



City of Kingston  
Council Meeting  
Addendum

2025-08  
Tuesday, March 4, 2025  
7:00 p.m.  
Council Chamber

Council will resolve into the Committee of the Whole “Closed Meeting” at 5:45 p.m. and will reconvene as regular Council at 7 p.m.  
Watch live on the [City of Kingston website](#).

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Pages

**7. Delegations**

**\*6. Griffen Penney - Kingston Penitentiary Potential Disposition and Securing Community Interests**

Griffen Penney, Film and Media Project Coordinator, will appear before Council to speak to Information Report Number 2 with respect to Kingston Penitentiary Potential Disposition and Securing Community Interests.

**10. Motions of Congratulations, Recognition, Sympathy, Condolences and Speedy Recovery**

**\*1. Motion of Congratulations - Ramadan**

Moved by: Councillor Hassan

Seconded by: Mayor Paterson

**That** Kingston City Council extends its heartfelt congratulations to all Kingstonians celebrating Ramadan this year. As the holiest month in the Islamic calendar, Ramadan is a time for reflection and spiritual growth. During this sacred month, Muslims fast from sunrise to sunset, engage in prayer, and strive for a closer connection with their faith. This year, Ramadan is predicted to begin on March 1 and conclude on March 30 with Eid celebrations. Signified through devotion, unity, and generosity, this is a sacred time for individuals and families to come together. To all celebrating, we wish you a joyous Ramadan, one that is filled with faith, love, and enlightenment.

**12. Report Number 26: Received from the Chief Administrative Officer (Recommend)**

**\*3. Housing-Enabling Water Systems Fund (HEWSF) - Intake 2**

5

(Report Number 25-102 from the Chief Financial Officer & City Treasurer)

(See By-Law Number (9), 2025-112)

**That** the Mayor and Clerk be authorized to enter into the Ontario Transfer Payment Agreement for the Housing-enabling Water Systems Fund: Intake 2 with the Province, in a form acceptable to the Director of Legal Services; and

**That** the By-Law attached to Report Number 25-102 as Exhibit A, Housing-Enabling Water Systems Fund: Intake 2, be presented to Council and given three readings on March 4, 2025; and

**That** Council direct staff to incorporate the municipal portion of the total project cost for the Princess and Garrett Street infrastructure project into the 2026 capital budget.

**\*4. Kingston Climate Summit, ICLEI Canada**

16

(Report Number 25-103 from the Commissioner, Growth & Development Services)

**That** Council approve a 2025 budget amendment for \$250,000 for the Kingston Climate Summit to be funded from the Echo Foundation and Trottier Family Foundation sponsorship.

**\*18. Report Number 32: Received from the Nominations Committee**

All items listed on this Committee Report shall be the subject of one motion. Any member may ask for any item(s) included in the Committee Report to be separated from that motion, whereupon the Report of the Committee without the separated item(s) shall be put and the separated item(s) shall be considered immediately thereafter.

**\*1. Public Appointments to Arts, Culture and Heritage Advisory Committee**

**That** the following appointments be made to the Arts, Culture and Heritage Advisory Committee for a term ending November 14, 2026:

- Paul Banfield;
- Sol Castaneda;
- Stephanie D'Souza;
- Brianne Franklin;
- Lisa Jeans;

- Liam Karry;
- Barbara Kern;
- Aara Macauley; and

**That** Brandon Dong be appointed as the youth representative to the Arts, Culture and Heritage Advisory Committee for a term ending November 14, 2026; and

**That** pursuant to Section 3.3.2. of the Public Appointment Policy, the following applicants be appointed to the alternate pool for the Arts, Culture and Heritage Advisory Committee:

- Amanda Baker;
- Bruce Geddes;
- Chloe Campbell;
- Dianne Lister;
- Rachel McDonald; and
- Amy Wilding.

**20. Information Reports**

**\*3. Additional Information - Limestone City Co-Operative Housing Inc. - One Year Review**

21

(Report Number 25-106 from the Chief Administrative Officer)

The purpose of this report is to provide Council with additional information received from the Limestone City Co-Operative Housing Inc. with respect to the Limestone City Co-Operative Housing Inc. - One Year Review.

**22. Miscellaneous Business**

**\*2. Arts, Culture and Heritage Advisory Committee - Appointment of Technical Representative**

**That** Council confirm Nicole Daniels as the Kingston Arts Council representative to the Arts, Culture and Heritage Advisory Committee, for a term ending November 14, 2026.

**\*3. Arts, Culture and Heritage Advisory Committee - Councillor Appointment**

**That** Council appoint Councillor \_\_\_\_\_ to the Arts, Culture and Heritage Advisory Committee for a term ending November 30, 2025.

**26. Communications Package**

**\*1. Additional Communications**

25

Additional Communications received and distributed between February 25, 2025 and March 3, 2025.

**28. By-Laws**

**\*9. Housing-Enabling Water Systems Fund: Intake 2**

Housing-Enabling Water Systems Fund: Intake 2

Three Readings

Proposed By-Law Number 2025-112

(Clause 3, Report Number 26)

**\*10. A By-Law to Amend By-Law Number 2014-175 - 2312 Princess Street**

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A By-Law to Amend By-Law Number 2014-175 (A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (Pursuant to the Provisions of the Ontario Heritage Act), R.S.O. 1990, 0.18)

Three Readings

Proposed By-Law Number 2025-113

(Clause 1, Report Number 16, January 28)



**City of Kingston  
Report to Council  
Report Number 25-102**

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**To:** Mayor and Members of Council  
**From:** Desirée Kennedy, Chief Financial Officer & City Treasurer  
**Resource Staff:** Lana Foulds, Director, Financial Services  
**Date of Meeting:** March 4, 2025  
**Subject:** Housing-Enabling Water Systems Fund (HEWSF) – Intake 2

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**Council Strategic Plan Alignment:**

Theme: Financial measures/budget

Goal: See above

**Executive Summary:**

On November 1, 2024, the City of Kingston and Utilities Kingston submitted a joint Housing-Enabling Water Systems Fund application to the Ministry of Infrastructure, under Intake 2 of the grant program, to support the asset renewal of core water infrastructure on Princess Street (from Division Street to Albert Street) and on Garrett Street. The project will support the replacement of the combined sewer system with separate wastewater and stormwater infrastructure as well as the replacement of watermain infrastructure due to age and condition. This will enable the potential development of over 4,000 new housing units.

On January 27, 2025, the City received notification that the \$6,994,035 grant request was approved. This successful project will advance Council's strategic priority to plan and implement Disaster Mitigation and Adaptation Fund projects (specifically, combined sewer separation on Princess Street), support the ongoing implementation of the Council-endorsed 20-year sewer separation plan, and support the intensification of the Williamsville Corridor.

The purpose of this report is to obtain approval to enter into a transfer payment agreement with the Minister of Infrastructure. A request for three readings of the bylaw is being recommended to ensure that provincial timelines are met.

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The municipal budget for this project was included in the 2025 15-year capital plan, projected for 2026-2027. This report includes a recommendation directing staff to include the necessary funds as part of the 2026 municipal capital budget.

**Recommendation:**

**That** the Mayor and Clerk be authorized to enter into the Ontario Transfer Payment Agreement for the Housing-enabling Water Systems Fund: Intake 2 with the Province, in a form acceptable to the Director of Legal Services; and

**That** the by-law attached to Report Number 25-102 as Exhibit A, Housing-Enabling Water Systems Fund: Intake 2, be presented to Council and given three readings on March 4, 2025; and

**That** Council direct staff to incorporate the municipal portion of the total project cost for the Princess and Garrett Street infrastructure project into the 2026 capital budget.



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**Options/Discussion:**

The Housing-Enabling Water Systems Fund (HEWSF) is an application-based grant program that aims to protect communities by investing in the repair, rehabilitation and expansion of core water, wastewater, and stormwater projects to promote growth and enable housing. Through two intakes of the program, the Ministry of Infrastructure is providing nearly \$1.3 billion for housing-enabling water infrastructure which will help enable approximately 600,000 new homes across Ontario. Approximately 50% of this funding pool was dedicated to projects in small, rural and northern municipalities.

The first application intake closed on April 19, 2024. Under this first intake, the Province invested \$970 million in 54 water infrastructure projects across 60 municipalities that will help enable the construction of approximately half a million homes. The City was not successful with an application as part of this first intake.

In response to the high demand for funding, the Province launched a second application intake which closed on November 1, 2024. Under the second intake, the Province is investing an additional \$325 million in 23 projects across 26 municipalities to help enable the construction of up to 107,000 new homes.

The City of Kingston and Utilities Kingston submitted a joint Housing-Enabling Water Systems Fund application to the Ministry of Infrastructure, under Intake 2, to support the asset renewal of core utility infrastructure on Princess Street (from Division Street to Albert Street) and on Garrett Street. The project will support the replacement of the combined sewer systems with separate wastewater and stormwater infrastructure and the replacement of water main infrastructure due to age and condition. This project will also redirect the Williamsville-area sewage via a different sanitary servicing path to eliminate a system bottleneck and will enable the potential development of over 4,000 new housing units.

On January 27, 2025, the City received notification that the \$6,994,035 grant application was successful. The joint project was one of the 23 projects approved in the second intake under HEWSF. To be eligible for funding, the project must start no later than September 30, 2025, and must be completed by March 31, 2028.

This project will increase the available capacity for wastewater in the overall sewer system and increase the reliability of core water infrastructure assets to support growth and development pressures in the Williamsville area. The strategic direction taken to proactively remove storm water from sanitary sewers through the elimination of combined sewers is critical to maintaining a balance between accommodating growth and environmental management.

The subject lands are located along a corridor which is intended for intensification in the City's Official Plan. The HEWSF infrastructure funding will enable additional housing development along Princess Street between Division Street and the Bath Road/Concession Street intersection (the Williamsville Main St Corridor).



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**Transfer Payment Agreement**

The City has commenced the process of executing the Transfer Payment Agreement. Under section A2.2 of the Agreement, the Recipient must represent and warrant that it has:

- (a) the full power and capacity to enter into the Agreement; and
- (b) taken all necessary actions to authorize the execution of the Agreement, including passing a municipal by-law authorizing the Recipient to enter into the Agreement.

The report recommendations provide the necessary authority to execute the Transfer Payment Agreement as required.

**Financial Considerations**

The Williamsville core water infrastructure renewal project is a joint project with Utilities Kingston. The design phase of the project was previously approved within the capital budget. The total project, including both municipal and utility components, is projected to cost approximately \$26M. Budget for the utility portion of the total project cost has been included in Utilities Kingston’s previously approved two-year capital budget. The municipal portion of the total project cost and related funding will be incorporated into the City’s 2026 municipal capital budget.

HEWS funds of \$6,994,036 will be distributed between municipal services - \$4,841,081 and Utilities Kingston - \$2,152,954.

**Contacts:**

Lana Foulds, Director, Financial Services, 613-546-4291 extension 2209

**Other City of Kingston Staff Consulted:**

Luke Follwell, Director, Engineering Services, Engineering

Troy Beharry, Partnership & Grant Development Manager, Strategy, Innovation & Partnership

**Exhibits Attached:**

Exhibit A – A draft by-law entitled Housing-Enabling Water Systems Fund: Intake 2

# City of Kingston By-Law Number 2025–XX

## *Housing-Enabling Water Systems Fund: Intake 2*

1<sup>st</sup> Reading            date

2<sup>nd</sup> Reading            date

3<sup>rd</sup> Reading            date

Passed                 date

# City of Kingston By-Law Number 2025–XX

## *Housing-Enabling Water Systems Fund: Intake 2*

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# City of Kingston By-Law Number 2025–XX

## Housing-Enabling Water Systems Fund: Intake 2

### Whereas:

The *City* is a single-tier municipality incorporated pursuant to an order made under section 25.2 of the *Municipal Act*, R.S.O. 1990, c. M.45.

The powers of a municipality must be exercised by its council (*Municipal Act, 2001*, S.O. 2001, c. 25 (the “***Municipal Act, 2001***”), s. 5 (1)).

Subsection 5 (3) of the *Municipal Act, 2001* provides that a municipal power must be exercised by by-law unless the municipality is specifically authorized to do otherwise.

A by-law under the *Municipal Act, 2001* respecting a matter may require persons to do things respecting the matter.

A single tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public (*Municipal Act, 2001*, s. 10 (1)).

Pursuant to subsection 10 (2) of the *Municipal Act, 2001*, a single-tier municipality may pass by-laws respecting the financial management of the municipality.

A municipality may delegate its powers and duties under the *Municipal Act, 2001* to a person or body subject to the restrictions set out in Part II of the *Municipal Act, 2001* (*Municipal Act, 2001*, s. 23.2 (1)).

**Therefore, council enacts:**

### 1. Interpretation

1.1 This by-law may be cited as the *OTPA - HEWSF: INTAKE 2*

1.2 In this by-law:

“***City***” means The Corporation of the City of Kingston;

## Housing-Enabling Water Systems Fund: Intake 2

“**clerk**” means the *person* appointed by the *City* as clerk and includes the *clerk’s* designate;

“**council**” means the council of the *City*;

“**director**” means the *City’s* director of the Financial Services *Department*, the *Director’s* designate, or, in the event of organizational changes, the director of the successor division or department responsible for the administration of this by-law;

“**HEWSF**” means Housing-Enabling Water Systems Fund

“**law**” means all applicable Acts of Parliament, Acts enacted by the Legislature, and by-laws enacted by *council*, and any regulations, codes, directions, licences, orders, permits or rules made under any of them;

“**Financial Services Department**” means the Financial Services Department or, in the event of organizational changes, the successor division or department responsible for the administration of this by-law;

“**Municipal Act, 2001**” means the *Municipal Act, 2001*, S.O. 2001, c.25;

“**OTPA**” means Ontario Transfer Payment Agreement

“**person**” includes an individual, a corporation, a partnership, and an association;

“**treasurer**” means the *person* appointed by the *City* as treasurer and includes the *treasurer’s* designate;

1.3 For the purposes of interpreting this by-law:

- (a) a reference to any legislation, regulation, or by-law or to a provision thereof includes a reference to any legislation, regulation or by-law enacted, made or passed in substitution thereof or amendment thereof;
- (b) any reference to legislation includes all of the regulations made thereunder;
- (c) “include”, “includes” and “including” indicate that the subsequent list is not exhaustive; and

## Housing-Enabling Water Systems Fund: Intake 2

- (d) “to provide” includes to furnish, to offer, to perform, and to solicit, and “providing” and “provision” have corresponding meanings.

1.4 This by-law will not be interpreted as exempting any *person* from the requirement to comply with any other *City* by-law or federal or provincial legislation. In the event of conflict between the provisions of this by-law and any other *City* by-law, the provision that establishes the higher standard of health, safety and well-being of *persons* and protection of *persons* will apply.

### **2. Administration**

2.1 The *director* is responsible for the administration of this by-law.

2.2 The *director* may approve or prescribe the form of all agreements and other forms for the purpose of this by-law, specify the procedure for the use of the forms and require their use for any purpose of this by-law.

2.3 The *director* may rectify minor administrative oversights in respect of OPTA - HEWSF: Intake 2.

2.4 Where this by-law provides that the *director* may do an act, the *director* may, when doing the act, seek and consider information or documents from any *person*, and may consult with other *City* employees, legal counsel, or other advisors, all as the *director* considers necessary.

2.5 Where this by-law provides that the *director* may do an act, it may be done by a *person* authorized by the *director* to do the act.

### **3. Agreement Execution**

3.1 The Corporation of the City of Kingston enter into an Ontario Transfer Payment Agreement - Housing-Enabling Water Systems Fund: Intake 2 with His Majesty the King in right of Ontario as represented by the Minister of Infrastructure.

3.2 The Mayor and City Clerk are hereby authorized to sign the Ontario Transfer Payment Agreement Housing-Enabling Water Systems Fund: Intake 2 between His Majesty the King in right of Ontario as represented by the Minister of Infrastructure and The Corporation of the City of Kingston.

## Housing-Enabling Water Systems Fund: Intake 2

### 4. Miscellaneous

- 4.1 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid, or to be of no force and effect, it is the intention of *council* in enacting this by-law that each and every provision of this by-law authorized by law be applied and enforced in accordance with its terms to the extent possible according to law.
- 4.2 This by-law be presented for all three readings.
- 4.3 This by-law will come into force and take effect on the date it is passed.

1 <sup>st</sup> Reading	date
2 <sup>nd</sup> Reading	date
3 <sup>rd</sup> Reading	date
Passed	date

Janet Jaynes  
City Clerk

Bryan Paterson  
Mayor



**City of Kingston  
Report to Council  
Report Number 25-103**

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**To:** Mayor and Members of Council  
**From:** Paige Agnew, Commissioner, Growth & Development  
Services  
**Resource Staff:** Julie Salter-Keane, Manager, Climate Leadership  
**Date of Meeting:** March 4, 2025  
**Subject:** Kingston Climate Summit, ICLEI Canada

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**Council Strategic Plan Alignment:**

Theme: 2. Lead Environmental Stewardship and Climate Action

Goal: See above

**Executive Summary:**

ICLEI Canada, in collaboration with the City of Kingston, has successfully secured \$250,000 in funding from the Echo Foundation and the Trottier Family Foundation to host a Climate Summit in Kingston this June. The Echo Foundation and the Trottier Family Foundation will donate the funds to the City of Kingston, which will then partner with ICLEI Canada to organize and execute the summit. This event aims to address climate change challenges and foster collaboration and action at the local level.

The Kingston Climate Summit will bring together over 300 participants from local community members, regional, and provincial sectors, to discuss and develop strategies for climate resilience and adaptation. By working together, ICLEI Canada and the City of Kingston hope to create a more sustainable and resilient future for the region. A key goal of this gathering is to see organizations, businesses, and community leaders unite to support working together toward strengthening community resilience.



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**Recommendation:**

**That** Council approve a 2025 budget amendment for \$250,000 for the Kingston Climate Summit to be funded from the Echo Foundation and Trottier Family Foundation sponsorship.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Paige Agnew, Commissioner,  
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

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

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	

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**Options/Discussion:**

ICLEI Canada, in collaboration with the City of Kingston, has successfully secured funding from the Echo Foundation (a private charitable organization with their environment grant focused on Eastern Canada) and the Trottier Family Foundation (was established to create meaningful impact that improves the lives of Canadians), to host a Climate Summit in Kingston this June. This event aims to address climate change challenges and promote sustainable practices within the community.

Echo Foundation and the Trottier Family Foundation will donate the funds to the City of Kingston, which will then partner with ICLEI Canada to organize and execute the summit. This collaboration leverages the expertise and resources of both ICLEI Canada and the City of Kingston to create a comprehensive and impactful event.

The Climate Summit will bring together a diverse, cross-sectoral audience to drive collective action and local investment in climate action. A key goal of this gathering is to see organizations, businesses, and community leaders unite to support working together toward strengthening community resilience.

The Kingston Climate Summit will draw inspiration from the highly successful Montreal Climate Partnership, which has become a model for mobilizing communities across Canada. A cornerstone of this initiative is the annual Montreal Climate Summit, a platform for sharing results, celebrating commitments, and inspiring new action.

The Kingston Climate Summit program will be designed to foster collaboration and action at the local level. Program elements will include:

- A plenary session highlighting the importance of local partnerships for climate action;
- Panel sessions focusing on key topics such as: implementation, financing, communications, moving from planning to implementation;
- Smaller workshops would give delegates an opportunity to dig into more specific and substantive issues related to climate action; and
- Worktables set up throughout the venue will offer an opportunity for a variety of organizations to set up and share their commitments to climate action and identify opportunities to continue to collaborate with the Climate Leadership Working Group.

The long-term impact of the Climate Summit will be seen in the advancement of Kingston's sustainability efforts and the creation of a more resilient and environmentally friendly community. By working together, ICLEI Canada and the City of Kingston aim to create a legacy of climate action and sustainability in the region.

**Climate Risk Considerations**

Engaging the community in climate action initiatives is essential for building resilience. While the Climate Summit will take place over one day and a half, its impact will be felt beyond this time

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frame. The momentum gathered during this event, will help accelerate the continuation of local action in Kingston by a variety of organizations.

**Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations**

ICLEI Canada will incorporate IIDEA considerations into the Climate Summit that will create a more inclusive, equitable, and resilient community. The benefits of this approach extend beyond the event itself, fostering a culture of inclusivity and equity that can positively impact future initiatives and policies.

**Financial Considerations**

The \$250,000 for the Kingston Climate Summit will be funded by the Echo Foundation and the Trottier Family Foundation. The City had not anticipated holding this event when the budget was being considered.

**Contacts:**

Julie Salter-Keane, Manager, Climate Leadership 613-546-4291 extension 1163

**Other City of Kingston Staff Consulted:**

Lana Foulds, Director, Financial Services

**Exhibits Attached:**

None



**City of Kingston  
Report to Council  
Report Number 25-106**

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**To:** Mayor and Members of Council  
**From:** Lanie Hurdle, Chief Administrative Officer  
**Resource Staff:** Jennifer Campbell, Commissioner, Community Services  
**Date of Meeting:** March 4, 2025  
**Subject:** Additional Information - Limestone City Co-Operative Housing Inc. – One Year Review

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**Council Strategic Plan Alignment:**

Theme: 1. Support Housing Affordability

Goal: 1.3 Increase supply of new-build not-for-profit and co-op housing and ensure sustainability and quality of existing stock.

Theme: 4. Foster a Caring and Inclusive Community

Goal: 4.2 Help address food insecurity and sustainability.

**Executive Summary:**

This report is to provide additional information that City staff have received from the Limestone City Co-Operative Housing Inc. (LCCH) related to March 4, 2025 Report Number 25-092 titled Limestone City Co-Operative Housing Inc. – One Year Review.

**Recommendation:**

This report is for information only.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

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

Paige Agnew, Commissioner, Growth & Development Services	Not required
Jennifer Campbell, Commissioner, Community Services	
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

LCCH and advisors/consultants have had the opportunity to provide additional information/clarification to the content of March 4, 2025 Report Number 25-092 titled Limestone City Co-Operative Housing Inc. – One Year Review.

**Budget & Land Value**

LCCH and advisors/consultants have confirmed that the construction budget only, which includes contingencies, is estimated at \$127,445,623. LCCH has assumed a land value of \$7M for 900 Division St. based on an anticipated zoning amendment that would allow more density and height. The total LCCH budget, including land, is therefore estimated at \$135,699,888. As per past practice, City staff have used the appraised value of \$1.3M for the City-owned property at 900 Division St. LCCH has confirmed that a property donation is not required to make the project financially viable and that, if necessary, LCCH could afford to purchase 900 Division St.

**Project & Financing Process**

LCCH has confirmed that the first step to initiate this project is to secure development rights on the City-owned property, 900 Division St. LCCH has confirmed that the development rights could be provided through the following four options:

1. Lease
2. Sale at a nominal rate (re: \$1)
3. Sale at a negotiated price with a City of Kingston backed vender take-back mortgage
4. Sale at a market rate

LCCH has also clarified that the four options listed above all provide the ability to apply to grants and loans.

Once development rights are secured on the property, LCCH and advisors/consultants intend to proceed concurrently with grant applications and securing a loan of up to \$100M through Canada ICI Capital. Report Number 25-092 laid out this process in steps 2 to 4, but LCCH has confirmed that these steps would occur simultaneously and not consecutively. LCCH has confirmed that equity is not required to seek a loan through Canada ICI Capital but that a guarantor is mandatory. LCCH does not currently have a guarantor but has indicated that it feels that it could secure a guarantor once the development rights to the property are secured.

LCCH has also indicated that it would only draw what it requires from the loan as it cannot utilize grants to pay off debt incurred for the project. LCCH and advisors/consultants intend to proceed as quickly as possible and feels that delaying the project to await responses from grants would only increase the cost of the overall project.

**Contacts:**

Lanie Hurdle, Chief Administrative Officer, 613-546-4291 extension 1231

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**Other City of Kingston Staff Consulted:**

Not applicable

**Exhibits Attached:**

None



Name

2025-08-22 Correspondence received from Kerry Hill with respect to 900 Division Street development, dated March 1, 2025.

2025-08-23 Correspondence received from Bruce Hill regarding Co-Op Housing Project, dated March 2, 2025.

## By-Law Number 2025-XX

### **A By-Law to Amend By-Law Number 2014-175 (A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*) Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2025

**Whereas** pursuant to By-Law Number 2014-175 (A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the *Ontario Heritage Act* in 2014; and

**Whereas** Section 30.1(2) of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest; and

**Whereas** the subject property was separated into two lots, and as a result, it is necessary to amend the legal description contained in the designation by-law to include only those lands at 2312 Princess Street (Part 1, Plan 13R-23255) upon which the brick heritage building is situated; and

**Whereas** Council consulted with its Municipal Heritage Committee on the amendment to the designation by-law for the subject property on January 15, 2025; and

**Whereas** Council served a notice of proposed amendment of a designation by-law on the property owner, on XXXXXXX, 2025; and

**Whereas** no notice of objection to the proposed amendment was served to the Clerk of The Corporation of the City of Kingston.

**Therefore Be It Resolved That** the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. Schedule "A" of By-law 2014-175 is deleted and replaced with Schedule "A" attached to and forming part of this By-law;
2. A copy of this By-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the land described in Schedule "A"

hereto and on The Ontario Heritage Trust and on those lands formerly included in By-Law 2014-175;

3. By-Law 2014-175 shall be removed from the land titles of those lands not included within Part 1 on 13R-23255 on Part of Lot 15 in Concession 3, formally at 2312 Princess Street, Kingston; and
4. This By-Law shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed XXX, 2025**

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

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**Bryan Paterson**  
**Mayor**

## Schedule “A”

### Description and Criteria for Designation

#### Pleasant View

Civic Address: 2312 Princess Street  
Legal Description: Formerly Con 3 Part Lot 15, Part of Lot B, 16 and 17 Plan 60, now Part 1 of 13R-23255; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 190 00900

#### Introduction and Description of Property

2312 Princess Street, known as Pleasant View, and formerly known as Walnut View, is located on the north side of Princess Street west of Sydenham Road. The property subject to this designation by-law has approximately 37 metres of frontage onto Princess Street, and 65 metres of frontage onto Andersen Drive, with an approximate area of 2590 square metres. This red brick building, built from 1865 to 1869 has cultural heritage value through its physical/design values, its historical associations, and its contextual values.

#### 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.*

2312 Princess Street (Pleasant View) is of physical/design value because of its high degree of craftsmanship and its Italianate influenced architecture. Pleasant View was built by Lewis Johnson Day between 1865 and 1869. It is a fine two-storey Italianate influenced building with the brickwork of the south façade laid up in Flemish bond (the other elevations are common bond) on a limestone foundation with the red brick coming from Day's own brickyard.

The corners of the façade feature brick pilasters and the complex segmental arches over the windows at the façade are formed as part of panels set in relief. The façade is a symmetrical three bays, the focus of which is the main entrance treatment. This features the original six panel door with its deep, layered panel moldings, large segmentally arched transom with unique light configuration semi-circularly arched sidelights and pilasters forming the inner section of the door surround. The central main entrance is further emphasized by the portico with its bracketed cornice (heavy scroll brackets at the columned corners and smaller modillion brackets between), large, chamfered columns and pilasters with Tuscan capitals and the geometric designs and

'crests' in relief on the shafts (typical of the Italianate). The balustrade itself consists of a heavy molded railing and vase turned balusters. It appears a balcony surmounted the portico. Four large chimney stacks rise symmetrically at the corners of the building through the medium pitched hipped roof. Each stack incorporates a niche in the brickwork with corbelling and dentils above surmounted with a limestone capstone. The cornice/frieze features large scrolled brackets with groupings of smaller modillion brackets between, again organized symmetrically. The original louvered shutters still in place form to fit the segmental arch head. The original front door also remains. The sills are limestone incorporating stone corbels in the design. The other elevations are a much-simplified version of the façade with the opening placed more according to interior requirements (and the massive chimney stack location) than formal symmetry.

The brick kitchen 'tail' and carriage house behind were also completed by 1869, (however the evidence indicated is for the building footprint only) reflected in the continuity of design expressed in the segmentally arched openings, including the large carriage doors (now significantly altered), complex brick arches and the corbelled treatment of the extremely tall chimney stack. There is stained glass to a geometric design at the transom of the 'tail' door. The fenestration of these sections appears original and all small pane though the openings at the 'tail' are of varying sizes no doubt a reflection of its service function. Certainly, Day took advantage of this brickmaking operation in constructing his prominent home. Portions of the floors of the cellar have been paved with brick set in a herringbone pattern.

The front and west side yards are an important aspect of the property with their mix of mature deciduous (black walnut, birch) and coniferous plantings (though the c.1910 historic photo show that the plantings directly in front of and to the west of the house are of 20th century origin) helping to screen the property from the busy road and maintaining a sense of its rural origins. Despite the changes all around it, the building retains a high degree of integrity.

*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.*

This property has historical associative value because of its association with persons important to the community, and in the case of Warren A. Marrison, internationally. This property was part of the original land grant (Lot 15, Concession 3, Kingston Township) to John Ferris (United Empire Loyalist). All 200 acres of Lot 15, Concession 3, Kingston Township was a Crown grant to John Ferris, who was formerly of New York and was active in the New York Militia during the Revolutionary War. He received patent in 1798 and by 1815 had erected a 1 Y, storey stone house on the property (demolished 1988) and a stone 'smithy' just east of the subject property. This blacksmith shop, located at the 'strategic' corner of the old trail which had become the York - Kingston Road (Highway 2) and the Concession Road (which was an early road north to the hinterland which became known as the Portland Road & Sydenham Road), no doubt contributed

to the establishment of a hamlet (Sandville, later Waterloo, and finally Cataraqui) at that location.

From 1823 Daniel Ferris began selling off parcels of the lot and these parcels developed into the village. Beginning in 1843, Lewis Johnson Day began buying sections of the lot and, over the course of eight separate purchases transacted between then and 1869, established the holding indicated on the 1878 County Atlas Map. Day was both a farmer and a 'brickmaker,' establishing a brick yard on the property by mid century. The bricks were used in many local structures, including 'Pleasant View' itself. The scale and relatively sophisticated detailing of the home reflect Day's prosperity during this period.

On December 20, 1899 (reg. January 12, 1900) the Day family sold 25 acres of their property including the fine brick dwelling to Robert A. Marrison for \$5500.00. It is Marrison who gave the name "Pleasant View" to the property and developed his acreage as a market garden, orchard and apiary. A naturalist as well as an agriculturalist, he wrote and published "The Winter Birds' Paradise at Pleasant View" recording his observations of the birds wintering on the property. Two of his sons went on to notable careers and achievements. G.E. (Bert) Marrison was one of the major early photographers in Kingston. However, it is his brother Warren A Marrison whose scientific work has been recognized as internationally significant. W.A. Marrison, who was a brilliant student while at Queen's University and Harvard University, worked for the Western Electric Company where he undertook the research leading to his c.1930 invention of a clock which used quartz crystals as the time-keeping element. In 1947, his pioneering work on the quartz crystal clock earned Marrison the gold medal from the British Horological Institute. Within decades, the quartz crystal watch had virtually replaced the mechanical timepiece worldwide.

After World War I, Pleasant View was purchased by John Riley (an old area family also associated with brickmaking) and its market garden operation expanded by his son Edward H. Riley. Edward and his wife used the house as tourist accommodation to supplement their income during the Depression. He supplied fruit and vegetables to many stores and customers while also maintaining a stall at the Kingston Market for many decades. His son Harold stayed in the business expanding the greenhouse side of the operation and the sale of shrubs and flowering plants. The family continued to live in the house and operate the greenhouse business until relatively recently

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

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

The property has contextual value as it is visually linked to its surroundings and serves as a local landmark. For over 140 years, Pleasant View has been a landmark at the 'brow' of the hill along the King's Highway. Sited on a knoll close to the junction of two main roads, it survives as a representative of the capacious farm/country houses of the area and is a property of high cultural value.

## Heritage Attributes

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

- The overall 'T' plan including kitchen 'tail';
- The symmetrical south façade;
- The general form and existing roofline of each component;
- All original window and door openings - most typically the segmentally arched openings;
- The brickwork of all elements most notably the Flemish bond of the facade, the details (niche, dentils, etc.) of the massive chimney stacks at the main block, tall, slender stack at kitchen, corner pilasters at front wall and arches set in relief;
- Bracketed cornice/frieze combining scrolled consoles with smaller modillions;
- Heavily moulded six panel door at main entrance with semi-circularly arched sidelights and geometrically configured lights at transom;
- Portico including chamfered columns with Tuscan capitals, decorative relief treatment on shafts and bracketed cornice, heavy-turned balustrade;
- Deep setback from Princess Street with mature trees (both deciduous and coniferous) in front and west side yard.