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**RECEIVED**  
2024/04/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

April 10, 2024

Via mail

1809614 Ontario Ltd  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, April 2, 2024 – By-Law Number 2024-175; A By-Law to Amend By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest) pursuant to the provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

At the regular meeting on April 2, 2024, Council gave three readings to By-Law Number 2024-175; A By-Law to Amend By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest) pursuant to the provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18).

Attached please find By-Law Number 2024-175, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-175  
Notice of Passing

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

**Notice of Passing of an Amendment to By-Law Number 80-63  
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 on April 2, 2024 passed By-Law Number 2024-175 under Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to amend By-Law Number 80-63 “A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest under the Provisions of the Ontario Heritage Act, 1974”, to correct the legal description in order to remove reference to those portions of the former parcel, now separate properties, known as 13, 15 and 17 Grange Street, and to clarify and update the statement explaining the cultural heritage value or interest for the property at 662 King Street West (Lot 58 S/S KING ST Plan 54; City of Kingston) to make it consistent with the requirements of the Act.

**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, ext. 3233, or by email at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

The registered property owner(s) who object to this By-Law may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

this 9th day of April, 2024

City of Kingston

City Council voted in favour of this by-law on April 2, 2024

Written approval of this by-law was given on April 2, 2024 by Mayoral Decision Number 2024-11

Clause 1, Report Number 21, February 6, 2024

**By-Law Number 2024-175**

**A By-Law to Amend By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest) Pursuant To The Provisions Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** April 2, 2024

**Whereas** pursuant to By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as Being of Historic or Architectural Value or Interest under the Provisions of the Ontario Heritage Act, 1974), 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 1980; 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** pursuant to City of Kingston By-Law Number 2017-104, the subject property was separated into four 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 662 King Street West upon which the limestone 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 24, 2024; and

**Whereas** Council served a notice of proposed amendment of a designation by-law on the property owner, on February 6, 2024; and

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

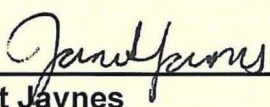
**Therefore be it resolved that** the Council of The Corporation of the City of Kingston hereby enacts as follows:


1. Schedule "A" of By-law 80-63, as it relates to 662 King Street West only, 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 owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and on those lands formerly included in By-Law 80-63;

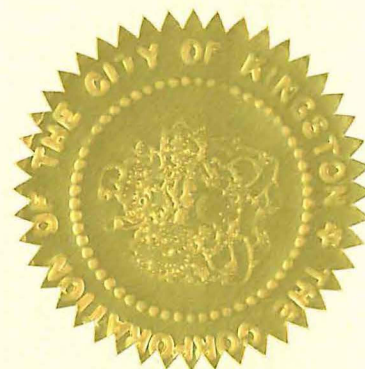


3. By-Law 80-63 shall be removed from the land titles of 13, 15 and 17 Grange Street; and
4. This By-Law shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed: April 2, 2024**

  
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**Janet Jaynes**  
City Clerk

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



**Schedule "A"****Description and Criteria for Designation**

Civic Address: 662 King Street West  
Legal Description: Lot 58 S/S KING St Plan 54; City of Kingston, County of Frontenac  
Property Roll Number: 1011 070 090 07400

**Introduction and Description of Property**

The property at 662 King Street West is located on the south side of the street, mid-block between Mowat Avenue and Yonge Street, in the former village of Portsmouth, now part of the City of Kingston. The 660 square metre commercial property contains a two-storey limestone building, constructed circa 1850, with later stairwell and single storey 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.*

662 King Street West is a representative example of an early-19<sup>th</sup> century Georgian commercial building in the heart of Portsmouth Village. The simple two-storey massing with three bays, restrained architectural detailing (e.g., coursed, squared and roughly dressed limestone masonry front façade, uncoursed limestone on the side elevations, stone windowsills and voussoirs), low-pitched gable roof with twin brick chimneys and the overall impression of balance is typical of 19<sup>th</sup> century Georgian buildings. Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis, also reflect its Georgian architectural style. Small segmental arched window openings remain at the attic level on the east and west elevations, and evidence of the three-bay ground floor façade can still be seen by the remaining voussoirs above the modern ground-floor fenestration.

Even though the historic storefront has been replaced, its commercial use maintains the traditional commercial uses prevalent along this portion of King Street West in the former Portsmouth Village (i.e., commercial at grade with residential/office space above).

*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 limestone building at 662 King Street West is significant in defining the character of the streetscape on King Street West, between Mowat and Yonge streets. Together with the continual row of limestone, brick and frame residential buildings on the north side of street, as well as the limestone commercial buildings on the south side, this block of King Street West has a consistent and distinct character consisting of mostly two-storey 19th century buildings.

With its shallow setback, regular fenestration pattern, limestone construction, age and presence on King Street West, the subject property shares a visual and historical relationship with its surroundings, particularly with the limestone buildings at 658, 661-665, 670 and 678-680 King Street West and 114 Yonge Street. As part of this group of buildings, the subject property helps maintain the historic limestone character of this portion of King Street West and the historic heart of Portsmouth Village.

### **Heritage Attributes**

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

- Two-storey three-bay massing with gable roof and twin brick chimneys;
- Coursed, squared and roughly dressed limestone masonry façade, and uncoursed limestone east and west elevations;
- Original second storey window openings on the façade with stone voussoirs and stone windowsills, and arched window openings on the east and west elevations; and
- Ground floor voussoirs on front facade.

### **Non-Heritage Attributes**

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

- Later rear additions.