

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 151, 153 & 155 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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Strainge Terrace at 151, 153 and 155 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.

City of Kingston By-Law Number 2024-XX

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, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

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

Civic Address:	151 Montreal Street
Legal Description:	PT LT 286 Original Survey Kingston City as in FR524489; T/W FR524489; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 120 14900
Civic Address:	153 Montreal Street
Legal Description:	PT LT 286 Original Survey Kingston City as in FR505753; T/W FR505753; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 120 15000
Civic Address:	155 Montreal Street
Legal Description:	PT LT 286 Original Survey Kingston City Part 1 13R12773; T/W FR665707; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 120 15100

Introduction and Description of Property

The Strainge Terrace at 145-149 Montreal Street / 97 Bay and 151, 153 and 155 Montreal Street, is located on the east side of Montreal Street, at the northeast corner of Bay Street, in the City of Kingston. The property, spanning four separate parcels, contains a two-storey red brick terrace, constructed circa 1880. The parcel located at 145-149 Montreal Street / 97 Bay Street is not included in this By-Law. The terrace appears to have been constructed in two phases, with the corner section constructed first and originally including a commercial unit at grade.

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 Strainge Terrace has design value as a representative example of a late Victorian brick (residential and commercial) terrace, a popular building form in growing 19th century Ontario towns and cities. The composition is simple, and the terrace’s form and massing make an efficient use of available land, maximizing density. It appears that the terrace was designed and constructed in two phases with the corner section (hipped roof) and first residential unit to the north in one phase (145-149 Montreal and 97 Bay), and the last three residential units to the north (151, 153 and 155 Montreal) in a subsequent phase. Evidence of these phases includes the step down in ridge height of

the roofs, the larger width of the first unit north of the corner section, and the slightly different colour of red brick; one being a browner red, the other an orange red. Nonetheless, there is a clear continuity in their architectural styles and alignment/size of door and window openings. Additionally, all units facing Montreal Street have a painted wooden frieze board beneath the eaves, which appear original to the c. 1880 construction date.

The Victorian architectural style of the terrace is evident in the vertical emphasis, and large size of the windows. On the residential terrace (151-155 Montreal Street), almost all the original window openings, flat brick arches and limestone sills remain, but the windows are modern replacements (the ground floor window on the northernmost unit has been enlarged). Given the construction date of the terrace, the original windows were likely two-over-two vertically sliding sash windows. The residential terrace has red brick walls in running/stretcher bond (the last unit to the north (155) has been clad over in a modern cement-based brick veneer). Aside from the transom lights, the residential terrace exhibits very little architectural detailing. All the original window and door openings remain.

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 Strange Terrace has contextual value because it is physically and historically linked to its surroundings. As a residential terrace on the west side of Montreal Street, this property maintains and supports the 19th century working class character of Montreal Street, which illustrates the growth of the city outwards from the downtown.

Heritage Attributes

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

- Two-storey massing with gable roof;
- Red brick walls in stretcher/running bond;
- Wooden frieze board under the eave;
- Original window openings with flat arches and limestone sills; and
- Original door openings with transom lights.