lighting console, programming and operating the lighting cues and effects. They collaborate with the lighting designer to create the desired atmosphere and visual impact for each scene or musical number.

**Visual Projection, Multimedia, and Streaming:** In cases where visual projections, multimedia elements, or streaming are incorporated into the performance, the production booth facilitates the control and synchronization of these components. This includes managing video playback, triggering cues, and coordinating visuals with the live performance.

**Communication and Cue Coordination:** The production booth serves as a communication hub, allowing the technical team to communicate with each other and with the stage manager or director during the performance. This ensures smooth cue coordination and prompt execution of technical cues in sync with the performers on stage.

**Safety and Emergency Response:** The production booth is equipped with monitoring systems and communication tools that enable the technical team to respond quickly to any technical issues or emergencies that may arise during the performance. They can address sound or lighting malfunctions, communicate with stage crew and performers, and ensure the safety and well-being of everyone involved.

**Equipment Security:** The production booth at The Spire ensures equipment safety through controlled access, secure storage, organized cables, stable mounting, environmental control, surge protection, backup power, regular maintenance, and inspections.

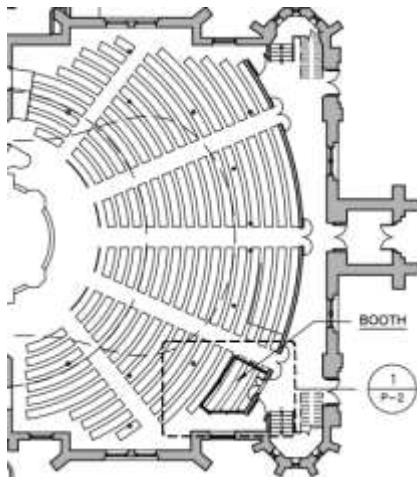
Overall, the production booth at The Spire is a crucial operational and control center for live performances. It enables the technical team to manage and coordinate various technical elements, ensuring a seamless and immersive experience for both performers and audience members.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

#### 4.1 Booth Location and Structure

The booth must be placed in a location where operators have a clear view of the stage and can exit and return to the booth during a performance if needed. For this, The Spire, in consultation with facility renters, proposes an area on the main floor in the rear house-left area (A). 3 rows of pews will be removed from this location, a riser will be laid to offset the floor's rake, and a walled-in, glass-windowed structure will be built. This structure will extend to the ceiling and be painted to match the walls of the performance hall. The structure will allow for three seated operators and will be built with wheelchair accessibility in mind.



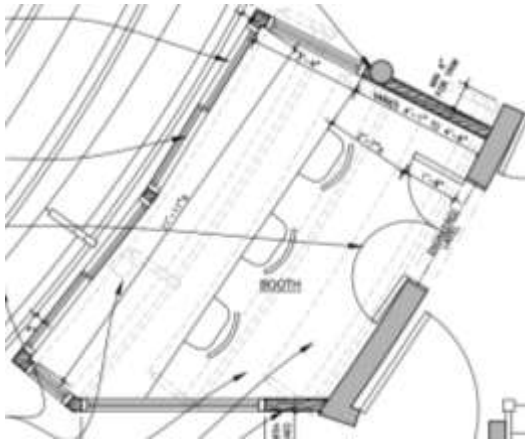
In June of 2023, architect Mikaela Hughes was commissioned to create the drawings and plans for the production booth. Over the summer, Mikaela met with a variety of Spire community members to develop a design that works for facility users, protects production equipment, is respectful to aesthetics and heritage, is barrier free, and provides an ergonomic space for show operators. Items considered include sound insulation, ventilation, accessibility, operator lines of sight, and mitigating obstruction of heritage features.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

The plan we present incorporates heritage elements into the build, including wainscoting matching balcony rail paneling, exterior drywall treatment and colour to match standard interior treatment, and large side and front windows to lessen obstruction of nearby stained-glass window and other important architectural features.

The booth is accessed through a double swing doorway in the narthex area. This opening allows for wheelchair access into the space, allows operators discreet in-and-out access during performances, and mitigates sound transfer into the



**DETAIL OF BOOTH**

audience area. The sliding windows allow for easier stage communication during rehearsal and greater flexibility and comfort for show operators.

The booth sits three operators comfortably, however, can be adjusted for four operators when needed.

#### **4.2 Collaboration**

We are thankful for all the collaboration that has gone into the planning of this booth. The planning of this booth has involved a small committee made up of planners and engineers. Over a dozen facility users including music promoters and arts organizations have provided input on booth design, features, and location. Architect Mikaela Hughes has put a wonderful amount of time into the design and produced a well thought out, ergonomic, and attractive outcome. We are thankful for guidance and oversight by Heritage Professional Alex Rowse-Thompson and for the direction that she has given.

We believe the solution we are proposing answers the needs of our facility and its users while preserving the history and beauty of the room.





The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

## 5. Project Leaders

**Cynthia Beach**, Municipal Executive and Administrator, Member of Friends of The Spire

Cynthia Beach has extensive experience as a municipal executive and administrator. Her expertise extends to heritage property and waterfront development, private-public partnerships, major capital construction projects, brownfields management, best practice land use, permitting and approvals. She has an experience in creating public performing arts, heritage, recreation and community-based facilities along with partnership development with community groups.

**Steve Campbell**, Business Owner, Chair of Friends of The Spire, Member of Business Management Team

Steve Campbell is the owner of Campbell Packaging Services, a full service packaging brokerage. He is a past board member of the Kingston Symphony Association, and a member and past president of the Kingston Choral Society. He served as chair of Friends of The Spire for the past two years and is a member of The Spire Executive Committee and Business Management Group.

**Ellie Deir**, Retired Professor, Elementary Education, Member of Friends of The Spire

Ellie Deir has been involved with Friends of The Spire since its early days, having recognized the community benefits of the goals shared by FOS and the congregation of Sydenham Street United. She has been secretary of the boards of both the congregation and FOS, and enjoys working on many varied projects with both organizations. As a member of the choir of the congregation, she has spent countless hours marveling at the beauty of the heritage space and appreciating its acoustic excellence for singers. She retired from Queen's University Faculty of Education to become happily enmeshed in FOS activities. She enjoys the many challenges and rewards of this collaborative work: providing a safe and welcoming community hub.

**Liz Bates**, Retired Public School Teacher, Member of Friends of The Spire

Liz Bates is a life long Kingstonian in the SSUC/Chalmers area. As a retired teacher she jumped at the opportunity to contribute to the development of The Spire. She has been a Spire Board and committee member for 8 years, involved in various projects to upgrade and improve spaces in the building. The Spire's Performance Hall has long been known as an exceptional space and acoustic for choral music. As a founding member of Cantabile Choirs, our principal tenant since 1995, Liz has an appreciation of the opportunities its space and layout offer for singers and their audience. She's keen to see upgrades to the Hall to make it equally ideal for all other uses as well.



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

**Mikaela Hughes**, Architect, Member of Facility Enhancement Team

Mikaela Hughes acquired her Bachelor of Architecture with Distinction from Carleton University in 1990. After commencing professional practice with Inglis & Downey Architects, her desire to better understand the impact of Architectural construction on the environment prompted her to return to academic study and complete a Master of Philosophy in Environment and Energy Studies. She has been working as an Architect in the Kingston area since 2002. Mikaela's volunteer efforts have been focused on the enhancement of her community and its built environment. She was instrumental in resident-led efforts to preserve, inspire and envision enhancements to her local recreational space at the Memorial Centre, many of which have been implemented. Most recently, as a member of the Wolfe Island Senior's Housing Committee, she has been able to contribute her skills towards the successful design and construction of an affordable, accessible, and energy-efficient five-unit Senior's Apartment Building.

**Sam MacLeod**, The Spire General Manager, Enhancement Project Manager

Sam has spent two decades working in professional live production and fundraising. He began at an early age producing fundraisers, including concerts and theatre festivals, for the Red Cross and youth shelters, and has been involved in hundreds of professional concerts and plays, filling a variety of technical or design roles. Sam holds a BFA in Technical and Theatre Production from the University of Alberta and had worked as a technical director and production manager in theatre for over a decade before spending six years as a fund development manager for Kingston charities. Sam has overseen the technical upgrades for facilities including Ontario Place, Lighthouse Theatre, and the Thousand Islands Playhouse. His community involvement includes creating and expanding festivals, creating a thrift store, running galas, concerts, and golf tournaments, and is heavily involved in refugee settlement.

**Ian Malcom**, Retired Teacher, Chair of Executive Committee

Ian Malcolm is a retired teacher who has been a member of Sydenham Street United Church since 1987. Currently, he is Chair of the Congregation and Executive Committee, a position he also held from 2000 to 2003. He also served as Chair of the Board of Directors of the Kingston & District branch of The John Howard Society of Ontario from 2005 to 2019. He has been involved in Kingston community theatre since 1981, both as actor and director, and in 2007 and 2019 directed the Outstanding Production for the Theatre Ontario Festival. He received Theatre Ontario's Outstanding Director award at the 2007 Festival. He has also coordinated at the District, Regional, and Provincial Showcase levels of the National Theatre School Ontario High School Drama Festival (formerly the Sears OHS Drama Festival).



The Spire  
82 Sydenham St.  
Kingston, ON  
K7L 3H4  
thespire.kingston.com  
613-328-3093

**Anita Mercier**, Retired Fund Development Specialist, Member of Business Management Group, Member of Friends of The Spire

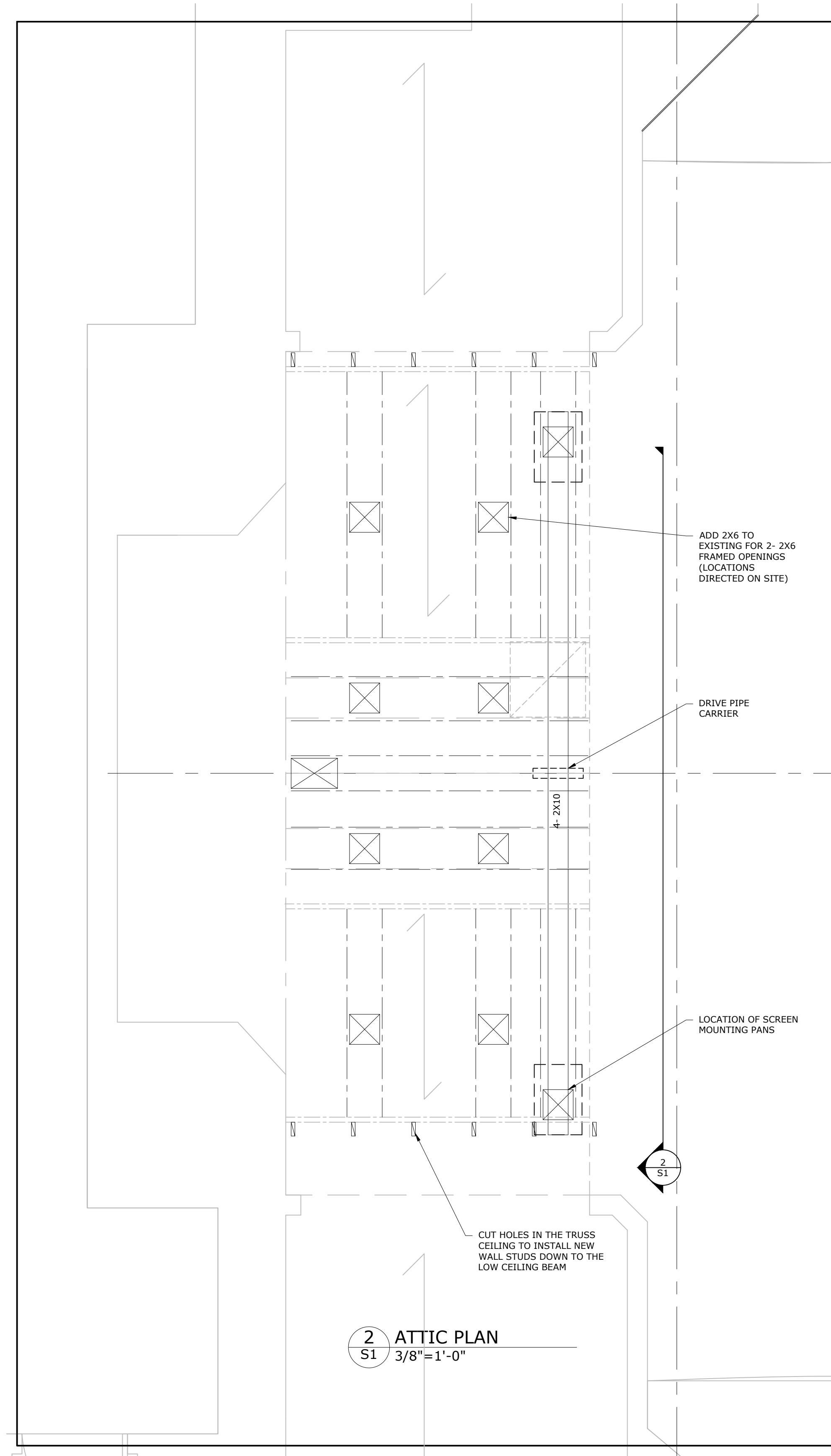
Anita Mercier, Co-Chair, Board of Directors with Friends of The Spire in Kingston, has 35 years of business experience in fund development with both for-profit corporations and not-for-profit organizations. Over the past 13 years, focus has been on relationship brokering, capital development, program and event development and management, serving not-for-profit organizations benefiting kids, youth and seniors in a healthy community. She served as Director of Development with YMCA of Eastern Ontario and has served as a director on the Board at the Marine Museum of the Great Lakes at Kingston.

**Walter Schmid**, Retired Municipal Office and Civil Engineer, Chair of Spire Business Management Group, Chair of Property Committee

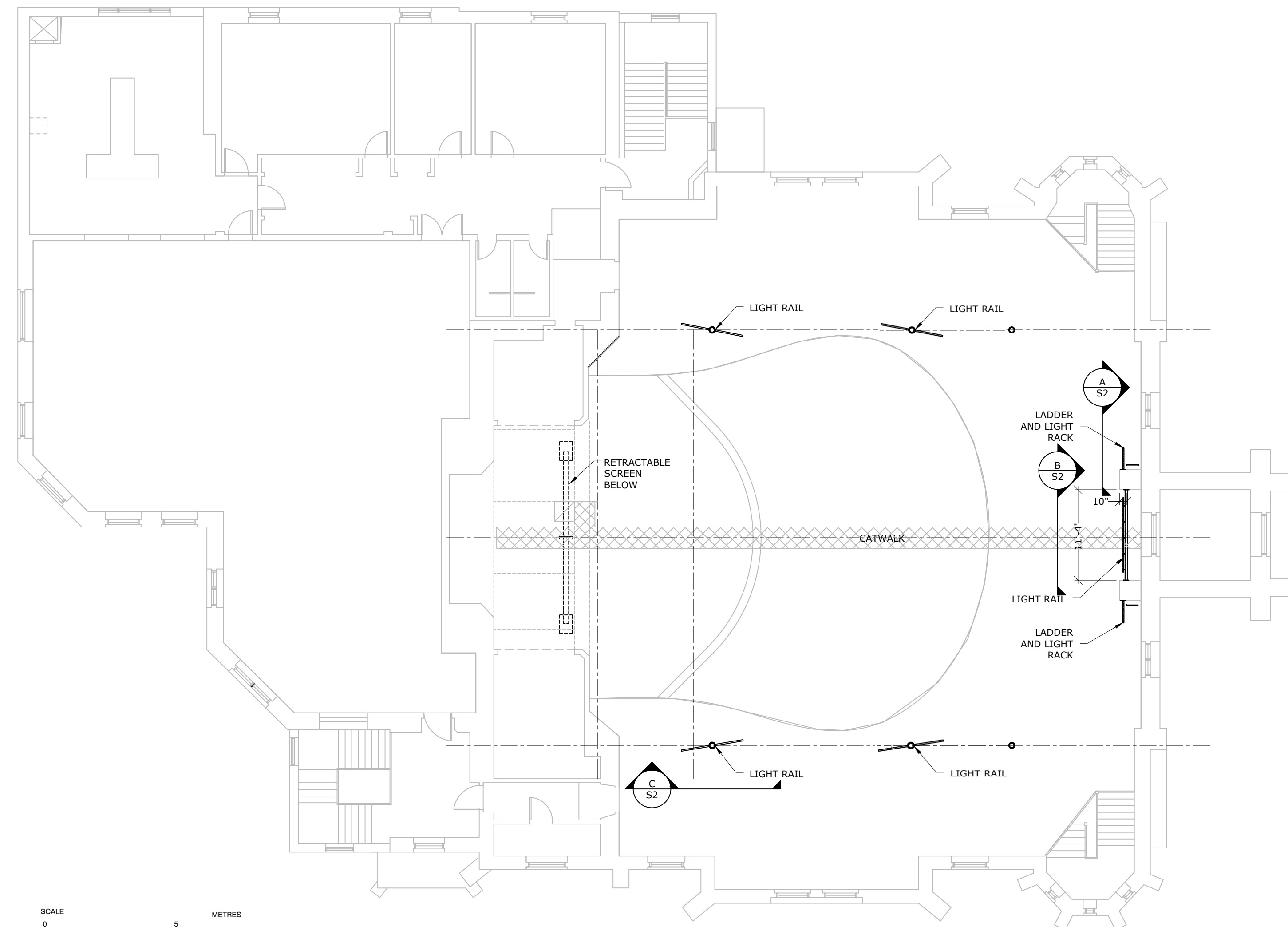
Walt Schmid is a retired professional engineer and Municipal Chief Administrative Officer who has been a member of Sydenham Street United Church (SSUC) since moving back to Kingston in 2022. Walt was recently appointed Chair of Property and Chair of the Business Management Group and sits as member of the Facility Production team, working to improve the light and sound qualities of the historic Sanctuary/Spire Performance Hall at Sydenham Street United Church. Walt was also a member of the Huntsville Rotary Club and founding member of the Huntsville Rotary Breakfast Club. When not assisting at SSUC, Walt volunteers at the Great Lakes Marine Museum in Kingston.

**Jack Soule**, Retired Chemist, Member of Executive, Member of Facility Enhancement Team

Jack Soule retired from DuPont Canada in 2004 after 37 years in a variety of development, marketing, production, and personnel roles. Prior to his retirement he was Product Regulatory Affairs Manager in the Environmental Sciences Group, responsible for the regulatory compliance of the products of the various businesses across DuPont Canada. From 2004 until the end of 2009, Jack was the Executive Director of the Industry Coordinating Group (ICG) for CEPA. Jack also served as a representative of the Canadian chemical industry in the UNEP and OECD new chemicals programs. As a volunteer, Jack has been Co-Chair of the Executive Committee of the Sydenham St. United Church. T Jack is also a member of the Board of Directors for Friends of The Spire Inc., a not-for-profit organization focused on providing affordable and sustainable spaces in the church building (now known as The Spire) for other not-for-profits in downtown Kingston.



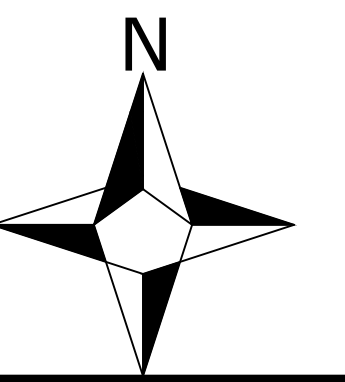
**2 ATTIC PLAN**  
S1 3/8"=1'-0"



**1 CEILING KEY PLAN**  
S2 3/32"=1'-0"

REV.	DATE	DESCRIPTION
B	2023.05.25	REVIEW
A	2023.04.25	PRELIMINARY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE THESE DRAWINGS.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY THE ENGINEER.  
THIS DRAWING AND DESIGN IS THE PROPERTY OF MCNEELY ENGINEERING, AND SHALL NOT BE REPRODUCED OR DISTRIBUTED, IN WHOLE OR IN PART, FOR ANY PURPOSES OTHER THAN REFERENCE PURPOSES, WITHOUT THE EXPRESS WRITTEN CONSENT OF MCNEELY ENGINEERING.



920 Princess St. Kingston, ON K7L 1H1  
Tel: (613) 544-5500

Stamp

Project  
**THE SPIRE  
THEATRE SUPPORTS**

Drawing  
**CEILING PLAN AND  
ATTIC PLAN**

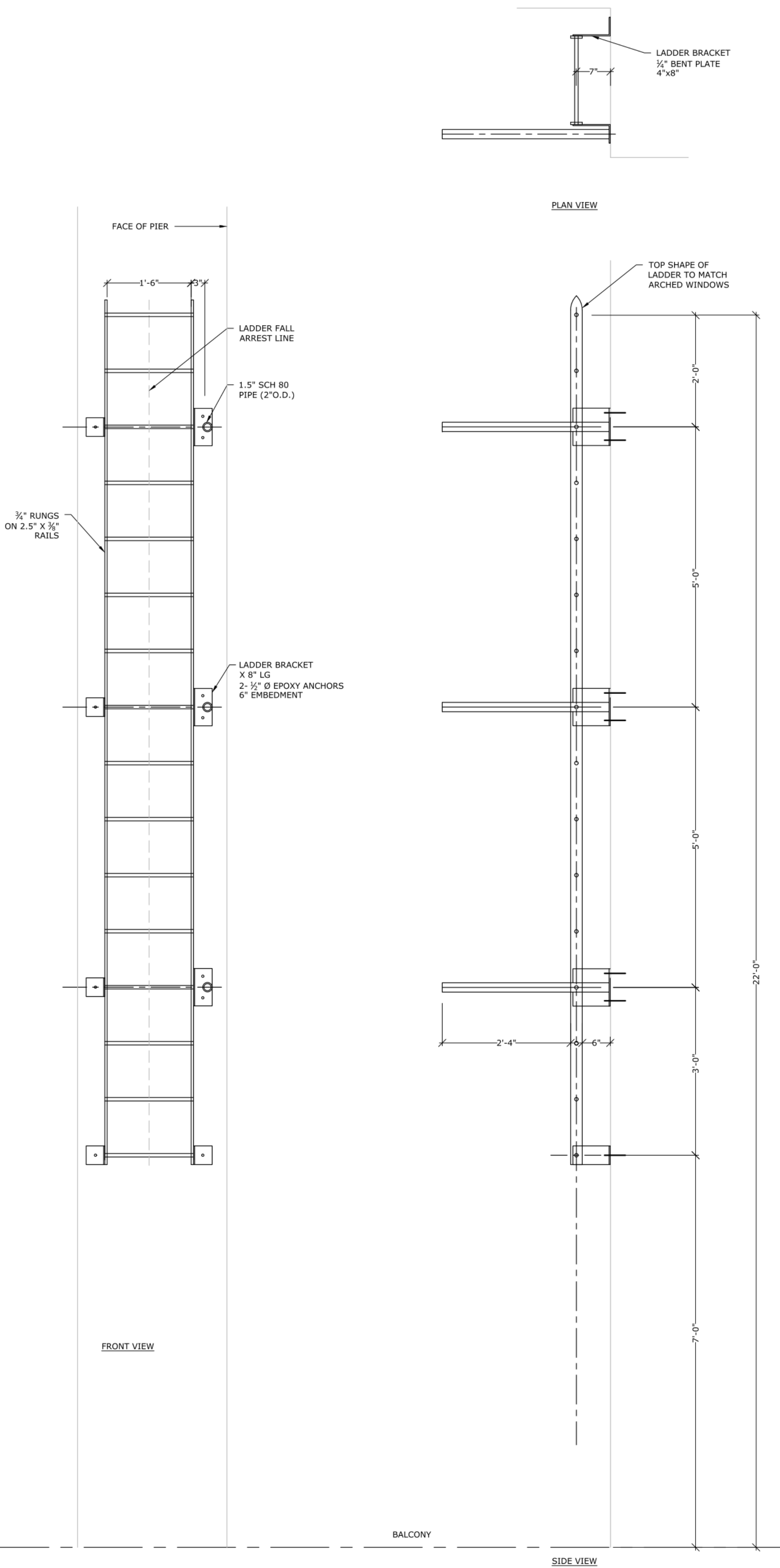
Drawn By **SDM**

Scale ? Date 2023.03.12

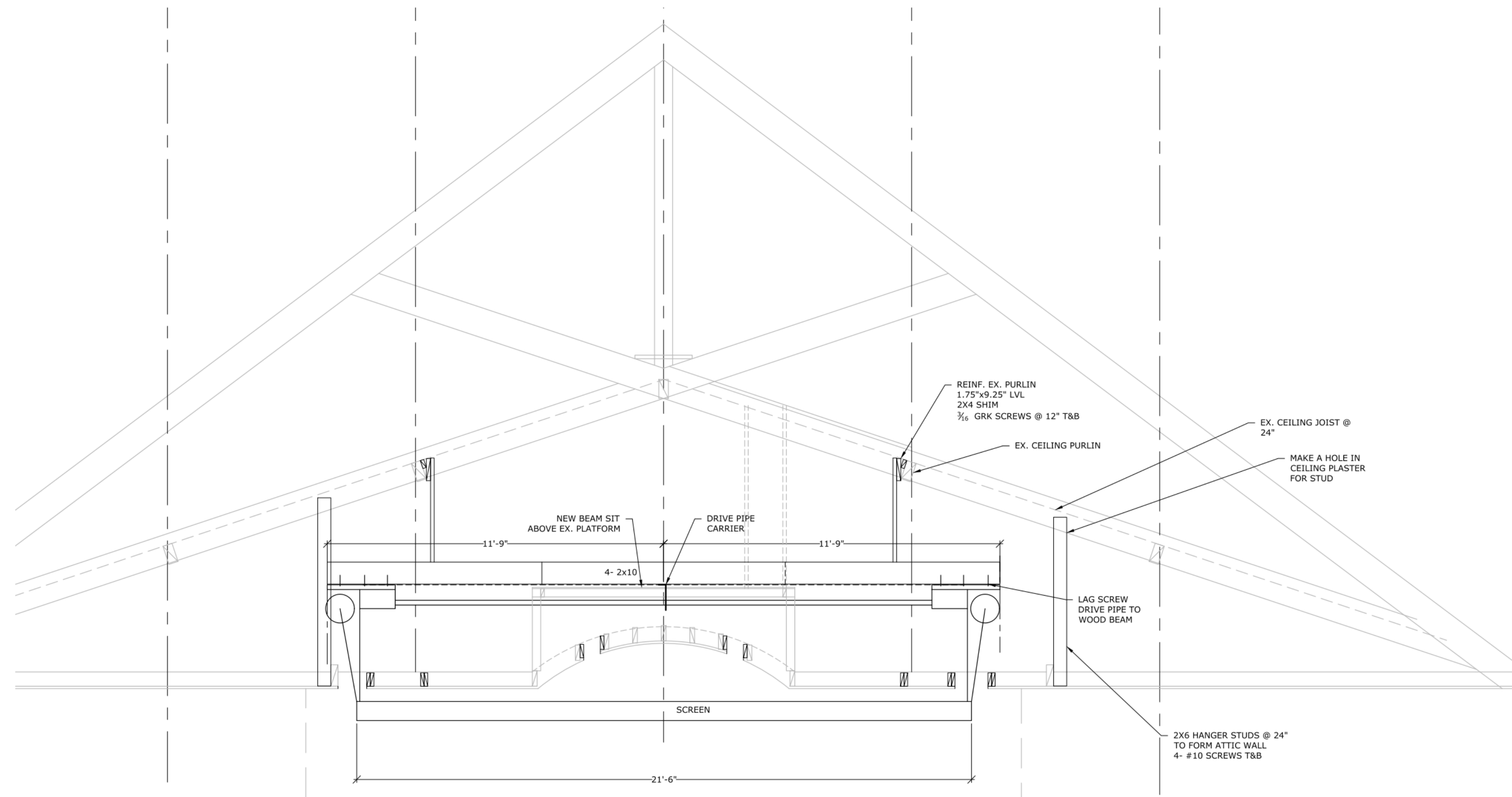
Project No. Drawing No.

**22-066 S1**

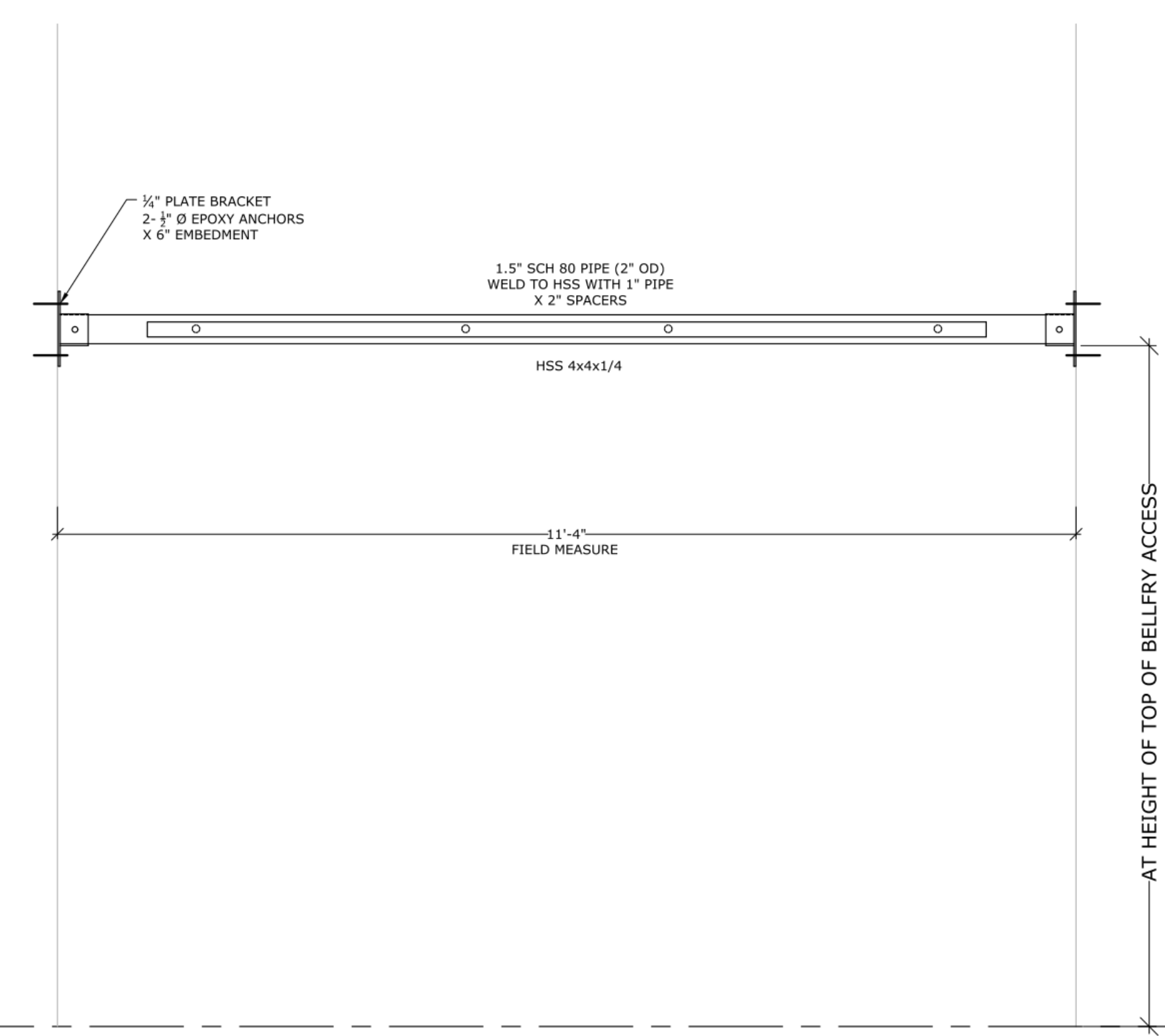




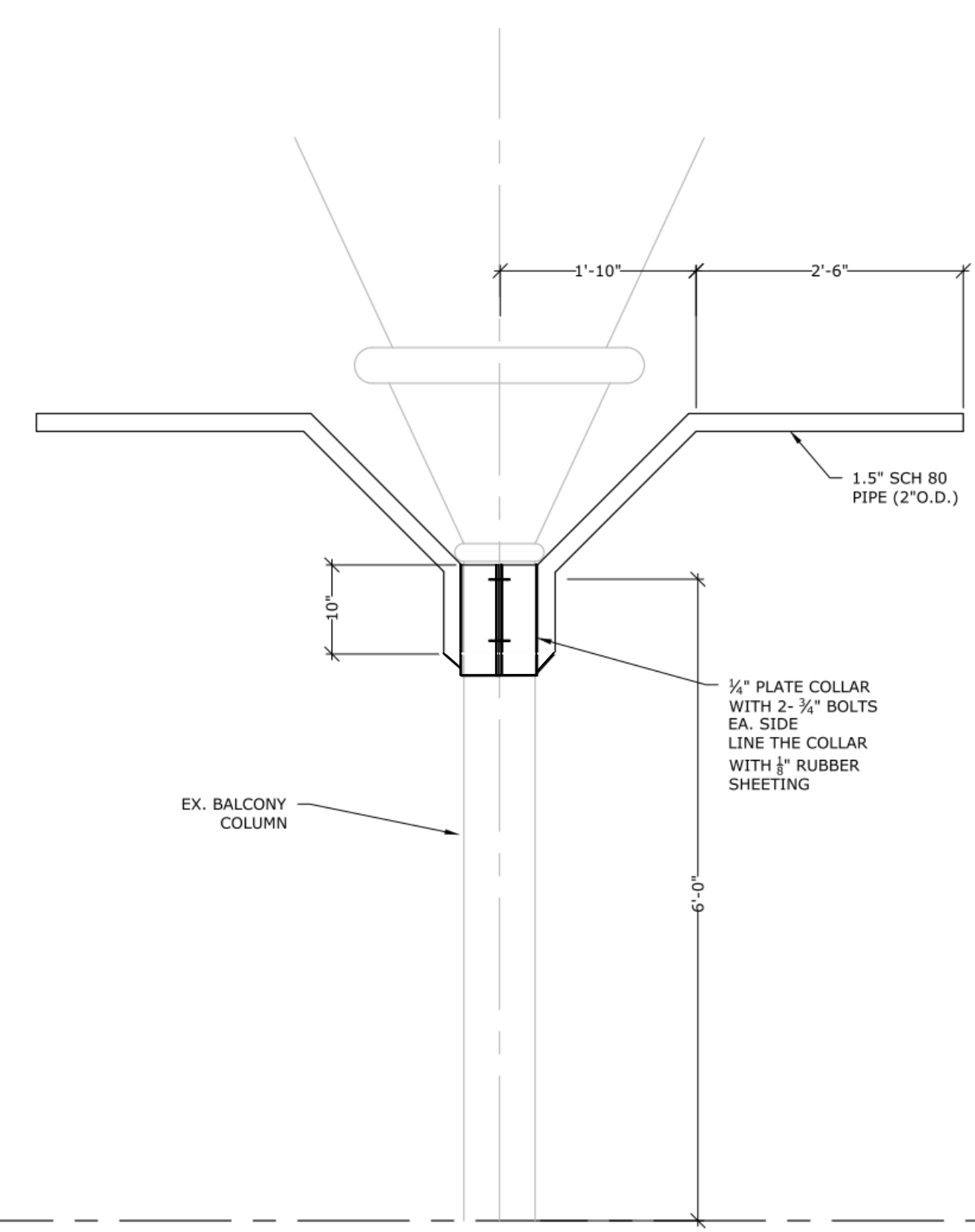
**A** LADDER SECTION ( TWO MIRROR LOCATIONS )  
S2 3/4"=1'-0"



**1** CEILING SECTION  
S2 3/8"=1'-0"



**B** PROJECTOR BEAM  
S2 3/4"=1'-0"



**C** COLUMN LIGHT RAIL ( TWO LOCATIONS )  
S2 3/4"=1'-0"

REV.	DATE	DESCRIPTION
B	2023.05.25	REVIEW
A	2023.04.25	PRELIMINARY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE THESE DRAWINGS.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY THE ENGINEER.  
THIS DRAWING AND DESIGN IS THE PROPERTY OF MCNEELY ENGINEERING, AND SHALL NOT BE REPRODUCED OR DISTRIBUTED, IN WHOLE OR IN PART, FOR ANY PURPOSES OTHER THAN REFERENCE PURPOSES, WITHOUT THE EXPRESS WRITTEN CONSENT OF MCNEELY ENGINEERING.

**McNEELY ENGINEERING LTD.**  
920 Princess St. Kingston, ON K7L 1H1  
Tel: (613) 544-5500

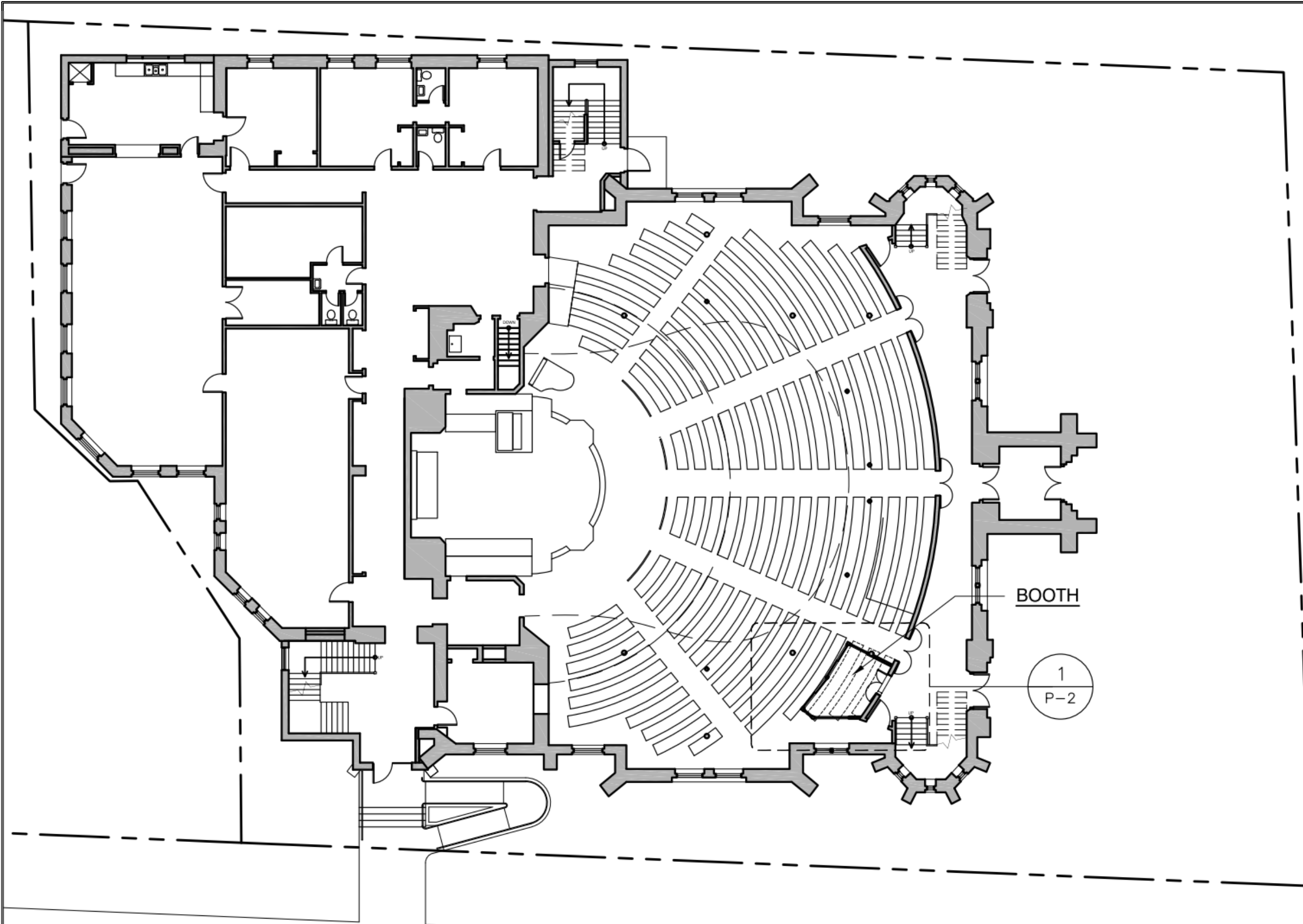
Stamp

Project  
**THE SPIRE THEATRE SUPPORTS**

Drawing  
**SECTIONS AND DETAILS**

Drawn By **SDM**  
Scale **NOTED** Date **2023.03.12**

Project No. **22-066** Drawing No. **S2**

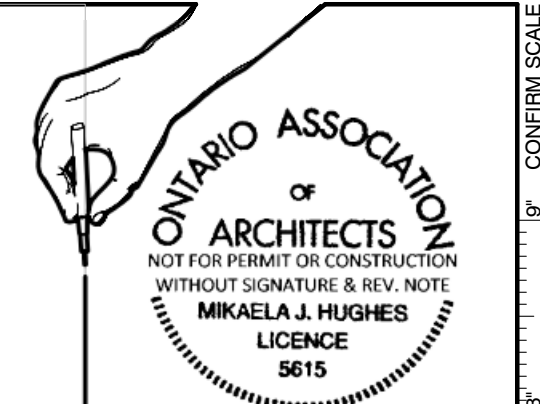


SYDENHAM STREET

WILLIAM STREET

**EXISTING DRAWING NOTES**

1. THESE FLOOR PLANS ARE BASED ON DRAWINGS BY OTHERS AND DO NOT INCLUDE LATEST RENOVATIONS OR ACCESSIBLE LIFT.
2. DIMENSIONS AND LAYOUT HAVE NOT BEEN VERIFIED ON SITE. IT IS THE RESPONSIBILITY OF THE USERS OF THESE DRAWINGS TO CHECK RELEVANT DIMENSIONS FOR ACCURACY.



MikaelaArchitect@gmail.com  
Certificate of Practice 3867

THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT REFERRING TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTS.

**DESIGN ONLY - NOT FOR CONSTRUCTION**

PLOTTED: Sep 14, 2023, 3:27pm

1	11/9/23	FOR CIRCULATION
#	D/M/Y	REVISION DETAILS

PROJECT  
**THE SPIRE - SOUND BOOTH**  
82 SYDENHAM ST.

DRAWING  
**PROPOSED KEY PLAN**

DRAWN BY LT, MJH  
DATE 18 JULY, 2023

SCALE  $\frac{1}{16}'' = 1'-0''$   
PRINT ON 11X17 PAPER

JOB NO.  
**2313**

DWG. NO.  
**P-1**

REV. NO.  
**1**

Mikaela Hughes Architect Inc.

82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183

CONFIRM SCALE





MikaelaArchitect@gmail.com  
Certificate of Practice 3867

THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT REFERRING TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTS.

**DESIGN ONLY - NOT FOR CONSTRUCTION**  
PLOTTED: Sep 14, 2023, 3:27pm

1	11/9/23	FOR CIRCULATION
#	D/M/Y	REVISION DETAILS

PROJECT  
**THE SPIRE - SOUND BOOTH**  
82 SYDENHAM ST.

DRAWING  
**PROPOSED BOOTH PLAN**

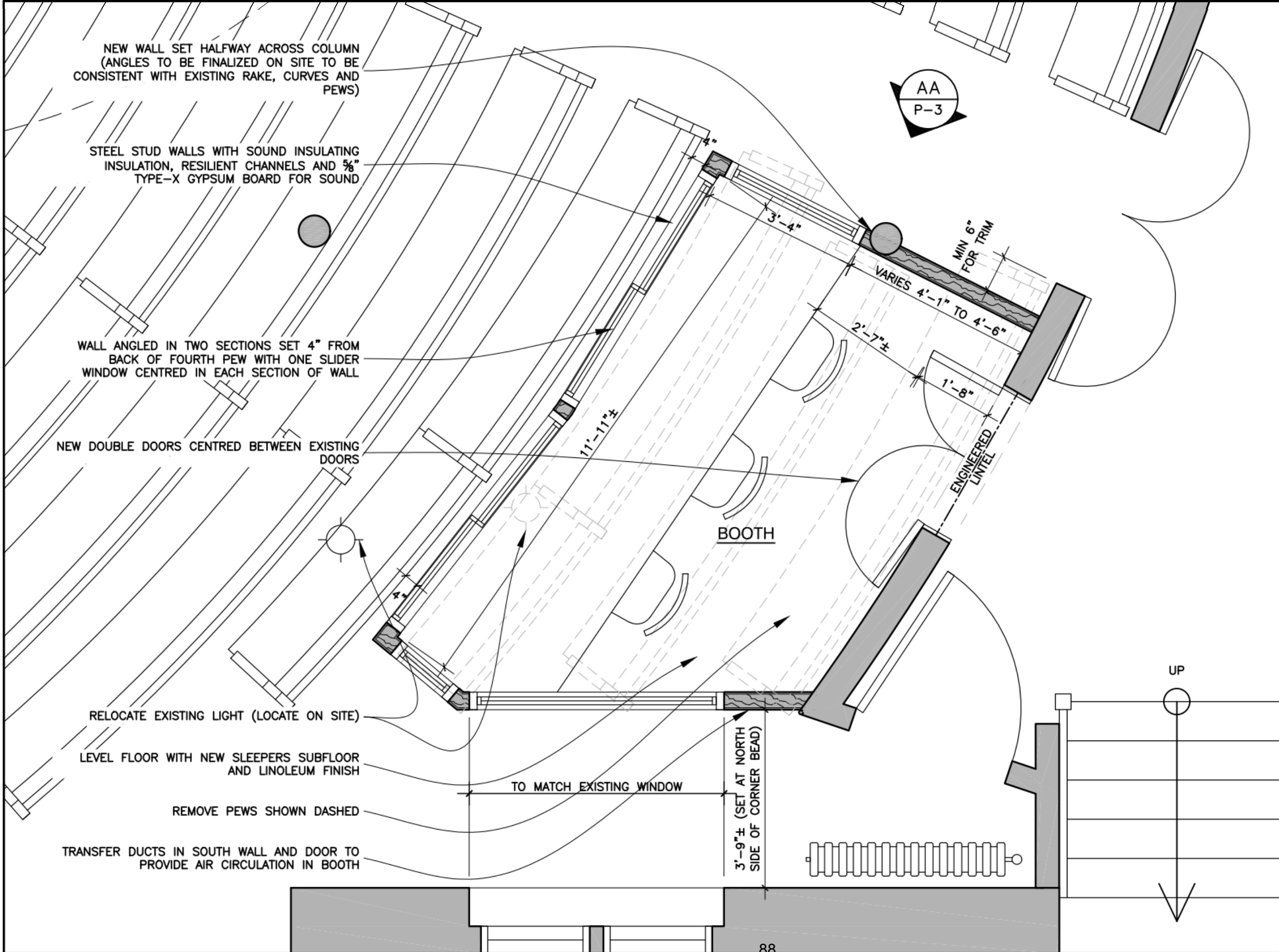
DRAWN BY LT, MJH  
DATE 18 JULY, 2023  
SCALE 1/2" = 1'-0"  
PRINT ON 11X17 PAPER

JOB NO.  
**2313**  
DWG. NO.  
**P-2**

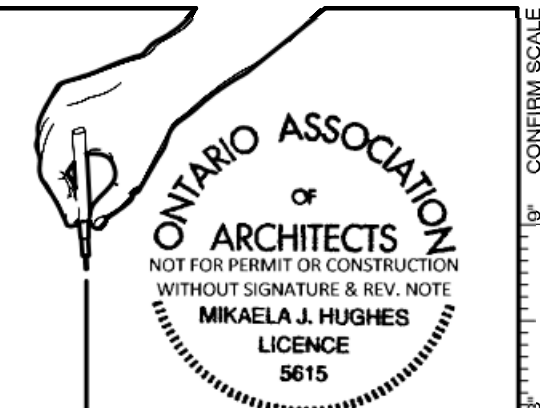
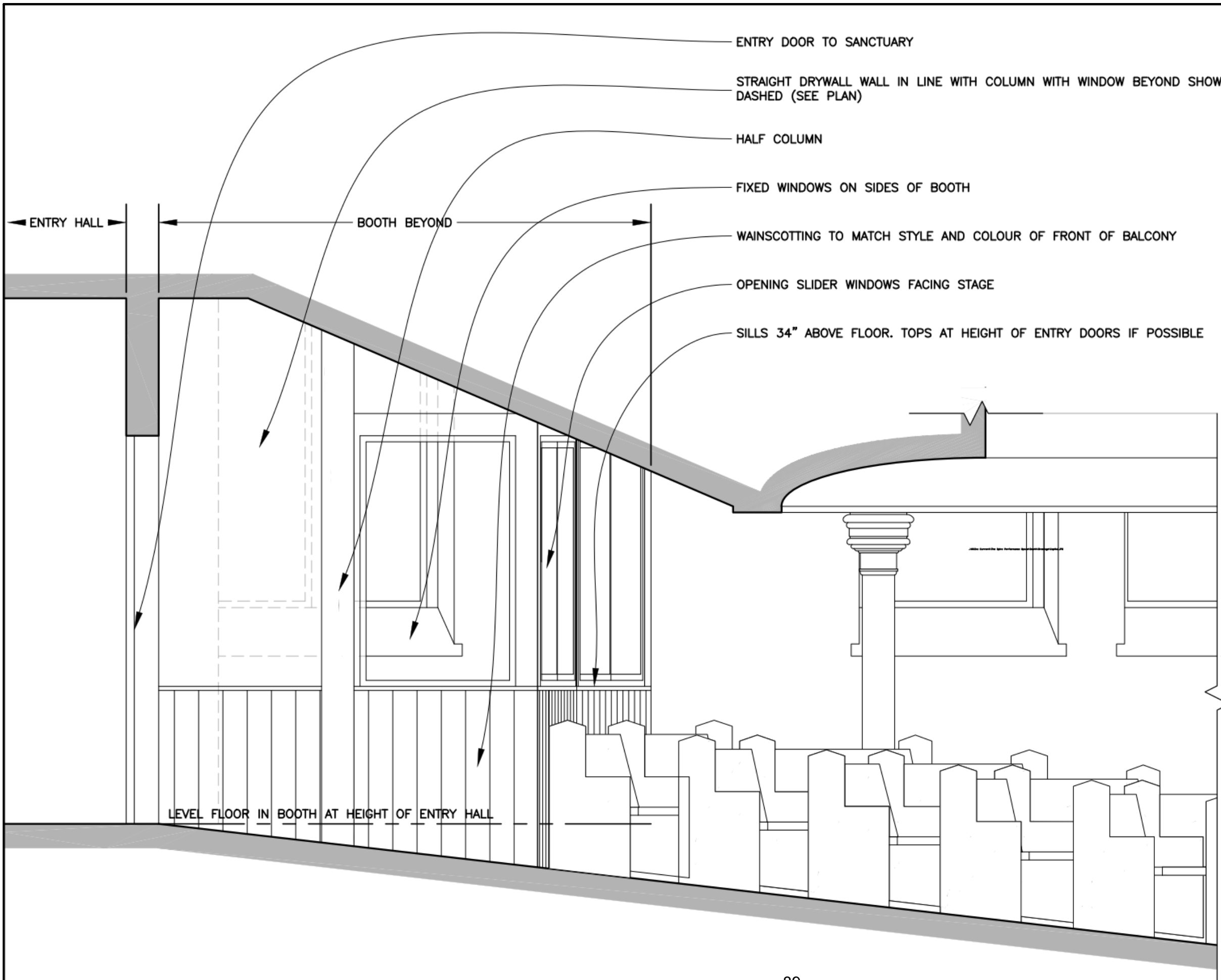
REV. NO.  
**1**

Mikaela Hughes Architect Inc.

82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183



CONFIRM SCALE



MikaelaArchitect@gmail.com  
Certificate of Practice 3867

THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT REFERRING TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTS.

**DESIGN ONLY - NOT FOR CONSTRUCTION**  
PLOTTED: Sep 14, 2023, 3:27pm

1	11/9/23	FOR CIRCULATION
#	D/M/Y	REVISION DETAILS

PROJECT  
**THE SPIRE - SOUND BOOTH**  
82 SYDENHAM ST.

DRAWING  
**PROPOSED SECTION THROUGH AISLE**

DRAWN BY LT, MJH  
DATE 18 JULY, 2023  
SCALE 1/2" = 1'-0"  
PRINT ON 11X17 PAPER

JOB NO.  
**2313**  
DWG. NO.  
**P-3**

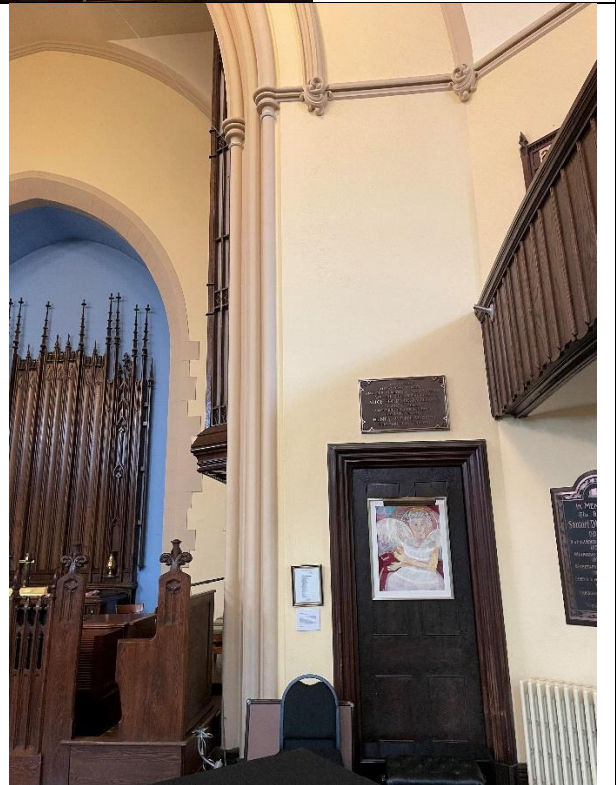
REV. NO.  
**1**

Mikaela Hughes Architect Inc.

82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183

CONFIRM SCALE

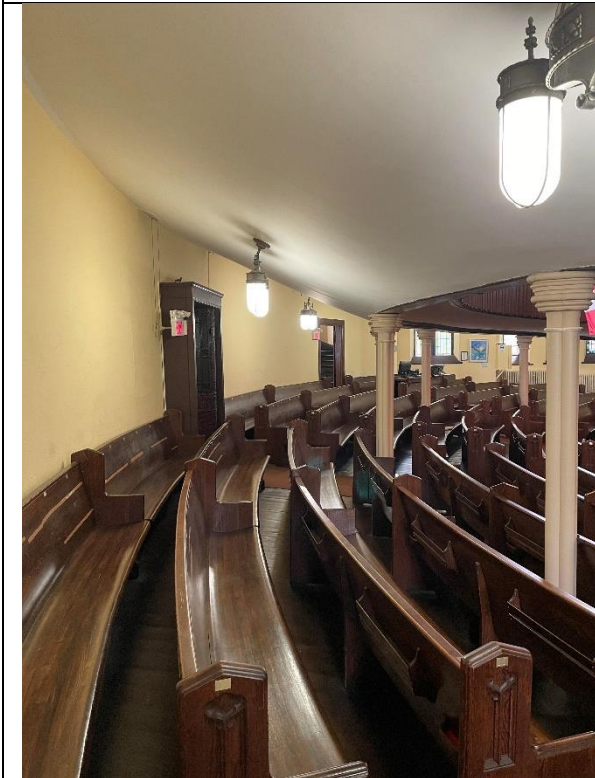
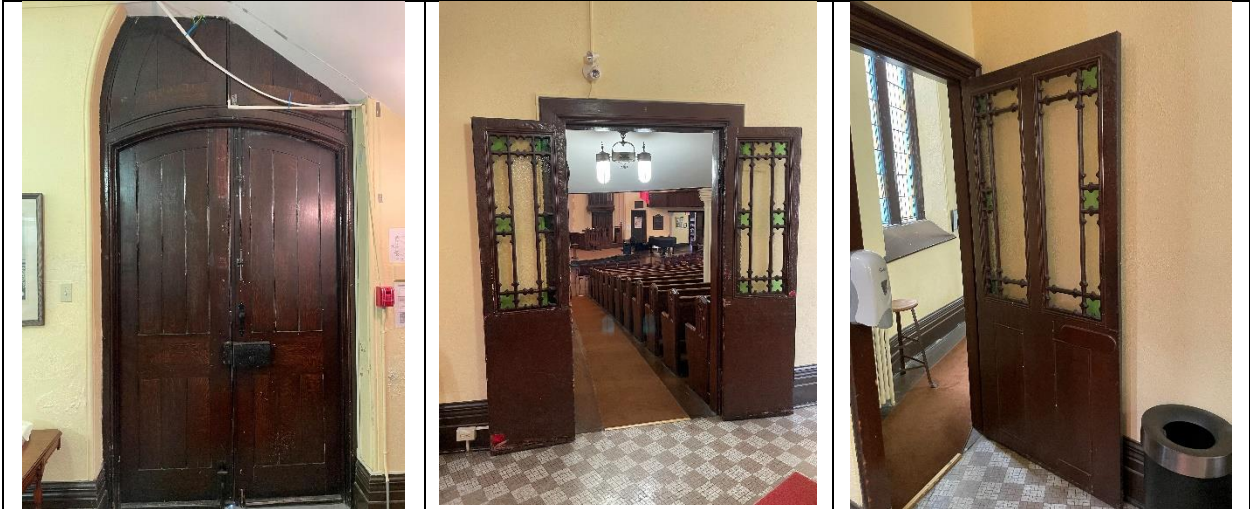
Staff Site Visit Photos 10-6-23



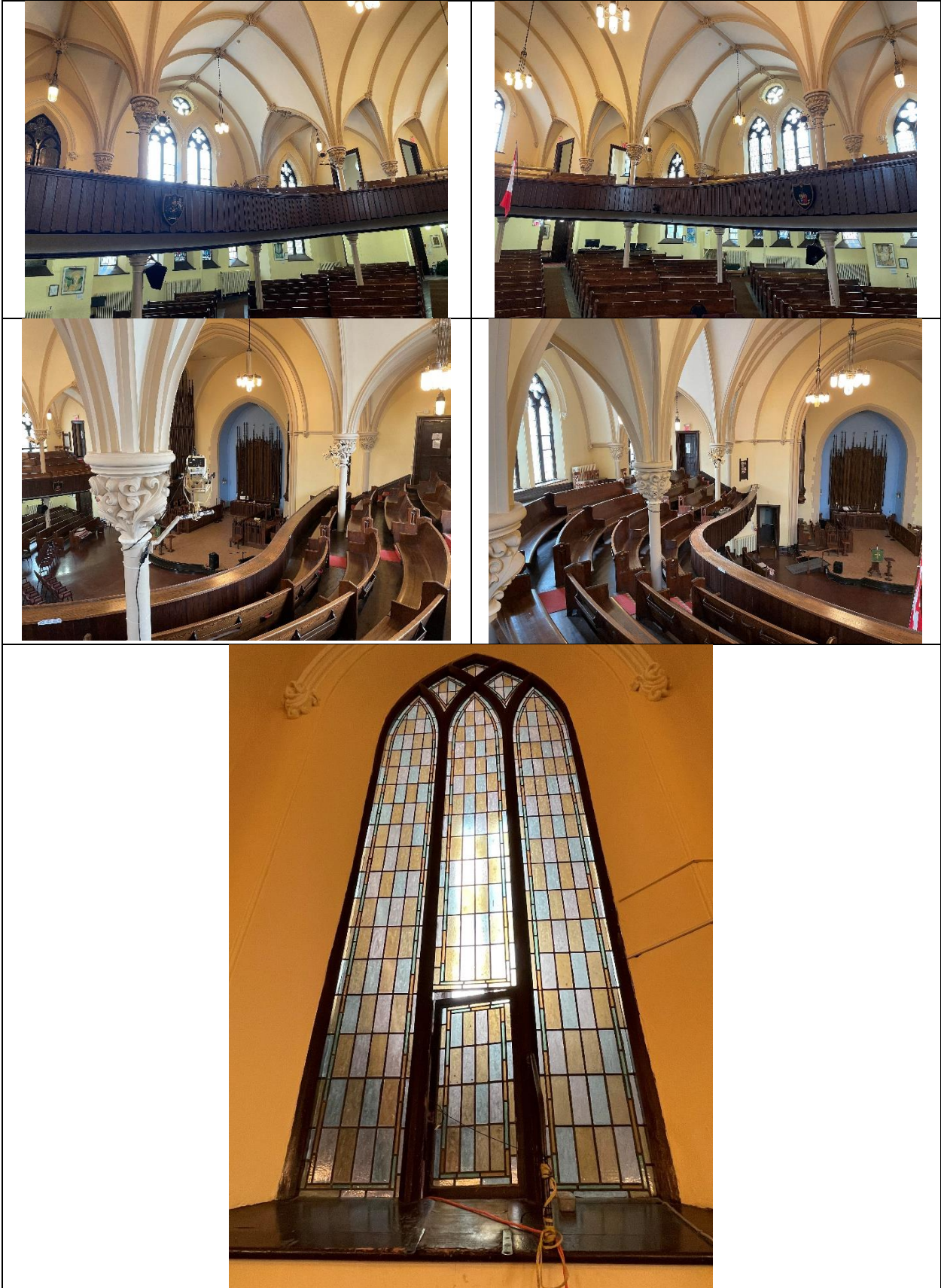
















# Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-087-2023**

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councilor Glenn, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilor Gary Oosterhof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jennifer Demitor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gunnar Heissler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alexander Legnini	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ann Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Gower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



where history and innovation thrive

City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

---

Date:	September 25, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Alteration and/or repair
File Number:	P18-087-2023
Property Address:	72-82 Sydenham Street

---

Description of Proposal:

This proposal is to update the interior of the Spire church which has a Part IV designation to accommodate the following: (1) the installation of a series of speakers that bookend the alter area and under the balcony, (2) the installation of a production booth on the main floor of the sanctuary/event hall, (3) the installation of overhead lighting above the alter area, (4) the installation of four lighting rails on the second storey balcony columns, (5) the installation of three pipes and associated ladder on both second storey buttresses opposite the alter area, and (6) the installation of a mobile projector.

Comments for Consideration on the Application:

I complement all who have tried their best to upgrade a heritage building to give it further life. I suspect Coverdale and the Powers would be delighted to know that their building still has life, despite societal changes. I appreciate the care the proponents have taken to have the bow components be as inconspicuous as possible, and I hope that as new challenges arise, the same care will be taken.

Recommended Conditions for the Application:

Nothing comes to mind.



City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

where history and innovation thrive

---

Date:	October 1, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Alteration and/or repair
File Number:	P18-087-2023
Property Address:	72-82 Sydenham Street

---

Description of Proposal:

This proposal is to update the interior of the Spire church which has a Part IV designation to accommodate the following: (1) the installation of a series of speakers that bookend the alter area and under the balcony, (2) the installation of a production booth on the main floor of the sanctuary/event hall, (3) the installation of overhead lighting above the alter area, (4) the installation of four lighting rails on the second storey balcony columns, (5) the installation of three pipes and associated ladder on both second storey buttresses opposite the alter area, and (6) the installation of a mobile projector.

Comments for Consideration on the Application:

I have no issues with any of this application. I think it has been carefully thought out and will be a superb community hub but protecting the heritage.

Recommended Conditions for the Application:

Nothing comes to mind.



City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

where history and innovation thrive

---

Date:	October 3, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Alteration and/or repair
File Number:	P18-087-2023
Property Address:	72-82 Sydenham Street

---

Description of Proposal:

This proposal is to update the interior of the Spire church which has a Part IV designation to accommodate the following: (1) the installation of a series of speakers that bookend the alter area and under the balcony, (2) the installation of a production booth on the main floor of the sanctuary/event hall, (3) the installation of overhead lighting above the alter area, (4) the installation of four lighting rails on the second storey balcony columns, (5) the installation of three pipes and associated ladder on both second storey buttresses opposite the alter area, and (6) the installation of a mobile projector.

Comments for Consideration on the Application:

The HIS addressed the past evolution of this church to meet the changing needs of the property and this proposal appears to continue this evolution, in a manner that is sympathetic to and respectful of what currently exists.

Recommended Conditions for the Application:





**City of Kingston  
Report to Kingston Heritage Properties Committee  
Report Number HP-23-036**

---

**To:** Chair and Members of the Heritage Properties Committee  
**From:** Jennifer Campbell, Commissioner, Community Services  
**Resource Staff:** Kevin Gibbs, Acting Director, Heritage Services  
**Date of Meeting:** November 15, 2023  
**Subject:** Notice of Intention to Designate under the *Ontario Heritage Act*  
**Addresses:** 186 Wellington Street, 227-229 Division Street & 34, 36, 38 & 40 Ellice Street, 5307 Highway 15, 80 Chatham Street (Units 1-9), 82 Beverley Street and 888 Montreal Street  
**File Numbers:** R01-027-2023, R01-028-2023, R01-029-2023, R01-030-2023, R01-031-2023, R01-032-2023, R01-033-2023, R01-034-2023, R01-035-2023, R01-036-2023, R01-037-2023, R01-038-2023, R01-039-2023, R01-040-2023, R01-041-2023, R01-042-2023, R01-043-2023 and R01-044-2023

---

**Council Strategic Plan Alignment:**

Theme: 5. Foster healthy citizens and vibrant spaces

Goal: See above

**Executive Summary:**

Section 29 of the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, that demonstrate cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee.

November 15, 2023

Page 2 of 11

This report provides background information regarding the evaluation of eighteen (18) properties to determine their cultural heritage value and interest. As these properties were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario Heritage Act*, Heritage Planning staff recommend serving the owners with a Notice of Intention to Designate those properties at 186 Wellington Street, 227-229 Division Street and 34, 36, 38 & 40 Ellice Street, 5307 Highway 15, 80 Chatham Street (Units 1-9), 82 Beverley Street and 888 Montreal Street.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on October 18, 2023, hosted by Heritage Planning staff. The properties meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

The Notice of Intention to Designate and draft designation by-laws have been prepared in accordance with the recent amendments to the *Ontario Heritage Act*. Staff recommend serving Notice of Intention to Designate on the subject properties to ensure their conservation and to enable the City to provide support and resources to owners and tenants through the heritage permitting process and the Heritage Property Grant Program.

**Recommendation:**

**That** the Kingston Heritage Properties Committee recommends to Council:

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 186 Wellington Street as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 186 Wellington Street, attached as Exhibit B to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 227-229 Division Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 227-229 Division Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

November 15, 2023

Page 3 of 11

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 34 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 34 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 36 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 36 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 38 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 38 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located 40 Ellice Street, known as the Ellice Street Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 40 Ellice Street, attached as Exhibit C to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 5307 Highway 15, known as St. Barnaby's Church and Cemetery, as a property of cultural

November 15, 2023

Page 4 of 11

heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 5307 Highway 15, attached as Exhibit D to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 1, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 1, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 2, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 2, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 3, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 3, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 4, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

November 15, 2023

Page 5 of 11

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 4, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 5, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 5, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 6, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 6, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 7, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 7, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 8, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the



November 15, 2023

Page 6 of 11

Designation By-Law for 80 Chatham Street – Unit 8, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 9, known as the Gallinger Terrace, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 9, attached as Exhibit E to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 82 Beverley Street as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 82 Beverley Street, attached as Exhibit F to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 888 Montreal Street as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-036; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 888 Montreal Street, attached as Exhibit G to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.



November 15, 2023

Page 8 of 11

**Options/Discussion:**

This report provides background information regarding the reasons for designating six (6) heritage resources that span over the following eighteen (18) properties, in order to conserve their cultural heritage value and interest. This report recommends serving a Notice of Intention to Designate (Exhibit A) under Section 29 of the *Ontario Heritage Act* on the following properties:

- 186 Wellington Street;
- 227-229 Division Street and 34, 36, 38 and 40 Ellice Street, known as the Ellice Street Terrace;
- 5307 Highway 15, known as St. Barnaby's Church and Cemetery;
- 80 Chatham Street (Units 1-9), known as the Gallinger Terrace;
- 82 Beverley Street; and
- 888 Montreal Street.

Section 29 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee (Kingston Heritage Properties Committee).

Through Report Number [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The eighteen properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

The Process for Designation was outlined in detail in [Report Number HK-21-004](#), where the 2020 changes to the *Ontario Heritage Act* created a new two-tier appeal process for new designations. Following consultation with its Heritage Committee, Council can choose to serve a notice of its intention to designate a property under Section 29 of the *Ontario Heritage Act* on the property owner(s) and the Ontario Heritage Trust and publish a notice in the newspaper. Within 30 days of the publication of the notice in the newspaper, anyone can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Intention to Designate or not. Its decision is required to be served on the owner(s) and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal.

November 15, 2023

Page 9 of 11

Regardless of whether an objection is received or not, the public is afforded a second opportunity to appeal the designation to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the designation.

### **Reasons for Designation**

The eighteen (18) properties being advanced for heritage designation are currently included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties). Council listed 186 Wellington Street, 227-229 Division Street, 34-40 Ellice Street, 5307 Highway 15 and 80 Chatham Street (all nine units) in 2010, while 82 Beverley Street and 888 Montreal Street were listed in 2016.

All by-laws were prepared by staff and reviewed by the Heritage Properties Working Group.

As required by the recent (2022) updates to the *Ontario Heritage Act*, the properties were evaluated against the 'Criteria for Determining Cultural Heritage Value or Interest' in Ontario Regulation 9/06, which requires each property to meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that these properties satisfied two or more of the Regulation's evaluation criteria and accordingly met the requirements for designation under the Act.

The full statements of significance, including lists of attributes are included in the draft designation by-laws attached as Exhibits B through G. The owners have been provided with the draft by-law via Registered Mail on October 3 or October 5, 2023. Owners were also invited to a public open house on October 18, 2023, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall, but none attended.

Photographs of each property are included in Exhibit H.

### **Conclusion**

The Heritage Properties Working Group has reviewed the draft by-laws and consultant's reports (where applicable) and supports the designation of the subject properties as properties of cultural heritage value and interest.

All owners were contacted by registered mail on October 3, 2023, except for the owners of 80 Chatham Street Unit 3, who were contacted by registered mailed on October 5, 2023, due to having an international address. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on October 18, 2023. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate.

November 15, 2023

Page 10 of 11

Once designated, the subject properties are eligible for the Heritage Property Grant Program and will be able to apply for funding of up to \$5,000 for eligible restoration works once every two years.

Staff recommend proceeding with serving the Notice of Intention to Designate the eighteen (18) properties noted above. Exhibit A presents the Notice of Intention to Designate, prepared in accordance with the requirements of the *Ontario Heritage Act*, for both publication in The Whig Standard newspaper and a more detailed notice to be published on the City's website.

It is recommended that the Notice be served by the Clerk as required by Sections 29(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the draft designation by-laws, attached as Exhibits B through G, and serve a Notice of Passing in accordance with Section 29(8) of the Act.

**Existing Policy/By-Law:**

*More Homes Built Faster Act*, 2022 (Province of Ontario)

*More Homes, More Choice Act*, 2019 (Province of Ontario)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

**Notice Provisions:**

Notice of Intention to Designate, Notice of Passing/Notice of Withdrawal must be served on the property owner(s) and the Ontario Heritage Trust and be published in a newspaper, having general circulation in the municipality, pursuant to Section 29 of the *Ontario Heritage Act*.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

Kevin Gibbs, Acting Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256



November 15, 2023

Page 11 of 11

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – 186 Wellington Street
- Exhibit C Draft Designation By-Law – Ellice Street Terrace
- Exhibit D Draft Designation By-Law – St. Barnaby’s Church and Cemetery
- Exhibit E Draft Designation By-Law – Gallinger Terrace
- Exhibit F Draft Designation By-Law – 82 Beverley Street
- Exhibit G Draft Designation By-Law – 888 Montreal Street
- Exhibit H Property Photographs

-- Website Version--

**Notice of Intention to Pass 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 the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

**186 Wellington Street** (Part Lot 189 Original Survey Kingston City; Part Lot 198 Original Survey Kingston City; Parts 2, 4, 5, 6 & 9 13R13520; S/T FR657645; City of Kingston, County of Frontenac):

Situated on a 200 square metre commercial property on the west side of the street, just south of Princess Street in downtown Kingston, the property contains a representative example of an early 19<sup>th</sup> century Georgian commercial building. Its simple three-storey massing restrained architectural detailing low-pitched gable roof with parapets and the overall impression of balance and rhythm is typical of 19<sup>th</sup> century Georgian commercial rows on downtown main streets in Ontario. Heritage attributes include the limestone building, original window openings and arched carriageway.

**34 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 5 & 11, 13R808; S/T & T/W FR464494; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**36 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 4 & 10, 13R808; S/T & T/W FR327133; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**38 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 3 & 9, 13R808; S/T & T/W FR721054; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**40 Ellice Street** (Part Lot 56 RCP 1624 Kingston City, S/T & T/W FR724490; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**227-229 Division Street** (Lot 55 RCP 1624 Kingston City; S/T & T/W FR433113; City of Kingston, County of Frontenac), known as the Ellice Street Terrace:

Located on the southeast corner of Division and Ellice Streets, the two-and-a-half storey brick terrace spans over five separate properties. The Ellice Street Terrace is a rare example of a Second Empire style residential terrace in the Inner Harbour neighbourhood of Kingston. Despite its bell curved mansard roof, which is the most distinctive element of the Second Empire architectural style, the Ellice Street Terrace is a relatively restrained example. The Terrace is historically linked to the former Picardville neighbourhood and supports the historic character of the

area. Its heritage attributes include its massing and bi-coloured brick and limestone construction, mansard roof and various stone and wooden details.

**5307 Highway 15** (Part Lots 26-27 Concession 8 Pittsburgh Part 1 13R7325 & as in FR174248, Part A405, Except Part 1 13R3659 & FR372898 (PCL 2); City of Kingston, County of Frontenac), known as St. Barnaby's Church and Cemetery:

St. Barnaby's Church (also known as the Church of St. Barnaby) and Cemetery is located on an approximately 3-hectare parcel on the east side of the road in the hamlet of Brewers Mills. It contains a single-storey rectangular-plan sandstone church, built in 1873, and a single-storey sandstone vault with a cruciform facade, all surrounded by a cemetery. The church building is a representative example of a late 19<sup>th</sup> century rural church with Gothic influences and a rare example in Kingston for its use of sandstone. The property displays a high degree of craftsmanship particularly with its prominent central tower and mature tree-lined driveway leading to the church's main doors. St. Barnaby's has direct association with the Roman Catholic Church in the Brewers Mills areas and has been a landmark in the community for over 150 years. Heritage attributes include the two sandstone buildings (church and vault), the various grave markers and mature tree plantings lining a central driveway.

**80 Chatham Street – Unit 1** (Part Lot 24 Block NN Con 1 Kingston Parts 1 & 18, 13R13532; S/T & T/W FR658516; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 2** (Part Lot 24 Block NN Con 1 Kingston Parts 2 & 17, 13R13532; S/T & T/W FR733748; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 3** (Part Lot 24 Block NN Con 1 Kingston Parts 3 & 16, 13R13532; S/T & T/W FR658524; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 4** (Part Lot 24 Block NN Con 1 Kingston Parts 4 & 15, 13R13532; S/T & T/W FR658522; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 5** (Part Lot 24 Block NN Con 1 Kingston Parts 5 & 14, 13R13532; S/T & T/W FR663471; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 6** (Part Lot 24 Block NN Con 1 Kingston Parts 6 & 13, 13R13532; S/T & T/W FR658474; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 7** (Part Lot 24 Block NN Con 1 Kingston Parts 7 & 12, 13R13532; S/T & T/W FR658502; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 8** (Part Lot 24 Block NN Con 1 Kingston Parts 8, 11 & 21, 13R13532; S/T & T/W FR733272; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 9** (Part Lot 24 Block NN Con 1 Kingston Parts 9, 10, 20 & 22, 13R13532; S/T & T/W FR658533; S/T Execution 01-000343, if enforceable; City of Kingston, County of Frontenac), known as the Gallinger Terrace:

Situated on the west side of the street and spanning over nine separate properties and the entire city block of Chatham Street between Elm Street and Linton Street, in the Williamsville area, the Gallinger Terrace consists of eight attached two storey red brick residential buildings and a two-storey red brick residential (formerly commercial at grade) building at the corner of Elm Street. The building is a rare example of an architect-designed red brick residential terrace with a corner commercial unit. The Terrace was designed by well-known local architect William Newlands in 1890. Newlands is best known for his works at 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park. Known for his work on brick buildings, Newlands added decorative touches to a simple row-house design, such as the steeply pitched gables with floral detailing and fish scale bargeboard, and a decorative brick belt course around the entire building. The small setback of the terrace from the public right-of-way, use of rear lanes for vehicle parking and evidence of the former commercial unit fronting Elm Street, expresses its late-19<sup>th</sup> century working-class housing style and supports the historic character and land-use of the area. Heritage attributes includes the two-storey massing and brick and limestone construction, steeply pitched gables, original openings and various wooden and brick detailing.

**82 Beverley Street** (Lot 51, Plan 131 and Part of Lot 50, Plan 131, as in FR336578; City of Kingston, County of Frontenac):

Located on the west side of the street, south of Union Street, just west of Queens University, this 735 square metre residential property contains a representative example of an early 20<sup>th</sup> century two-storey Georgian Revival style dwelling. Constructed in 1915, several elements of this building reflect this style including its: simple box-like massing; combined use of stone, wood and dark brick; centralized entrance, symmetrical fenestration, hipped roof; and limited ornamentation. The building also supports and maintains the character of the streetscape and is visually linked to its surroundings, which include a number of similarly designed buildings from the early 20<sup>th</sup> century as well as large estate properties from the mid-19<sup>th</sup> century. Heritage attributes include the massing and design of the brick and limestone dwelling with symmetrical fenestration pattern, limited ornamentation and enclosed roughcast front entrance porch.

**888 Montreal Street** (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR372716; City of Kingston, County of Frontenac):

Situated on the west side of the Montreal Street, just south of John Counter Boulevard in the City of Kingston, this irregularly-shaped 4,500 square metre residential property contains a rare example of a mid-19<sup>th</sup> century one-and-a-half storey Ontario vernacular wood frame (as opposed to brick or stone) farmhouse. Typical of the Ontario Cottage style is the side gable roof with a central gable on the main front façade. The front façade being symmetrical, with a central entranceway flanked by window openings. Less common, but certainly typical of this style, is the hip roofed verandah that extends the length of the front façade. This property displays a high degree of craftsmanship and artistic merit as evident by the steeply pitched front gable with a tall gothic arched window opening and decorative vergeboard that travels along the eaves across the front façade and into the central gable and north and south gable ends. The details continue in the two corbelled red brick chimneys, as well as the window openings with triangular headed casings and the round columns supporting the verandah. While much of the rural character of Montreal Street has been lost, this 1870s house is historically linked to the area and its past agricultural roots and is a vestige of the former rural origins of the area. Heritage attributes include the one-and-a-half-storey frame dwelling with symmetrical front façade and various wooden detailing.

**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 notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXXX, 2023

City of Kingston

--- Newspaper Version---

**Notice of Intention to Pass 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 the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

**186 Wellington Street** (Part Lot 189 Original Survey Kingston City; Part Lot 198 Original Survey Kingston City; Parts 2, 4, 5, 6 & 9 13R13520; S/T FR657645; City of Kingston, County of Frontenac); and

**34 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 5 & 11, 13R808; S/T & T/W FR464494; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**36 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 4 & 10, 13R808; S/T & T/W FR327133; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**38 Ellice Street** (Part Lot 58 RCP 1624 Kingston City Part 3 & 9, 13R808; S/T & T/W FR721054; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**40 Ellice Street** (Part Lot 56 RCP 1624 Kingston City, S/T & T/W FR724490; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**227-229 Division Street** (Lot 55 RCP 1624 Kingston City; S/T & T/W FR433113; City of Kingston, County of Frontenac), known as the Ellice Street Terrace; and

**5307 Highway 15** (Part Lots 26-27 Concession 8 Pittsburgh Part 1 13R7325 & as in FR174248, Part A405, Except Part 1 13R3659 & FR372898 (PCL 2); City of Kingston, County of Frontenac), known as St. Barnaby's Church and Cemetery; and

**80 Chatham Street – Unit 1** (Part Lot 24 Block NN Con 1 Kingston Parts 1 & 18, 13R13532; S/T & T/W FR658516; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 2** (Part Lot 24 Block NN Con 1 Kingston Parts 2 & 17, 13R13532; S/T & T/W FR733748; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 3** (Part Lot 24 Block NN Con 1 Kingston Parts 3 & 16, 13R13532; S/T & T/W FR658524; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and



**80 Chatham Street – Unit 4** (Part Lot 24 Block NN Con 1 Kingston Parts 4 & 15, 13R13532; S/T & T/W FR658522; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 5** (Part Lot 24 Block NN Con 1 Kingston Parts 5 & 14, 13R13532; S/T & T/W FR663471; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 6** (Part Lot 24 Block NN Con 1 Kingston Parts 6 & 13, 13R13532; S/T & T/W FR658474; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 7** (Part Lot 24 Block NN Con 1 Kingston Parts 7 & 12, 13R13532; S/T & T/W FR658502; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 8** (Part Lot 24 Block NN Con 1 Kingston Parts 8, 11 & 21, 13R13532; S/T & T/W FR733272; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**80 Chatham Street – Unit 9** (Part Lot 24 Block NN Con 1 Kingston Parts 9, 10, 20 & 22, 13R13532; S/T & T/W FR658533; S/T Execution 01-000343, if enforceable; City of Kingston, County of Frontenac), known as the Gallinger Terrace; and

**82 Beverley Street** (Lot 51, Plan 131 and Part of Lot 50, Plan 131, as in FR336578; City of Kingston, County of Frontenac); and

**888 Montreal Street** (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR372716; City of Kingston, County of Frontenac).

**Additional information**, including a full description of the reasons for designation is available on the City of Kingston website at [www.cityofkingston.ca/heritage](http://www.cityofkingston.ca/heritage) and 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 notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXX, 2023

City of Kingston

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the property at 186 Wellington Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 186 Wellington Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**  
**City Clerk**

---

**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation**

Civic Address: 186 Wellington Street  
Legal Description: Part Lot 189 Original Survey Kingston City; Part Lot 198 Original Survey Kingston City; Parts 2, 4, 5, 6 & 9 13R13520; S/T FR657645; City of Kingston, County of Frontenac  
Property Roll Number: 1011 010 130 10800

**Introduction and Description of Property**

The property at 186 Wellington Street is located on the west side of the street, just south of Princess Street, in downtown Kingston. The 200 square metre commercial property contains a three-storey limestone building, constructed circa 1838, with three later dormers of no heritage value.

**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.*

186 Wellington Street is a representative example of an early 19<sup>th</sup> century Georgian commercial building in downtown Kingston. Its simple three-storey massing with three bays, restrained architectural detailing i.e. coursed, squared and roughly dressed limestone masonry façade, stone windowsills and voussoirs, stone frieze with corbels), low-pitched gable roof with parapets and brick chimneys, and the overall impression of balance and rhythm is typical of 19<sup>th</sup> century Georgian commercial rows on downtown main streets in Ontario.

Older pictures show multi-pane wooden sash windows on the second and third floors and a wooden storefront with a central recessed door. Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height as one moves from the second to third floors, also reflect its Georgian commercial architectural style. Even though the historic storefront has been replaced, its commercial use maintains the historic development pattern in downtown Kingston (i.e. commercial at grade with residential/office space above).

A semi-elliptical arched carriageway with smooth ashlar surrounds and a keystone is characteristic of downtown Kingston and the era of this building.

*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 has contextual value for its role in supporting and maintaining the historic commercial character of this portion of Wellington Street and downtown Kingston. The property also has contextual value for its continuity of window lines and Georgian commercial style, which link it physically, visually and historically to this block of Wellington Street.

### **Heritage Attributes**

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

- Three-storey three-bay massing with gable roof, parapets and brick chimneys;
- Coursed, squared and roughly dressed limestone masonry façade;
- Original window openings on the façade with stone voussoirs and stone window sills;
- Stone frieze above the third floor, with decorative stone corbels; and
- Semi-elliptical arched carriageway with smooth ashlar surrounds and a keystone.

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the properties at 34, 36, 38 and 40 Ellice Street and 227-229 Division Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Ellice Street Terrace at 34, 36, 38 and 40 Ellice Street and 227-229 Division Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**  
**City Clerk**

---

**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
Ellice Street Terrace**

Civic Address:	34 Ellice Street
Legal Description:	Part Lot 58 RCP 1624 Kingston City Part 5 & 11, 13R808; S/T & T/W FR464494; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 01100
Civic Address:	36 Ellice Street
Legal Description:	Part Lot 58 RCP 1624 Kingston City Part 4 & 10, 13R808; S/T & T/W FR327133; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 01000
Civic Address:	38 Ellice Street
Legal Description:	Part Lot 58 RCP 1624 Kingston City Part 3 & 9, 13R808; S/T & T/W FR721054; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 00900
Civic Address:	40 Ellice Street
Legal Description:	Part Lot 56 RCP 1624 Kingston City, S/T & T/W FR724490; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 00800
Civic Address:	227- 229 Division Street
Legal Description:	Lot 55 RCP 1624 Kingston City; S/T & T/W FR433113; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 00700

**Introduction and Description of Property**

The Ellice Street Terrace, located at 34-40 Ellice Street and 227-229 Division Street is located on the southeast corner of Division and Ellice Streets and on the south side of Ellice Street, in the City of Kingston. The terrace, which spans over five separate properties, consists of four attached two-and-a-half storey red brick residential buildings fronting Ellice Street and a two-and-half storey red brick residential (formerly commercial at grade) building with two-storey red brick addition facing Division Street. The terrace was constructed circa 1880 with the two-storey side addition being constructed between 1929 and 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 Ellice Street Terrace is a rare example of a Second Empire style residential terrace in the Inner Harbour neighbourhood and in the City of Kingston. In Canada, the Second Empire style was most prevalent in the 1870s but was less popular than the Gothic and Italianate styles. The two-and-a-half storey massing of the Ellice Street Terrace is characterized by its bell curved mansard roof, which is the most distinctive element of the Second Empire architectural style. Given the presence of the stone corbel between Nos. 38 and 40 and the slight difference in detailing (i.e. different styles of decorative brackets under windows), it is possible that Nos. 34-38 Ellice Street and No. 40 and 227-229 Division Street were constructed in two phases. Nos. 227-229 Division Street exhibits visual evidence of its former commercial use on the ground floor (documented as a “Gro.” i.e. grocer on the 1908 Fire Insurance Plan).

The terrace’s expression of the Second Empire style is relatively restrained and is characterized by its mansard roof with flat-roofed dormer windows, red brick walls with bi-coloured brick features (i.e. segmental arches over windows and doors with keystones on the first floor), paired decorative wood brackets under the eaves, vertically oriented window openings, decorative brackets under the window sills, entrances with transom light, and limestone foundation with evidence of original basement window openings with segmental arches.

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

The small setback of the terrace from the public right-of-way and evidence of the former commercial unit fronting Division Street, expresses its late-nineteenth century working-class housing style and supports the historic character and land-use of the area.

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

The terrace is historically linked to the neighbourhood of ‘Picardville’, a working-class neighbourhood that developed at the edge of Kingston in the mid 19<sup>th</sup> century.

## **Heritage Attributes**

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

- Two-and-a-half storey massing with bell curved mansard roof;
- Red brick masonry;
- Paired brackets supporting the eave throughout, with wooden soffits and frieze boards at No. 40;
- Stone corbels at the northeast corner (No. 34) and between Nos. 38 and 40;

- Parapet wall on the most eastern residence (No. 34);
- Flat-roofed dormer with decorative wood brackets under the eaves (brackets missing on No. 34);
- Original window openings with stone or wood sills with corbelled brick brackets (No. 40 with wood brackets), and segmental arches in bi-coloured brickwork with keystones on the first floor;
- Entrances with transom light (Nos. 36 and 38 with dentils) and segmental arches in bi-coloured brickwork with keystones;
- Original or early wood paneled front door on No. 38;
- Bush-hammered limestone foundation with evidence of original basement window openings with segmental arches; and
- Evidence of former storefront on 229 Division Street.

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the property at 5307 Highway 15 to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as St. Barnaby's Church and Cemetery at 5307 Highway 15 (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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. For the purposes of interpretation, the definition of 'Maintenance' (as defined in the City's Procedural By-Law for Heritage, as amended from time to time) will also

include the day-to-day cemetery operations undertaken in accordance with the *Funeral, Burial and Cremation Services Act* and accepted good practice.

4. 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.
5. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**  
**City Clerk**

---

**Bryan Paterson**  
**Mayor**



**Schedule “A”  
Description and Criteria for Designation  
St. Barnaby’s Church and Cemetery**

Civic Address: 5307 Highway 15

Legal Description: Part Lots 26-27 Concession 8 Pittsburgh Part 1 13R7325 & as in FR174248, Part A405, Except Part 1 13R3659 & FR372898 (PCL 2); City of Kingston, County of Frontenac

Property Roll Number: 1011 090 010 22300 0000

**Introduction and Description of Property**

St. Barnaby’s Church (also known as the Church of St. Barnaby) and Cemetery at 5307 Highway 15 is located on the east side of the road in the hamlet of Brewers Mills, formerly the Township of Pittsburgh, now the City of Kingston. The property is approximately 3 hectares and contains a single-storey rectangular-plan sandstone church built in 1873 with a small single-storey stone addition, built circa 1880s, a single-storey sandstone vault, and a single-storey brick building built in the 1980s, all surrounded by a cemetery.

**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.*

St. Barnaby’s is a representative example of a late 19<sup>th</sup> century rural church with Gothic influences and a rare example in Kingston for its use of sandstone. The main block of the church is one storey high with a rectangular plan. The structure is constructed from coursed, squared sandstone with a medium pitched gable roof and adorned by a wood and metal tower (added soon after construction). The small single-storey vault to the south of the main church is also constructed of sandstone and includes a cruciform façade. A cemetery with various stone and metal monuments and markers dating from the 19<sup>th</sup> century is located to the south and east of the church. The mature trees, central drive and use as a cemetery add to the Picturesque and tranquil nature of the site.

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

This property displays a high degree of craftsmanship and artistic merit, particularly derived from its Gothic Revival or Medieval influences, as evidenced by the lancet windows with radiating voussoirs and Gothic arch double-door. The five-storey tall central tower sits prominently on St. Barnaby’s north-western façade, with its slender four-sided metal spire, topped with a metal cross. The mature tree-lined drive and

landscaping enhances the visitor's experience of the property, further demonstrating a high degree of artistic merit in the design of this property.

*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.*

St. Barnaby's Church has historical and associative value through its association with the Roman Catholic Church and its importance as a meeting place in the Brewers Mills community. Prior to the construction of St. Barnaby's, Catholic parishioners had to make their way to Gananoque to worship. A wooden building was built in the area around 1842 and was replaced by the existing stone structure of St. Barnaby's in 1873 on lands purchased from Robert Anglin. In April 1874, Brewers Mills mission became a parish with the Reverend P.A. deSaunhac as the first resident pastor. Father deSaunhac had the spire and rear addition added a few years after construction. The bell for the tower was donated to the church in 1883. More than 200 trees were planted on the property the same year, many of which survive to this day.

St. Barnaby's Church has been an important local gathering place for the Brewers Mills community for over 150 years. The church is still in use and continues to play a key role in the religious life of many in the community.

*The property has contextual value because it is a landmark.*

St. Barnaby's Church and Cemetery's distinctive sandstone construction and Gothic architecture and use as a religious meeting place, makes it a landmark in the Brewers Mills community.

### **Heritage Attributes**

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

- One storey rectangular building, constructed from grey and buff sandstone, with medium pitched gable roof, symmetrical fenestration pattern of lancet windows and doors, and a central tower feature with buttresses, topped by a four-sided spire adorned with a metal cross;
- One storey sandstone vault located south-east of the main church with its cruciform front elevation;
- Setting within a graveyard;
- Grave makers and monuments of a variety of materials, including marble, granite, sandstone and limestone, as well as metal plot enclosures;
- Geometric grid of burial sites of the graveyard; and
- Mature tree plantings lining a central driveway.

### **Non- Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include the:

- Single-storey brick building, built in the 1980s.

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the properties at 80 Chatham Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Gallinger Terrace at 80 Chatham Street Units 1-9 (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**

**City Clerk**

---

**Bryan Paterson**

**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
Gallinger Terrace**

Civic Address: 80 Chatham Street – Unit 1  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 1 & 18,  
13R13532; S/T & T/W FR658516; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 05600

Civic Address: 80 Chatham Street – Unit 2  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 2 & 17,  
13R13532; S/T & T/W FR733748; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 05700

Civic Address: 80 Chatham Street – Unit 3  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 3 & 16,  
13R13532; S/T & T/W FR658524; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 05800

Civic Address: 80 Chatham Street – Unit 4  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 4 & 15,  
13R13532; S/T & T/W FR658522; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 05900

Civic Address: 80 Chatham Street – Unit 5  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 5 & 14,  
13R13532; S/T & T/W FR663471; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 06000

Civic Address: 80 Chatham Street – Unit 6  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 6 & 13,  
13R13532; S/T & T/W FR658474; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 06100



Civic Address: 80 Chatham Street – Unit 7  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 7 & 12,  
13R13532; S/T & T/W FR658502; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 06200

Civic Address: 80 Chatham Street – Unit 8  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 8, 11 & 21,  
13R13532; S/T & T/W FR733272; City of Kingston, County  
of Frontenac  
Property Roll Number: 1011 030 010 06300

Civic Address: 80 Chatham Street – Unit 9  
Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 9, 10, 20 & 22,  
13R13532; S/T & T/W FR658533; S/T Execution 01-000343,  
if enforceable; City of Kingston, County of Frontenac  
Property Roll Number: 1011 030 010 06400

### **Introduction and Description of Property**

The Gallinger Terrace, later known as Clow’s Block after the then owner John Franklin Clow, is located at 80 Chatham Street on the west side of the street and spans over nine separate properties and the entire city block of Chatham Street between Elm Street and Linton Street, in the Williamsville area of the City of Kingston. The Gallinger Terrace consists of eight attached two storey red brick residential buildings fronting Chatham Street and a two-storey red brick residential (formerly commercial at grade) building at the corner of Elm Street. The terrace was constructed in 1890 for A. Gallinger to plans by well-known local architect William Newlands.

### **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 Gallinger Terrace is a rare example of a surviving architect-designed red brick clad residential terrace, with a corner commercial unit, in the Williamsville neighbourhood of the City of Kingston. The two-storey massing of the Gallinger Terrace is characterized by its gable roof broken by four steeply pitched gables/false dormers with decorative bargeboard. Wooden brackets under each gable emphasize the projecting paired entrances to the eight residential units on Chatham Street.

The former commercial end-unit (Unit 1) has a truncated hip roof and still contains evidence of a staircase leading to a door flanked by large shop windows on the corner of Chatham and Elm Streets.

The brick terrace sits on a tall hammer-dressed limestone foundation. The regular fenestration pattern continues across the entire terrace. Featuring three windows and a door with transom above per unit, with the first and second floor windows separated by a decorative brick belt course that surrounds the building.

Early rear additions/wings, now clad in vinyl siding, add additional living space to the eight residential units.

*The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

The Gallinger Terrace is associated with well-known local architect William Newlands. Commissioned by then property owner A. Gallinger in 1890, William Newlands designed this building as a nine-unit residential terrace with an additional commercial unit at the southern corner. Known for his work on brick buildings, Newlands added decorative touches to a simple row-house design, such as the steeply pitched gables with floral detailing and fish scale bargeboard, and a decorative brick belt course around the entire building.

William Newlands was a well-known and successful architect in Kingston from 1882 to 1926. Some of Newlands most well-known works include 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park.

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

The small setback of the terrace from the public right-of-way, use of rear lanes for vehicle parking and evidence of the former commercial unit fronting Elm Street, expresses its late-nineteenth century working-class housing style and supports the historic character and land-use of the area.

### **Heritage Attributes**

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

- Two storey massing with pitched roof broken by four steeply pitched gables with wood detailing;
- Red brick masonry, including projecting entrance bays and decorative belt course;
- Wooden brackets supporting the eave throughout, with wooden soffits and frieze boards;

- Original window and door openings, with brick voussoirs;
- Hammer-dressed limestone foundation; and
- Evidence of former storefront on Unit 1, including corner entrance and large window openings.

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the property at 82 Beverley Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 82 Beverley Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**

**City Clerk**

---

**Bryan Paterson**

**Mayor**

**Schedule “A”  
Description and Criteria for Designation**

Civic Address: 82 Beverley Street  
Legal Description: Lot 51, Plan 131 and Part of Lot 50, Plan 131, as in  
FR336578; City of Kingston, County of Frontenac  
Property Roll Number: 1011 070 050 06400

**Introduction and Description of Property**

The property at 82 Beverley Street, is located on the west side of the street, south of Union Street, in the City of Kingston. The 735 square metre residential property contains a two-storey Georgian Revival style home, constructed in 1915 for George Searle, a clothing designer at C. Livingston and Brothers Merchant Tailors in Kingston.

**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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

82 Beverley Street is a representative example of an early 20<sup>th</sup> century Georgian Revival style dwelling. The two-storey dwelling incorporates several Georgian Revival design elements including its: simple box-like massing; combined use of stone, wood and dark brick; centralized entrance, symmetrical fenestration, hipped roof; and limited ornamentation. The window casings and cornice details, including a bracket-like soffit pattern, employ simple wood profiles while the principal window openings themselves are plain and rectangular. Little decoration is found elsewhere on the building. Together these features define this stately residence, further enhanced by a high, rock-faced limestone foundation and matching lug sills under all the windows.

The combined use of limestone, wood and dark brick displays a sensitive use of materials and a high degree of craftsmanship. The enclosed roughcast entrance porch with corner pilasters sits on a high rock-faced foundation with corner piers and is the only ornate feature of the house. A later doorway with fanlight transom and sidelights and paired side windows with six-lite transoms enhance the porch entrance. The three-bay façade has tripartite single lite windows in the outside bays of the main floor with smaller paired six-over-one windows and a shorter pair of six-lite casement windows centred between. The balanced mix of window styles adds a measure of variety to the building while maintaining the simple rectilinear features of the Georgian Revival style.



*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 is of contextual value because it helps to maintain and support the character of the Beverley Street streetscape, and because it is visually linked to its surroundings. The house is one of three adjacent and similarly designed buildings erected in 1915 (80, 82 and 84 Beverley). These buildings occupy a highly visible location at the end of Queen's Crescent in an historic neighbourhood just west of the Queen's University main campus. 82 Beverley's early 20<sup>th</sup> century design provides important visual support for the historic nature of this neighbourhood. Three mid-19<sup>th</sup> century landmark estates are found in the immediate vicinity of the property: Edgehill (28 Edgehill Street, circa 1840), Bellevue House (53 Centre Street, 1841), and Lakeview (86 Beverley Street, 1855). These older estates add to the grandeur and distinct character of this area. The setback for the house is also an important contextual feature of the property. These features are visually linked with and help support the character of Beverley Street and area.

### **Heritage Attributes**

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

- Georgian Revival design elements of the 1915 house, including its simple, box-like massing; centralized front entrance; hipped-roof; and the skillful use of stone, dark brick and wood;
- Limited ornamentation on the house, including its simple window casings and cornice details;
- Symmetrical, rectangular fenestration of the house, including a mix of window types;
- Enclosed roughcast front entrance porch with its corner pilasters, doorway with fanlight transom and sidelights on a high stone foundation;
- Rock-faced limestone lug sills under windows;
- High rock-faced limestone house foundation; and
- The setback of the house from the street.

## City of Kingston By-Law Number 2023-XX

### A By-Law to Designate the property at 888 Montreal Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

#### 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 November 15, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 888 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

---

**Janet Jaynes**  
**City Clerk**

---

**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation**

Civic Address: 888 Montreal Street  
Legal Description: Part Farm Lot 5 Con West Great Cataraqui River Kingston  
as in FR372716; City of Kingston, County of Frontenac  
Property Roll Number: 1011 040 110 18100 0000

**Introduction and Description of Property**

888 Montreal Street is located on the west side of the Montreal Street, just south of John Counter Boulevard in the City of Kingston. The irregularly shaped 4,500 square metre residential property contains a one-and-a-half storey Ontario vernacular frame farmhouse constructed between 1860 and 1878, with a series of non-contributing rear additions.

**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.*

888 Montreal Street is a rare example of a mid-19<sup>th</sup> century one-and-a-half storey wood frame Ontario vernacular farmhouse (also commonly referred to as an Ontario Cottage style) with Georgian and Gothic Revival influences. Typical of the Ontario Cottage style is the side gable roof with a central gable on the main front façade. The front façade is symmetrical, with a central entranceway flanked by window openings. Less common, but certainly typical of this style, is the hip roofed verandah that extends the length of the front façade. Where many have been lost to neglect and redevelopment, this building is a relatively rare example of a surviving wood framed Ontario vernacular farmhouse in Kingston, as opposed to brick or stone construction.

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

For a simple vernacular farmhouse, this property displays a high degree of craftsmanship and artistic merit, particularly expressed in its Gothic Revival or Medieval influences, as evident by the steeply pitched front gable with a tall gothic arched window opening and decorative vergeboard (or bargeboard) that travels along the eaves across the front façade and into the central gable and north and south gable ends. The details continue in the two corbelled red brick chimneys, one located at each end of the gable roof, as well as the window openings with triangular headed casings and the round columns supporting the verandah.

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

While much of the rural character of Montreal Street has been lost, this frame 1870s house is historically linked to the area and its past agricultural roots and is a vestige of the former rural origins of the area.

### **Heritage Attributes**

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

- One-and-a-half storey Ontario Cottage style dwelling of wood frame construction, clad in a clapboard exterior;
- Side gable roof with central steep-pitch gable and tall gothic arched window opening;
- Two red brick corbelled chimneys located at each gable end;
- Symmetrical front façade with central entranceway flanked by windows and covered by a verandah supported by round columns;
- Triangular headed window casings throughout; and
- Vergeboard on roofline, eaves and central gable.

### **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include the:

- Series of rear additions to the original building.

# 186 Wellington Street



2010

227-229 Division Street & 34-40 Ellice Street –  
Ellice Street Terrace



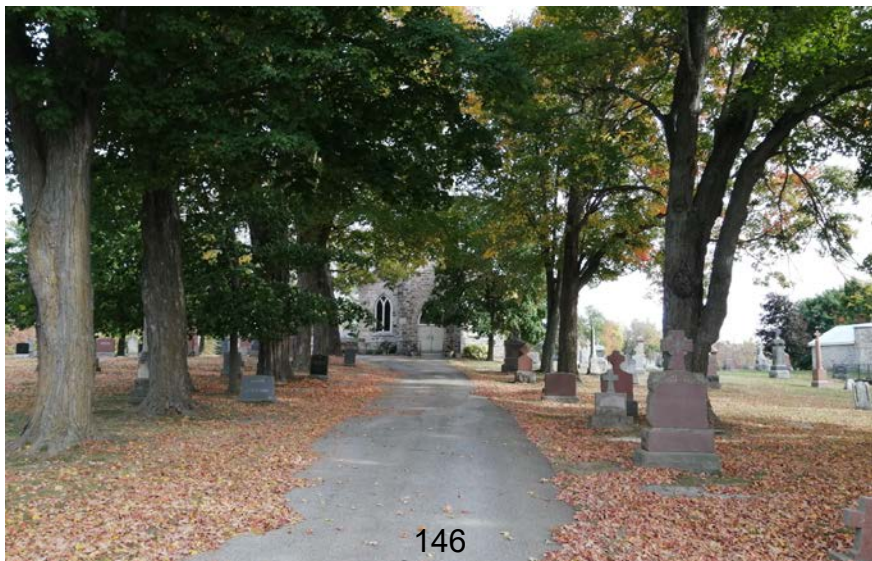
229 & 227 Division Street



34, 36, 38 & 40 Ellice Street



5307 Highway 15 -  
St. Barnaby's Church and Cemetery



80 Chatham Street–  
Gallinger Terrace





## 82 Beverley Street



Google 2020

# 888 Montreal Street



**Permit Reporting to Committee**

<b>File Number</b>	<b>Stream Type</b>	<b>Status</b>	<b>Property Address</b>	<b>Scope of Work</b>	<b>Planner</b>
P18-077-2023	Stream 2	Permit Issued	106 Montreal St.	New Construction (Dormer)	PP



To City Clerk,

Please include our “Notice to The Corporation of City of Kingston” in all documentation pertaining to our property Part Farm Lot 5 Concession West of the Great Cataraqui River, City of Kingston, County of Frontenac also known as 888 Montreal Street in Kingston.

Thank you,

Irena Poklewska-Koziell

Lech Poklewski Koziell

Kingston, Ontario, November 1, 2023

Office of the City Clerk  
The Corporation of the City of Kingston  
216 Ontario Street  
Kingston, Ontario, Canada, K7L 2Z3

To Janet Jaynes City Clerk

**NOTICE TO THE CITY OF KINGSTON**

I Lech Poklewski-Koziell of Kingston, Ontario do not give permission to the City of Kingston to designate, zone, modify, or change in anyway the current position of my property without my express written permission.

Your attempt to change my property to a heritage designation is without my written permission.

Dated 01 Nov. 2023 signed 



Office of the City Clerk  
The Corporation of the City of Kingston  
216 Ontario Street  
Kingston, Ontario, Canada, K7L 2Z3

To Janet Jaynes City Clerk

### NOTICE TO THE CITY OF KINGSTON

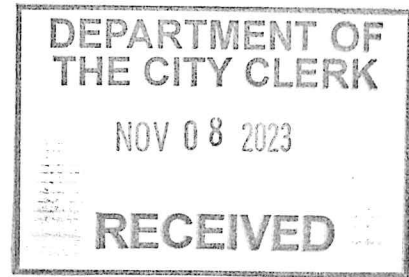
I Irena Poklewska-Koziell of Kingston, Ontario do not give permission to the City of Kingston to designate, zone, modify, or change in anyway the current position of my property without my express written permission.

Your attempt to change my property to a heritage designation is without my written permission.

Dated Nov. 1, 23 signed I. Poklewska

Kingston, Ontario November 8, 2023

To City Clerk Janet Jaynes  
The Corporation of City of Kingston,  
Heritage Committee,  
Heritage Services.  
216 Ontario Street, Kingston Ontario Canada K7L 2Z3



We have our inalienable right to life, limb, liberty, religion, freedom of private property and freedom of contract.

**NO PERMISSION IS GIVEN**

Re: Proposed Designation under the Heritage Act  
888 Montreal Street

This is in reply to the letter that we received by registered mail, on October 11, 2023 from the Heritage Services at the City of Kingston informing us of the intent to designate our property as heritage under the Ontario Heritage Act, R.S.O. 1990, c. O.18.

I, Irena Poklewska-Koziell and I, Lech Poklewski-Koziell, are the owners of the Part Farm Lot 5 Concession West of the Great Cataraqui River, City of Kingston, County of Frontenac also known as 888 Montreal Street in Kingston, and our interest in the property originates through our purchase in 1983.

WE DO NOT GIVE PERMISSION to change our property to a heritage designation.

Attached "Notice to The Corporation of City of Kingston".

This property has Crown Land Patent dated June 10, 1801 and is registered in LRO 13, Book 214 which is attached as a page copy. Certified copy is pending from the Ministry of Natural Resource and it will be submitted as evidence to the City Clerk as soon as it is available, Sec 24 Canada Evidence Act R.S.C., 1985, c. C-5.

PART I Rights of every woman, man and child

Our inalienable rights are recognized by the Crown and for this reason Crown's prerogative plays an important role and has authority ahead of other entities and as such binds the Crown by its grants.

**The British North America Act, 1867, now the Constitution Act, 1867** states,

**9** The Executive Government and Authority of and over Canada is hereby declared to continue and be vested in the Queen.

**109** All Lands, Mines, Minerals, and Royalties belonging to the several Provinces of Canada, Nova Scotia, and New Brunswick at the Union, and all Sums then due or payable for such Lands, Mines, Minerals, or Royalties, shall belong to the several Provinces of Ontario, Quebec, Nova Scotia, and New Brunswick in which the same are situate or arise, subject to any Trusts existing in respect thereof, and to any Interest other than that of the Province in the same.

In Canada Crown's authority continues and Crown Land Patents have force in Ontario.

This is also upheld by;

**Legislation Act, 2006, SO 2006, c 21, Sch F**

Crown not bound, exception

**71** No Act or regulation binds Her Majesty or affects Her Majesty's rights or prerogatives unless it expressly states an intention to do so. 2006, c. 21, Sched. F, s. 71.

**An Act Respecting Certain Rights and Liberties of the People**

Statutes published in Appendix A are Imperial Acts and Parts of Acts relating to Property and Civil Rights that were Consolidated in The Revised Statutes of Ontario, 1897, Volume III, pursuant to Chapter 13 of the Statutes of Ontario, 1902, that are not repealed by the Revised Statutes of Ontario, 1980 and are in force in Ontario subject thereto.

Crown Land Patents are still issued in the Province of Ontario, our Land Patent has force.

## **Property and Civil Rights Act R.S.O. 1990, CHAPTER P.29**

### Rule of decision

1. In all matters of controversy relative to property and civil rights, resort shall be had to the laws of England as they stood on the 15th day of October, 1792, as the rule for the decision of the same, and all matters relative to testimony and legal proof in the investigation of fact and the forms thereof in the courts of Ontario shall be regulated by the rules of evidence established in England, as they existed on that day, except so far as such laws and rules have been since repealed, altered, varied, modified or affected by any Act of the Imperial Parliament, still having the force of law in Ontario, or by any Act of the late Province of Upper Canada, or of the Province of Canada, or of the Province of Ontario, still having the force of law in Ontario. R.S.O. 1990, c. P.29, s. 1.

Crown Land Patents are still issued in the Province of Ontario, our Land Patent has force.

## **Real Property Limitations Act, R.S.O. 1990, c. L.15**

### Limitation where the Crown interested

**3 (1)** No entry, distress, or action shall be made or brought on behalf of Her Majesty against any person for the recovery of or respecting any land or rent, or of land or for or concerning any revenues, rents, issues or profits, but within sixty years next after the right to make such entry or distress or to bring such action has first accrued to Her Majesty. R.S.O. 1990, c. L.15, s. 3 (1).

If any claims were to be made by the Crown, the 60 years have passed and since the Crown is bound no claims by the City of Kingston have force, unless the owners agree.

WE DO NOT AGREE to any designations on our property.

The continuity of Crown Land Patents by including the successive conveyances, is also supported in,

## **Conveyancing and Law of Property Act, R.S.O. 1990, c. C.34**

### Covenants to be implied

**23 (1)** In a conveyance made on or after the 1st day of July, 1886, there shall, in the cases in this section mentioned, be deemed to be included, and there shall in those cases be implied, covenants to the effect in this section stated, by the person or by each person who conveys, as far as regards the subject-matter or share thereof expressed to be conveyed by him, with the person, if one, to whom the conveyance is made, or with the persons jointly, if more than one, to whom the conveyance is made as joint tenants, or with each of the persons, if more than one, to whom the conveyance is made as tenants in common:

On conveyance for value by beneficial owner

1. In a conveyance for valuable consideration, other than a mortgage, the following covenants by the person who conveys, and is expressed to convey as beneficial owner, namely, covenants for,

- i. right to convey,
- ii. quiet enjoyment,
- iii. freedom from encumbrances, and
- iv. further assurance,

according to the forms of covenants for such purposes set forth in Schedule B to the Short Forms of Conveyances Act, being chapter 472 of the Revised Statutes of Ontario, 1980, and therein numbered 2, 3, 4 and 5, subject to that Act.

The Corporation of City of Kingston is bound by the Municipal Act, 2001, S.O. 2001, c. 25

**Municipal Act, 2001, S.O. 2001, c. 25**

Conflict between by-law and statutes, etc.

**14 (1)** A by-law is without effect to the extent of any conflict with,

- (a) a provincial or federal Act or a regulation made under such an Act; or
- (b) an instrument of a legislative nature, including an order, licence or approval, made or issued under a provincial or federal Act or regulation. 2001, c. 25, s. 14.

Therefore a by-law that puts restriction on the owner of private property has no force.

NO PERMISSION IS GIVEN to any designation or registry of our property, attached “Notice to The Corporation of City of Kingston”.

## PART II Property description.

This property is our home, we are two people living in an old house, we are independent, no burden to society or the system, we provide for ourselves with below poverty income. Privacy, security both financial and personal are important to us and we do not want to be disadvantaged by any restrictions on the enjoyment and benefit of our property. Any restriction or designation forced on to our private property with out our permission will pauperize us and cause irreparable damage and impoverishment to our family. At the time of purchase in 1983 during mortgage negotiations the bank was very explicit in stating that the building/ house has no value to them and they will provide a loan against the land, only. Given those facts and a time lapse of 40 years, any imposed restriction on the property will significantly hinder the value of our investment.

There is no value or interest when an object is hidden from the view.

The described building is located centrally on a deep lot, it is completely surrounded by 6 foot fences, solid cement wall and natural tall vegetation barrier for privacy. The house is set back 150 feet and it is not visible from the street or sidewalk such that any entry will be a trespass. This is clearly written in the Archaeological Research Associates Ltd. in their February 2016 report done for the City of Kingston HR-065-2015 and explained on page 7 in section

### 4.3 Context

- Is set back from the road and obscured from view by trees

Further more, the neighbouring “cityscape” is high density residential with tall apartment buildings, industrial and some commercial activity, there is high traffic congestion and the new 3<sup>rd</sup> crossing-bridge adds to the constant grid lock on Montreal street.



There is no public or street parking, no stopping within 2km radius, lack of sidewalks, no benches, no safe pedestrian crossings, dangerous bike lanes, only one bus route, snow banks are hip high and accessibility is compromised or non existent.

If someone would want to find this house it is located over 4km North from the downtown core, hidden, inaccessible, no possibility to park or walk easily and there is nothing to draw a person or a tourist to this part of the city.

The Heritage Service in its Report Number 16-093 states that the ... “City of Kingston is well known for its cultural heritage resources”... but they are mostly centralized in the downtown, 4km away from our property. There is no “economic resource that contributes to tourism” (quote) when it is next to the Grand Trunk Station which is in ruin due to City’s neglect and it is an eye sore and safety hazard not an attraction.

The Corporation of City of Kingston may enter into agreement, expropriation, purchase or lease and thus has the authority over its properties but it has no authority over our property. WE DO NOT AGREE to the taking of our rights that ran with the land, placing restrictions on our property and to be forced to assume the burden of “public resource” for public interest.

Safety and privacy.

The City of Kingston sets a precedent in supporting public to trespass on private property.

There is a clear and disturbing act of encroachment and interference by public on our property, namely Jennifer McKendry who without notice or our permission entered and trespassed on our property, took photos and subsequently published them in print (*The Ontario Cottage, 2016* by Jennifer McKendry) and on the internet in an article “A discussion of Kingston and area’s historic small houses known as “The Ontario Cottage” Type 1”. Multiple copies are on public display in the City of Kingston Historic Resource Centre and at the Kingston Frontenac Public Library.

Jennifer McKendry never disclosed to us her actions, never asked for permission, she did this against our wishes which is in breach of our privacy and security.

The City of Kingston with its Heritage Services accepts such behaviour and tactics since they are using this material (stored on file) to support their claim of "heritage designation" proving that they are unable to obtain visual and useful data, lawfully.

This just shows that any person interested in looking at the house to obtain a view, will trespass on our private property. Given the actions of Jennifer McKendry and the approval of it by City of Kingston, a "heritage designation" will only escalate such behaviour. This is a carte blanche for anyone to freely photograph and distribute images and information at will, a prime example of how peaceful enjoyment and benefit of private property is ignored by the City of Kingston. Also in the already mentioned report by Archaeological Research Associates Ltd. HR-065-2015 from February 2016 done for the City of Kingston on page 8 in section 6.0 Recommendation, states;

The property should be considered for designation under Part IV of the Ontario Heritage Act.

(Needs a site visit).

There is no "warrantless entry" disguised as an "inspection" or "site visit" unless there has been a conviction and/or someone has forfeited their property for non payment of property taxes. Bylaw enforcement do not have more authority then Police and/or Peace Officer. The "sanctity of the home" is a common law right to private property which is foundational to our legal system.

WE DO NOT PERMIT inspections, site visits or by-law enforcement on our property.

With respect to the people of Kingston we ask that The Corporation of the City of Kingston please remove our property Part Farm Lot 5 Concession West of the Great Cataraqui River, City of Kingston, County of Frontenac from any lists, registers and by-laws.

Respectfully,

*I. Poklewska*  
Irena Poklewska-Koziell

*Lech Poklewski-Koziell*  
Lech Poklewski-Koziell

888 Montreal St., Kingston Ontario K7K3J9

Attachments

Notice to the City of Kingston

LRO13 Book 214 page 1 for Lot 5 CWGCR

Images (Google map) of property frontage at 888 Montreal St.

Book page from "Ontario Cottage" by Jennifer McKendry in property file.

Article titled "A discussion of Kingston and area's historic small houses known as "The Ontario Cottage" Type1 Pages 76, 77

<https://dalspace.library.dal.ca/handle/10222/72643?show=full>

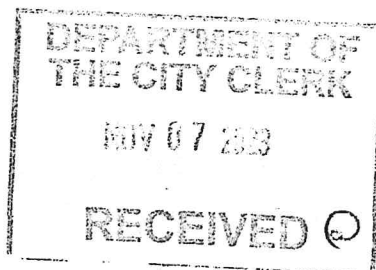
Archaeological Research Associates Ltd. HR-065-2015 from February 2016

c.c. a/a

All arguments to be maintained in any file of this property.

Office of the City Clerk  
The Corporation of the City of Kingston  
216 Ontario Street  
Kingston, Ontario, Canada, K7L 2Z3

To Janet Jaynes City Clerk



**NOTICE TO THE CITY OF KINGSTON**

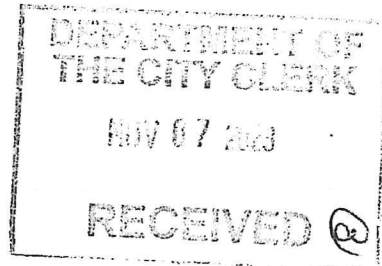
I Irena Poklewska-Koziell of Kingston, Ontario do not give permission to the City of Kingston to designate, zone, modify, or change in anyway the current position of my property without my express written permission.

Your attempt to change my property to a heritage designation is without my written permission.

Dated Nov 1, 23 signed I. Poklewska

Office of the City Clerk  
The Corporation of the City of Kingston  
216 Ontario Street  
Kingston, Ontario, Canada, K7L 2Z3

To Janet Jaynes City Clerk



**NOTICE TO THE CITY OF KINGSTON**

I Lech Poklewski-Koziell of Kingston, Ontario do not give permission to the City of Kingston to designate, zone, modify, or change in anyway the current position of my property without my express written permission.

Your attempt to change my property to a heritage designation is without my written permission.

Dated 01 Nov. 2023 signed Lech Poklewski-Koziell

West side of the Great River Concession

TOWNSHIP OF KINGSTON Lot No. 5 etc in the Concession

Lot No.	Date of Entry	GRANTOR	GRANTEE	Quantity of Land	REMARKS
Patent	June 10 1801	Essex	David Brass	All more	
Q189	Deed Nov 27 1817	John Brass	John Brass	1/400	
Q190	Deed Oct 26 1811	Archibald McLean	John McLean	1/200	
Q241	Deed June 19 1811	John McLean wife	George Hardy	1/200	
Q244	Deed Aug 27 1811	John McLean	John Hall	1/200	
Q249	Deed May 23 1812	John McLean	John Hardy	1/200	
Q252	Deed June 23 1812	John McLean	John Kellogg	1/200	
Q257	Deed July 2 1812	John McLean wife	John Kellogg	1/200	
Q260	Deed Aug 23 1812	John McLean	Thomas Kirkpatrick	1/200	
Q263	Deed Oct 24 1812	John McLean	George S. Mowatt	1/200	
Q266	Mortgage May 27 1814	John McLean	John Mowatt	1/200	
Q269	Deed Aug 20 1812	John McLean	John Mowatt	1/200	
Q270	Deed June 12 1814	George S. Mowatt	James M. Hargrave	1/200	
Q271	Mortgage June 12 1814	James M. Hargrave	George S. Mowatt	1/200	
Q272	Deed Nov 1 1814	John Hardy	Neil McWhorter	1/200	
Q273	Deed Oct 20 1814	John Hardy	Neil McWhorter	1/200	
Q274	Mortgage Nov 22 1814	Neil McWhorter	Thomas Kirkpatrick	1/200	
Q275	Deed Nov 22 1814	Thomas Kirkpatrick	Charles F. Linton	1/200	
Q276	Deed Sept 7 1815	Charles F. Linton	John McLean wife	1/200	
Q277	Deed Aug 27 1816	John McLean wife	John McLean wife	1/200	

AUG 23 1879

CONTINUED ON NEXT PAGE







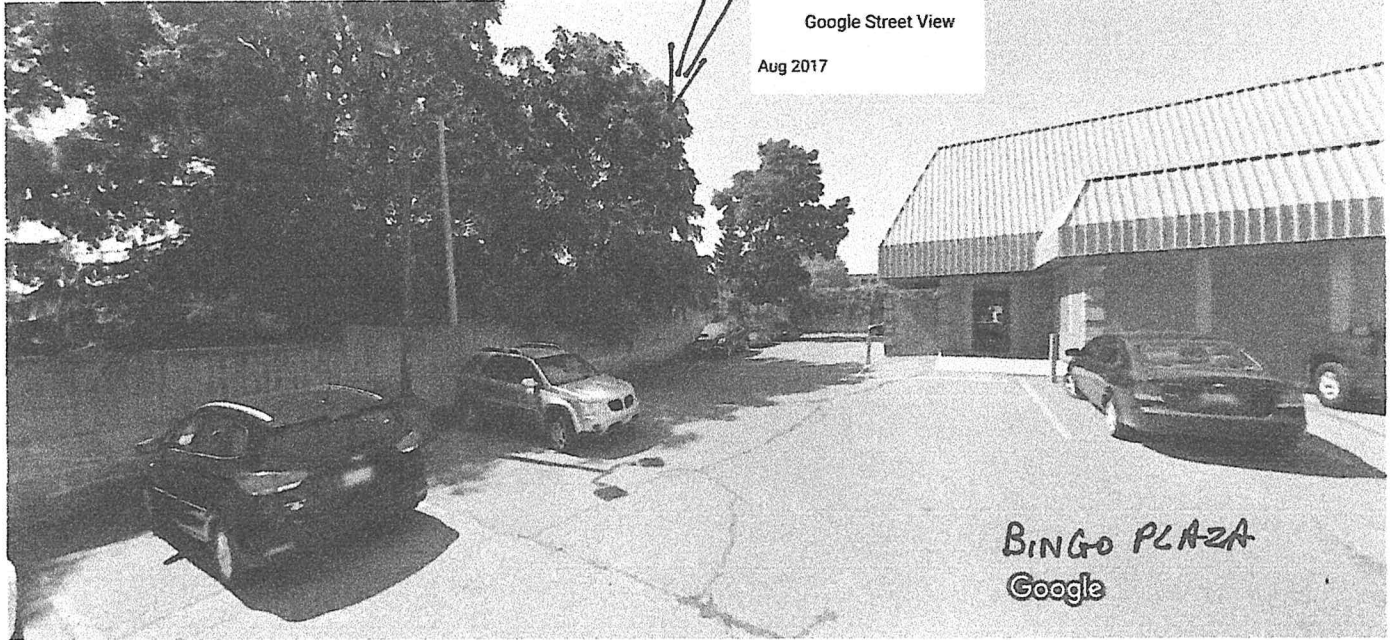
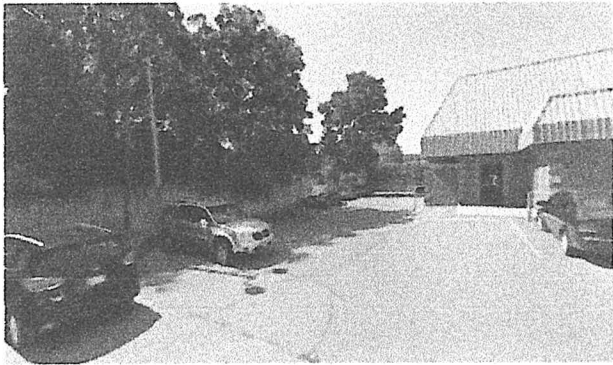


Image capture: Aug 2017 © 2023 Google



### 888 Montreal St

Building



Directions



Save



Name



Send to phone



Share



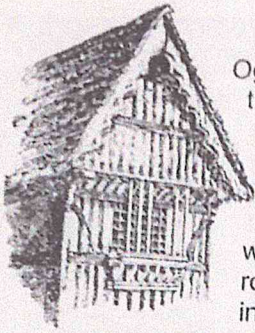
888 Montreal St, Kingston, ON K7K 3J9

### Photos

StreetView

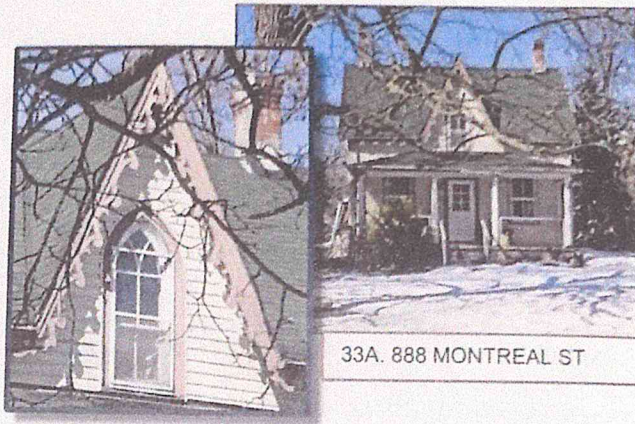


J. H. Parker Dictionary Architecture 1875



Ogee arches traditionally belong to Gothic Revival style but this is contradictory when positioned within a classical round arch. It was inevitable, however,

that a more consistent approach to medievalism would occur locally in the later 19<sup>th</sup> century, as appreciation for the medieval era deepened. A handsome example is found in an 1870s frame house at 888 Montreal Street (Fig. 33A).<sup>52</sup> More has happened than substituting a pointed arch for a round one in the front-peak window. Now the angles of the front peak are noticeably steeper, as is the main roof. The trend towards a vertical emphasis is part of this general interest in medievalism but, for the Ontario Cottage, symmetry could not be so easily relinquished. However, there was an evident fascination with the ornamental aspects of the Gothic, as seen in the fanciful cornice and verge (or barge) boards on the eaves of the front peak and end gable-walls. The verge boards and occasional finial can sometimes outshine the front-peak



is



"gable  
drapery" in a  
commercial  
catalogue



A pleasant Gothic Revival frame house at 888 Montreal St is simpler in form than Copseworth but its vergeboard and eaves woodwork give it eye appeal. Dating from the mid 1870s, the front gable has evolved into a steep angle emphasized by the tall, pointed-arch window. <sup>103</sup>



Kingston Public Library Kingcoll Reference 720.9713 Mck  
Heritage Resource Centre City Hall Kingston Architecture MC063

rock  
24 It



<https://dalspace.library.dal.ca/handle/10222/72643?show=full>  
Published online



FIG. 36. ENTRANCE HALL, MILTON HOUSE, CANADIAN FORCES BASE, KINGSTON. | JENNIFER MCKENDRY.



FIG. 39. 250 STANLEY ST., BRIMFIELD, KINGSTON. | JENNIFER MCKENDRY.



FIG. 41. ARCHITECTURE OF 1077 HOWLAND BLVD., COLLEBY, KINGSTON. | JENNIFER MCKENDRY.

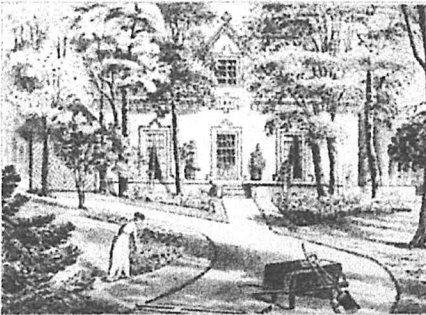


FIG. 37. DANIEL FOWLER'S COTTAGE, AMHERST ISLAND. | MCACHAM, *FRONTENAC, LENOX AND ADDINGTON COUNTY ATLAS*, P. 50.



FIG. 40. 888 MONTREAL ST., KINGSTON. | JENNIFER MCKENDRY.

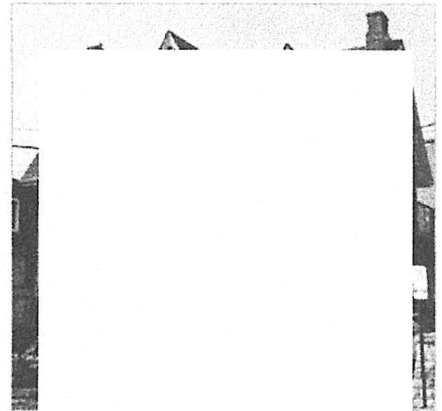


FIG. 42. ARCHITECTURE OF 1077 HOWLAND BLVD., COLLEBY, KINGSTON. | JENNIFER MCKENDRY.



FIG. 38. | JENNIFER MCKENDRY.

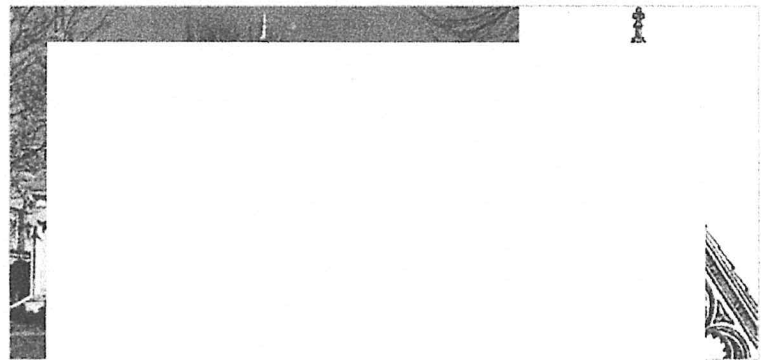


FIG. 43. ARCHITECTURE OF 1077 HOWLAND BLVD., COLLEBY, KINGSTON. | JENNIFER MCKENDRY. RESPECTIVELY, JENNIFER MCKENDRY, AND PHOTOGRAPH BY DOROTHY H. HALL (COURTESY MCKENDRY). (2) NEW BRITAIN IN THE 19TH CENTURY. *CULTURE OF COUNTRY HOUSES*, P. 328).

<https://dalspace.library.dal.ca/handle/10222/72643?show=full>  
Published online

into the main eaves.<sup>56</sup> It works more like gable than dormer, because in the latter it is usually positioned independently in the roof itself.

Variations can be found in the front-peak window, the glazing pattern of which became more elaborate as time progressed (fig. 38). The round-arch seems to have been more popular than a rectangular or pointed form. ~~The Cottage~~. ~~at 888 Montreal Street~~ (fig. 3), for example, has a pattern of two round-arch glazing bars supporting a circular glazing bar nestled under the stone round-arch—a pattern also found on a frame house at ~~888 Montreal Street~~. In the case of ~~the Cottage~~, the upper round-arch portion has a centre lozenge with curved sides formed by four part-circles. The lower rectangular portion, which today has only two panes, likely was originally further subdivided, as found for example on the ~~Cottage~~ (four panes) ~~at 888 Montreal Street~~ on CFB Kingston land (fig. 29), or a frame house at ~~888 Montreal Street~~ (twelve panes likely in a casement arrangement). The latter has a particularly elaborate pattern in the upper round-arch section, where two ogee arches are interlaced, one being upside down<sup>57</sup> (fig. 38). The other, flanked to each side by a part arch, has points that align with the vertical bars of the lower rectangular portion of the window. The ~~Cottage~~, a stone house with a round-arch gable window, was built in 1857 in Barriefield Village. It has the proportions and feel of classicism and yet the ellipse-arch door transom has Gothic Revival pointed arches (fig. 39).<sup>58</sup> The use of parapet end walls with corbels is very unusual for a front-gable Ontario Cottage.

Ogee arches traditionally belong to the Gothic Revival style, but this is contradictory when positioned within a classical

round arch. It was inevitable, however, that a more consistent approach to medievalism would occur locally in the late nineteenth century, as appreciation for the medieval era intensified. A handsome example is found in an 1870s frame house at 888 Montreal Street (fig. 40).<sup>59</sup> More has happened than substituting a pointed arch for a round one in the front-peak window. Now the angles of the front peak are noticeably steeper, as is the main roof. The trend toward a vertical emphasis is part of this general interest in medievalism but, for the Ontario Cottage, symmetry could not be so easily relinquished. However, there was an evident fascination with the ornamental aspects of the Gothic, as seen in the fanciful cornice and verge (or barge) boards on the eaves of the front peak and gable-end walls. The verge boards and occasional finial can sometimes outshine the front-peak window, as at ~~888 Montreal Street~~ of the early 1870s, where a simple angle forms a glazed triangle over the lower portion of the window.<sup>60</sup> This was a fairly popular shape, even finding its way onto the fronts and backs of the pair of stone gatehouses built about 1877 by architect Robert Gage, next to Highway 2 at the Royal Military College (fig. 41).<sup>61</sup> As the gatehouses were sited at right angles to the highway, using front and rear gables created a formal appearance, whether the passer-by was traveling from or to Kingston.

Finials, pendants, and verge boards were sometimes teamed up with classical front-peak windows, such as ~~the Cottage~~ on Road in Elginburg Village (fig. 42), recalling one of Downings's 1842 and 1850 illustrations. This attractive frame house features a round arch window with a pair of round-arch panes supporting a circular pane. The cornice of the verandah with its cut-out board reinforces the decoration of the front peak.

Another variant in the 1870s and 1880s was the extension of the front-peak window into a doorway accessing the verandah or entrance porch roof, which acted as a balcony, for example at ~~the Cottage~~

But how many front gables are one too many? Downing had some unkind words to say on the subject in 1850:

The *cocked-hat cottage* is, perhaps, a little better, for it is an imitative exaggeration, not a downright caricature. This species of cottage has grown out of an admiration for the real and intrinsic beauty of the rural-Gothic cottage, of which *gables* are strongly characteristic features. But some uneducated builders, imagining that the whole secret of designing a cottage in the Gothic style, lies in providing gables, have so overdone the matter, that, turn to which side of their houses we will, nothing but gables salutes our eyes. A great many gables in the front of a Gothic villa of large size may have a good effect; but to stick them in the front of a cottage of 25 feet front, and, not content with this, to repeat them everywhere else upon the roof where a gable can possibly be perched, is only to give the cottage the appearance, as the familiar saying goes, of having been "knocked into a cocked hat." A journey among the attic sleeping-rooms of such a cottage is like that geographical exploration of the peaks of all the highest mountains, made by beginners, in the corner of a map of the world.<sup>62</sup>

Perhaps he would not have too harshly criticized ~~the Cottage~~ (fig. 43) of the early 1870s with its three front gables, as the design in polychromatic brick seems well disciplined—surely not "knocked into a cocked hat."<sup>63</sup>

During the late nineteenth century, the Ontario Cottage with its front peak was losing favour to more complex house



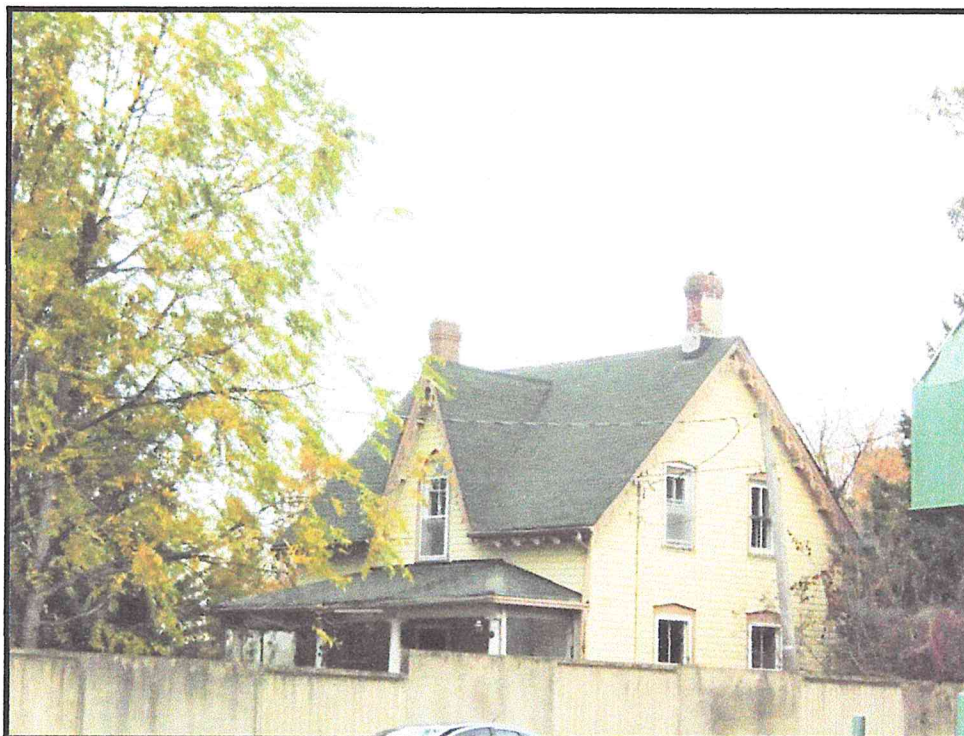
## 1.0 PROPERTY INFORMATION

Civic Address: 888 Montreal Street

Common Name: n/a

Legal Description: Lot 5, Concession West of the Cataraqui River

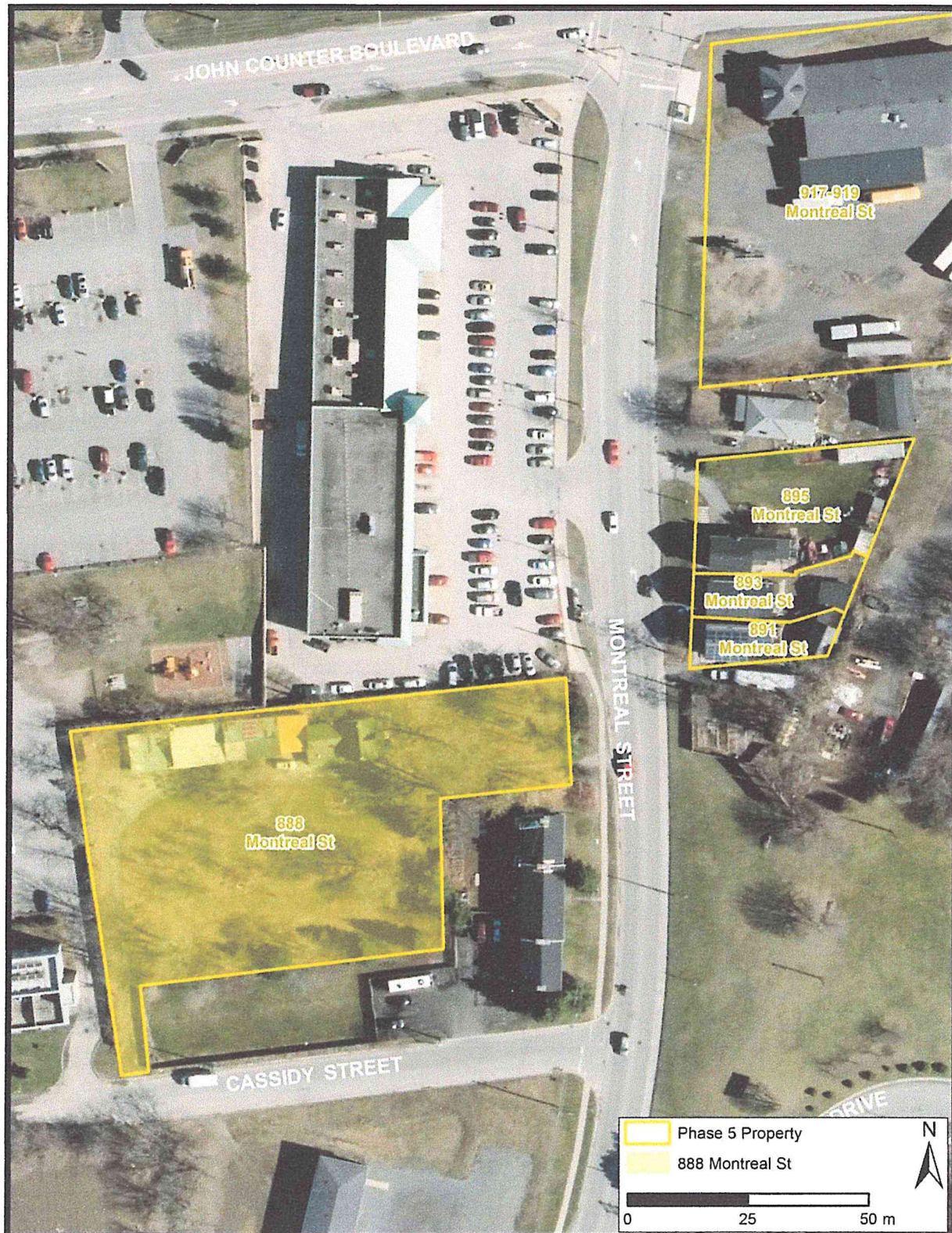
## 2.0 PHOTOGRAPHS



**Image 1: Front Façade and North Elevation of 888 Montreal Street**  
(Photo taken on October 20, 2015; Facing Southwest)



### 3.0 MAPS



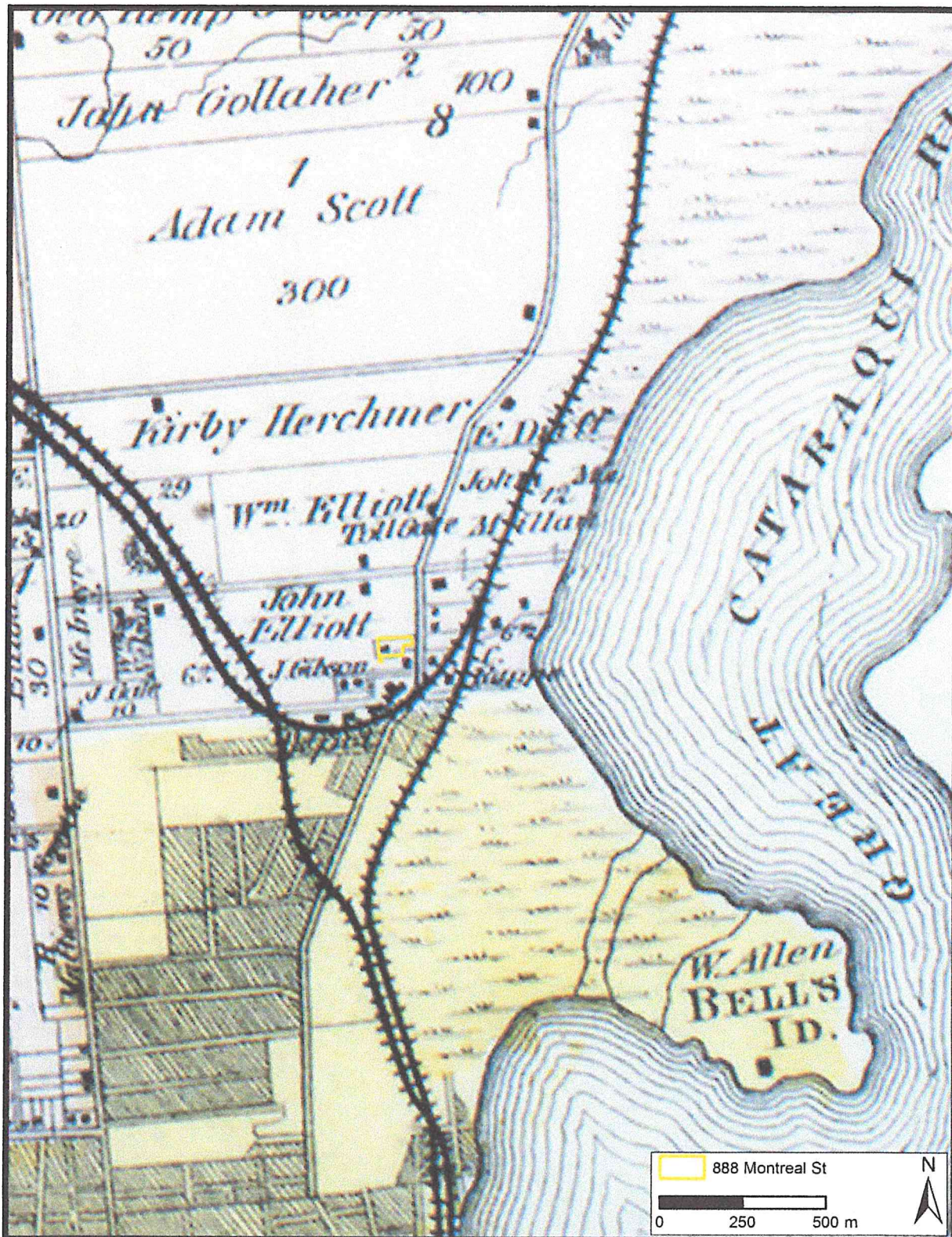
**Map 1: Location of 888 Montreal Street**  
(Queen's Printer for Ontario 2015)





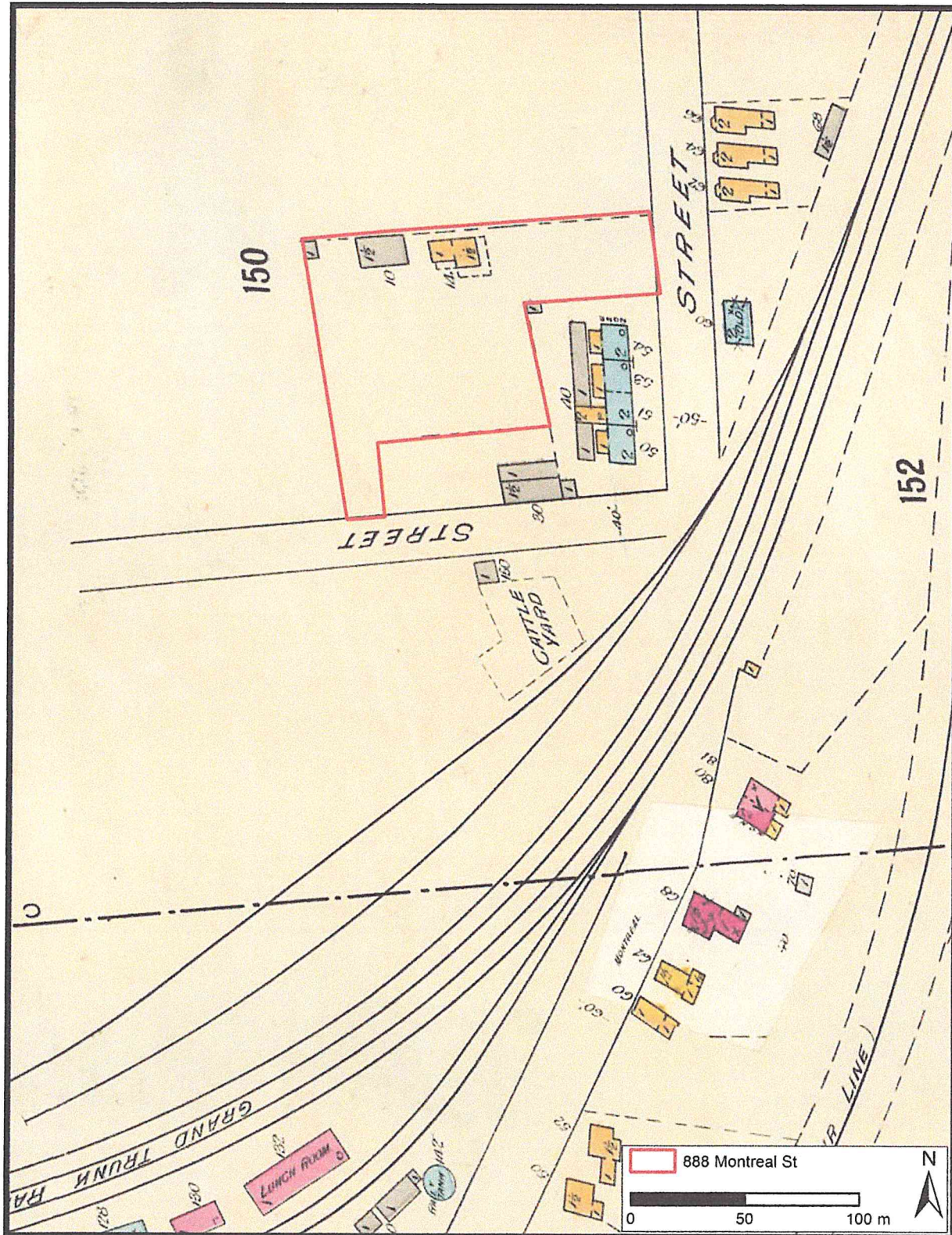
Map 2: Approximate Location of 888 Montreal Street on the 1860 Map (Putnam and Walling 1860)





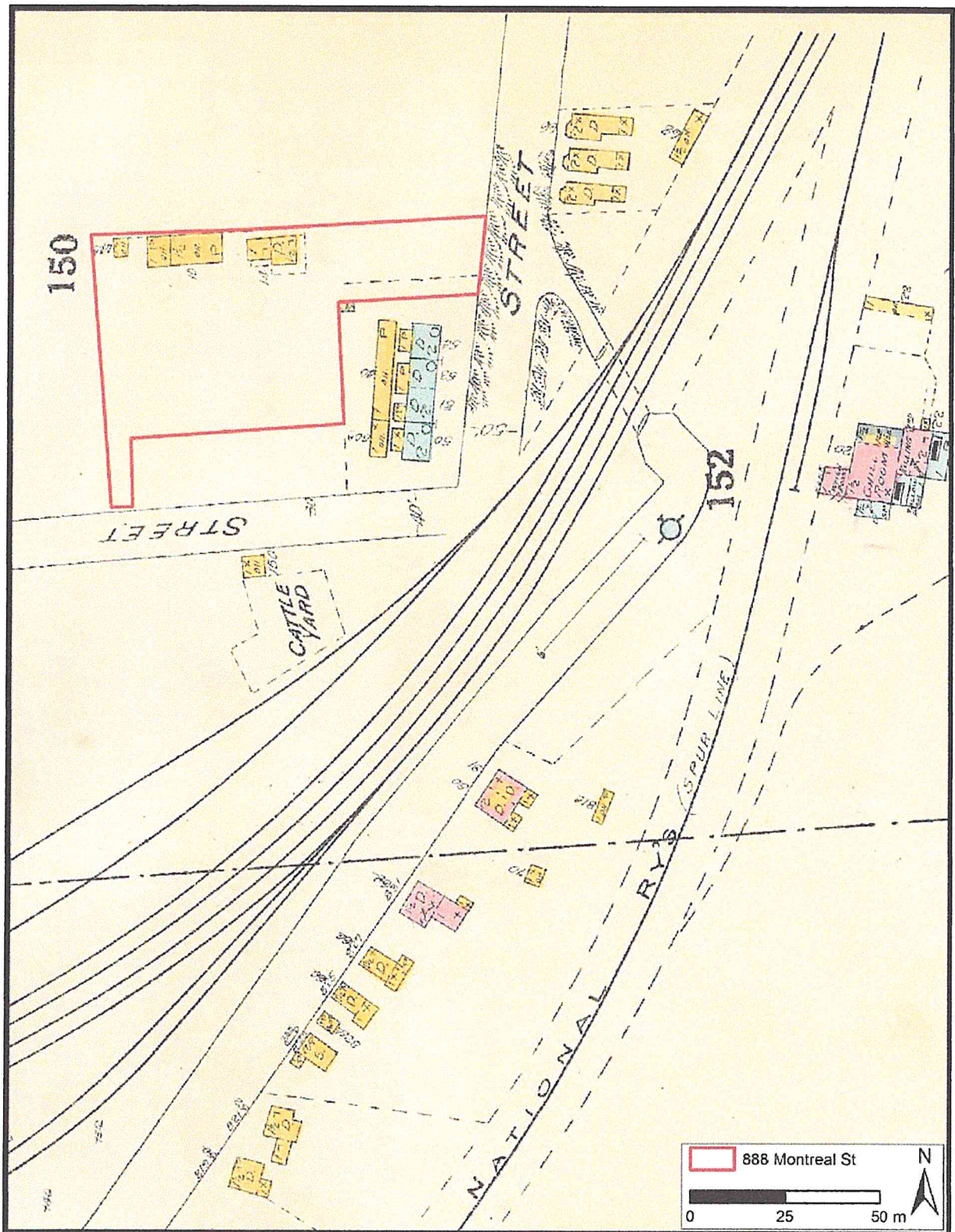
**Map 3: Approximate Location of 888 Montreal Street on the 1878 Map (Meacham 1878)**





**Map 4: Location of 888 Montreal Street on the 1908 Fire Insurance Plan (Goad 1908)**





**Map 5: Location of 888 Montreal Street on the 1924 Fire Insurance Plan (Underwriters 1924)**



## 4.0 BACKGROUND INFORMATION

### 4.1 Architecture or Design

- One-and-a-half storey rectangular plan mid-19<sup>th</sup> century Ontario vernacular frame farmhouse
- Clapboard siding
- Side gable roof with a central steep-pitch gable on the front façade
- Red brick chimneys with corbelling are located at the gable ends
- Each gable end, roofline, eaves and central gable dormer have decorative bargeboard
- Symmetrical front façade with a central entranceway flanked by window openings
- A gothic arched window opening is located in the peak of the gable on the front façade
- A verandah, protected by a hip roof that is supported by round columns, extends across the length of the front façade
- All window openings feature triangular headed window casings
- Several outbuildings are present behind the house

### 4.2 History

- Constructed between 1860 and 1878
  - A structure appears on the property on the 1878 map owned by John Elliott
- Represents the early farming history of the area

### 4.3 Context

- Is set back from the road and obscured from view by trees

## 5.0 EVALUATION OF SIGNIFICANCE

**Table 1: Evaluation of the Cultural Heritage Value or Interest of the Property  
According to Ontario Regulation 9/06**

<b>EVALUATION OF PROPERTY</b>		
<b>Criteria</b>	<b>Description</b>	<b>✓</b>
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	✓
	Displays a high degree of technical or scientific achievement	
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	

EVALUATION OF PROPERTY		
Criteria	Description	✓
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	
Contextual Value	Is important in defining, maintaining or supporting the character of an area	
	Is physically, functionally, visually or historically linked to its surroundings	✓
	Is a landmark	

## 6.0 RECOMMENDATION

RECOMMENDATION FOR PROPERTY	
Recommendation	✓
The property has no cultural heritage value or interest, therefore it requires no further work.	
The property should be considered for addition to the Municipal Heritage Register.	
The property should be considered for designation under Part IV of the <i>Ontario Heritage Act</i> .	✓ (Needs a site visit)

## 7.0 STATEMENT OF SIGNIFICANCE

### Introduction and Description of Property

888 Montreal Street is located on the west side of the road in the City of Kingston. The property contains a one-and-a-half storey Ontario vernacular farmhouse constructed between 1860 and 1878.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

888 Montreal Street is an example of a mid-19<sup>th</sup> century one-and-a-half storey Ontario vernacular frame farmhouse. Typical of this style is the side gable roof with a central steep-pitch gable on the front façade. The front façade is symmetrical, with central entranceway flanked by window openings. The front gable has a tall gothic arched window opening. Decorative bargeboard is featured along the roof line and eaves across the front façade, in the central gable and in the north gable end. The central entranceway on the first storey is covered by a hip roofed veranda that extends the

length of the front façade; it is supported by round columns. There are two corbelled red brick chimneys, one located at each of the gable roof. The north elevation is two-bay, with two window openings on each storey; all window openings have triangular headed casings.

#### *Historical/Associative Value*

The house at 888 Montreal Street helps to define the agricultural roots of the area. Unfortunately we were not able to determine any former occupants of the Montreal properties that may have added to the historical/associative value based on the available reference materials.

#### **Cultural Heritage Attributes**

- One-and-a-half storeys
- Rectangular plan
- Frame construction
- Clapboard exterior
- Symmetrical front façade with veranda supported by round columns
- Central entranceway flanked by windows
- Side gable roof
- Central steep-pitch gable with a tall gothic arched window
- North elevation is two-bay with triangular headed window casings
- Two red brick corbelled chimneys located at each gable end
- Bargeboard on roofline and eaves of façade, north elevation, and central gable

## 8.0 BIBLIOGRAPHY AND SOURCES

Goad, C.

1908 **Insurance Plan of the City of Kingston.**

Meacham, J.H.

1878 **Illustrated Historical Atlas of the Counties of Frontenac, Lennox and Addington, Ontario.** Toronto: J.H. Meacham & Co.

National Trust for Canada

n.d. **The Old Grand Trunk Railway Station.** Accessed online at:  
<https://www.nationaltrustcanada.ca/issues-campaigns/top-ten-endangered/explore-past-listings/ontario/old-grand-trunk-railway-station>.

Patterson, Neil A

1985 **The History of the Township of Kingston.** Kingston: Corporation of the Township of Kingston.

Putnam and H.F. Walling

1860 **Map of the United Counties of Frontenac, Lennox and Addington, Canada West [Map].** Kingston, C.W.: Putnam and Walling Publishers.

Queen's Printer for Ontario

2015 **Kingston, Ontario.** Accessed through Open Government Licence – Ontario.

Underwriters' Survey Bureau Ltd.

1924 **Insurance Plan of the City of Kingston.**