



City of Kingston
Kingston Heritage Properties Committee
Agenda

Wednesday, July 17, 2024

9:30 a.m.

Council Chamber

Committee Composition

Councillor Glenn, Chair

Councillor Oosterhof

Jennifer Demitor

Peter Gower

Gunnar Heissler

Alexander Legnini

Jane McFarlane

Daniel Rose

Ann Stevens

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca

Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

Pages

1. **Call to Order**
2. **Approval of the Agenda**
3. **Confirmation of Minutes**

That the minutes of Kingston Heritage Properties Committee Meeting Number 07-2024, held Wednesday, June 17, 2024, be approved.

4. **Disclosure of Pecuniary Interest**
5. **Delegations**
6. **Briefings**
7. **Business**

1. **Pre-Consultation**

1. 9 George Street

The Report of the Commissioner of Community Services (HP-24-032) is attached.

Recommendation:

This report is for information purposes only.

2. **Policy Development and Implementation**
3. **Stream Two Permits - Approval through Delegated Authority**
4. **Stream Three Permits - Approval Through Council Authority**

1. Application for Ontario Heritage Act Approval - 292 Johnson Street

31

The Report of the Commissioner of Community Services (HP-24-033) is attached.

Recommendation:

That the Kingston Heritage Properties Committee recommends to Council:

That the alterations to the property at 292 Johnson Street, be approved in accordance with details described in the application (File Number: P18-059-2024), which was deemed complete on June 6, 2024, with alterations to include the demolition of a one-and-a-half storey drive shed in the rear yard that abuts a City owned laneway.

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

1. That the owner consider repurposing/donating/salvaging the garage door hardware;
2. Prior to demolition, the applicant shall photograph the interior of the garage as well as measure the exterior footprint, dimensions and roof pitch, and provide these photos and details to Heritage Planning staff for record purposes;
3. That an encroachment/temporary access permit be obtained, as necessary;
4. A Building Permit shall be obtained, as necessary;
5. 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
6. Any minor deviations from the submitted plans,

which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

2. Application for Ontario Heritage Act Approval - 411 Wellington Street

58

The Report of the Commissioner of Community Services (HP-24-035) is attached.

Recommendation:

That the Kingston Heritage Properties Committee supports Council's approval of the following:

That the new construction at 411 Wellington Street, be approved in accordance with the details described in the application (File Number P18-064-2024), which was deemed complete on June 12, 2024, with said application to include the construction of a two-storey dwelling, a detached garage accessed by a driveway and a public road network, including sidewalks; and

That the approval of the application be subject to the following conditions:

1. All Planning Act applications shall be completed, as necessary;
2. All building permits shall be obtained, as necessary;
3. Details related to the colour(s) and design of the new windows, roofing and cladding shall be submitted to Heritage Services staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the property;
4. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
5. The use of single sash windows on the front wall of the dwelling is encouraged and permitted as an option to the double windows proposed;
6. The use of wood siding on the front wall of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed; and
7. Any minor deviations from the submitted plans, which meet the intent of this approval and do not

further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

5. Working Groups

6. Permit Approvals / Status Updates

1. Permit Reporting - July 2024

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8. Motions

9. Notices of Motion

10. Other Business

11. Correspondence

12. Date of Next Meeting

The next meeting of the Kingston Heritage Properties Committee is scheduled for Wednesday, August 21 at 9:30 a.m.

13. Adjournment



City of Kingston
Information Report to Kingston Heritage Properties Committee
Report Number HP-24-032

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: July 17, 2024

Subject: Heritage Pre-Consultation

Address: 9 George Street (P18-459)

File Number: File Number: P01-002-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 9 George Street is located on the northeastern corner of the intersection of Wellington Street and George Street, opposite the former J.E. Horton Public School site. The property contains a one-and-a-half storey rectangular plan building with a front gable that is currently clad in aluminum siding. The building is situated close to both streets and is the first building that one sees when entering Barriefield Village from Highway 15.

The applicant wishes to gain preliminary feedback on their submitted conceptual development as it relates to a new second floor addition above an existing one storey addition with a gable end facing Wellington Street and the rear yard, a new porch that faces Wellington Street in a historic style, a new carport over the existing driveway that exits onto Wellington Street, raising the foundation of the property, the replacement of existing windows and doors with historically appropriate windows/surrounds/trim and doors, changing the asphalt roofing to standing seam or batten roofing, new skylights that face into the rear yard, the removal of the existing chimney,

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the replacement of aluminum siding with wood siding/trim, new window openings on the vestibule and east elevation, the removal of windows on the west elevation, and two new decks that face the rear yard. The applicant has provided design details and a cover letter explaining the proposed design as a part of this submission. The property was designated under Part V of the *Ontario Heritage Act* as a part of the Village of Barriefield Heritage Conservation District Plan.

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.

July 17, 2024

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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, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

Description of Application/Background

The subject property with the municipal address of 9 George Street is located on the northeastern corner of the intersection of Wellington Street and George Street, opposite the former J.E. Horton Public School site, and is the first building one sees when entering the Village of Barriefield from Highway 15 (Exhibits A and D). This one-and-a-half storey building, while heavily altered, still represents the design and massing characteristic of the Village of Barriefield Conservation District (Exhibit B). The applicant is proposing massing, landscape and design changes, which are detailed in the provided drawings and cover letter, as well as below (Exhibit C).

Project Details:

Massing Changes

The applicant seeks to add a second-floor addition above the existing one storey addition and raise the foundation of the property (Exhibit C). The proposed addition will occupy the same building footprint as the existing one storey angled flat roof addition but will also include a gable end with a peak that is 0.5 metres below the existing roof line that faces Wellington Street (north) and the rear yard (south). This new addition design will maintain and extend the existing gable end that faces west. This addition will have the same or a similar design to the proposed siding and will include eave returns like the existing historic building. It is currently unknown if the flat angled roof addition is original to the building or a later addition (Exhibit C). Further, the west facing gable will maintain the two existing window openings while the new north and south facing gables will contain one window on each elevation. The raised foundation will result in approximately 0.3 metres of additional height, which is proposed to meet Ontario Building Code standards and to better preserve the building's wood structure from moisture (Exhibit C).

Landscape Changes

The applicant seeks to add a new porch that faces Wellington Street, two new decks that face the rear yard, and a new carport over the existing driveway (Exhibit C). The new Wellington Street-facing porch and carport will include the same roofing material as the redeveloped building while also including turned wood posts and fret board in a historic design. While no dimensions were provided, both landscape features will be approximately one storey tall, will be contained on the same lot as the building and will be displayed prominently on Wellington Street. Further, "[t]he porch guard was designed to be more solid than void in order to screen the condenser which would be replaced with a heat pump for efficient heating as well as cooling and dehumidification" (Exhibit C). The new rear yard decks will support new/existing areas of in/egress and appear to be made of wood.

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Design Changes

The applicant seeks to replace existing windows and doors with windows and doors that are more sympathetic to the District, change the asphalt roofing to standing seam or batten roofing, add skylights that face into the rear yard, remove an existing chimney, replace aluminum siding with wood siding/trim, add new window openings, and remove two window openings (Exhibit C). The new windows and doors (including related trim) will be installed at most, if not all, property openings and replace existing vinyl windows and unglazed doors. To accommodate this change, the window openings would also slightly increase to allow for more appropriate windows and associated trim (Exhibit C).

The roof material is proposed to change from an asphalt material to a standing seam or batten roof material/style (Exhibit C). The colour, finish and seam widths have not been provided for review. Further, two skylights are proposed that will face into the rear yard but, in their current proposed location, will remain visible from George Street (Exhibits C and D). The existing aluminum fascia, soffits, eavestroughs and downspouts appear to also be retained in the new design.

The siding will change from aluminum horizontal siding to finished wood siding and trim (Exhibit C). The colour, board width and finish have not been provided for review. The applicant is also proposing to remove the existing chimney that faces Wellington Street.

The applicant also plans to add new window/door openings by either making new openings or by changing existing ones (Exhibit C). On the ground floor of the east elevation, the applicant seeks to install a new window and add additional glazing to the sunroom, which may accommodate either double hung or inward-opening casement windows (Exhibit C). While it is suspected that a ground floor window used to exist in that area, further investigation of the physical evidence is necessary to confirm this (Exhibit C). On the ground floor of the north elevation, the applicant seeks to replace a modern multi-unit window with a double hung window, replace a sliding window with a door that will access the porch, add a new sash window and add two sash windows on the sunroom. Based on the building's internal configuration, it is suspected that the location of the newly installed door could be reinstating access to a summer kitchen that was once present along Wellington Street (Exhibit C). On the ground floor of the south elevation, one window opening will be removed, a new set of French doors will be added and the door of the sunroom will be replaced with two sash windows. On the ground floor of the west elevation, the applicant seeks to remove two window openings.

Heritage Planning Comments

Ontario Heritage Act approval is required for the proposed additions. It is recommended that the proponents review the Heritage Conservation District Plan in detail, particularly sections 4.2 and 4.3 related to alterations to heritage buildings and additions to heritage buildings respectively. The sections on roofs (4.2.1); windows (4.2.3); entrances (4.2.4); location, massing and height (4.3.1); and design (4.3.2) appear to conflict with aspects of the proposal.

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If the proponents wish to advance the proposal as currently designed, a Heritage Impact Statement (HIS), prepared by a qualified heritage professional, will be required to support the heritage permit application. The updated HIS Terms of Reference has been uploaded into the Development and Services Hub ([DASH](#)) system for ease of review. This terms of reference can be provided as a separate document upon request.

The Archaeological Master Plan indicates that the subject property is in an archaeologically sensitive area. Given the limited extent of new disturbance anticipated by the current proposal, archaeological clearance of the property is not required at this time. If soil disturbance beyond what is currently proposed is determined to be required (i.e. more information is found on the existing foundation that differs from the current understanding, etc.), archaeological considerations may be required in the future.

Reasons for Designation/Cultural Heritage Value

The property is designated under Part V of the *Ontario Heritage Act* through the Village of Barriefield Heritage Conservation District Plan (By-Law Number 2016-173). Associated with the District Plan is a Heritage Conservation District Inventory that provides property details. The relevant parts of this entry are detailed below:

- The property was constructed in the late 19th century by William and Fredrick Allen.
- The one-and-one half storey building has a frame construction in a vernacular design that originally was clad in wood but is currently clad in narrow horizontal aluminum siding.
- The roof is a front gable with returned eaves which faces Highway 15.
- The corner lot location and the building's limited setbacks from the abutting roads ensure this building has a disproportionate impact on the initial visual appreciation of the District as it acts as an informal gateway to the rest of the District.

The property is classified as "Heritage" within the District.

The Village of Barriefield Heritage Conservation District Plan property entry can be found in Exhibit B.

Previous Approvals

P18-459-014-2012 – Repair of four second floor windows and removal of exterior aluminum storms.

Comments from Department and Agencies

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

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Engineering Services - No part of the building is to encroach onto municipal property.

The applicant may be required to obtain a temporary access permit if work is being accessed from the roadway and an encroachment permit if they are intending to obstruct municipal property during the proposed work. Information on the required permits can be obtained by contacting transportation@cityofkingston.ca.

A grading plan prepared by a qualified professional will be required at the building permit stage if there are any alterations to the existing grades.

Engineering Services – Storm Water Review - Grading Plan prepared by a qualified professional will be required at the building permit stage if there are any alterations to the existing grades.

Kingston Hydro - Some of the proposed construction will be in close proximity to existing secondary power lines; the applicant is reminded that all objects/tools etc. must maintain a safe clearance from the service lines. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant will need to coordinate with Utilities Kingston for isolation of the powerlines.

Utilities Kingston - Utilities Kingston has no issues or concerns with this heritage application.

Building Services - No comments were provided by the deadline. The applicant is encouraged to contact buildingpermits@cityofkingston.ca to learn more about what the proposed scope of work would require.

Planning Services - A minor variance application will be required for zone compliance. Submitted drawings appear consistent with those submitted for pre-application (D00-032-2024).

Consultation with the Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [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

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

Village of Barriefield Heritage Conservation District Plan – By-Law Number 2016-173

Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

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

Other City of Kingston Staff Consulted:

None


Exhibits Attached:

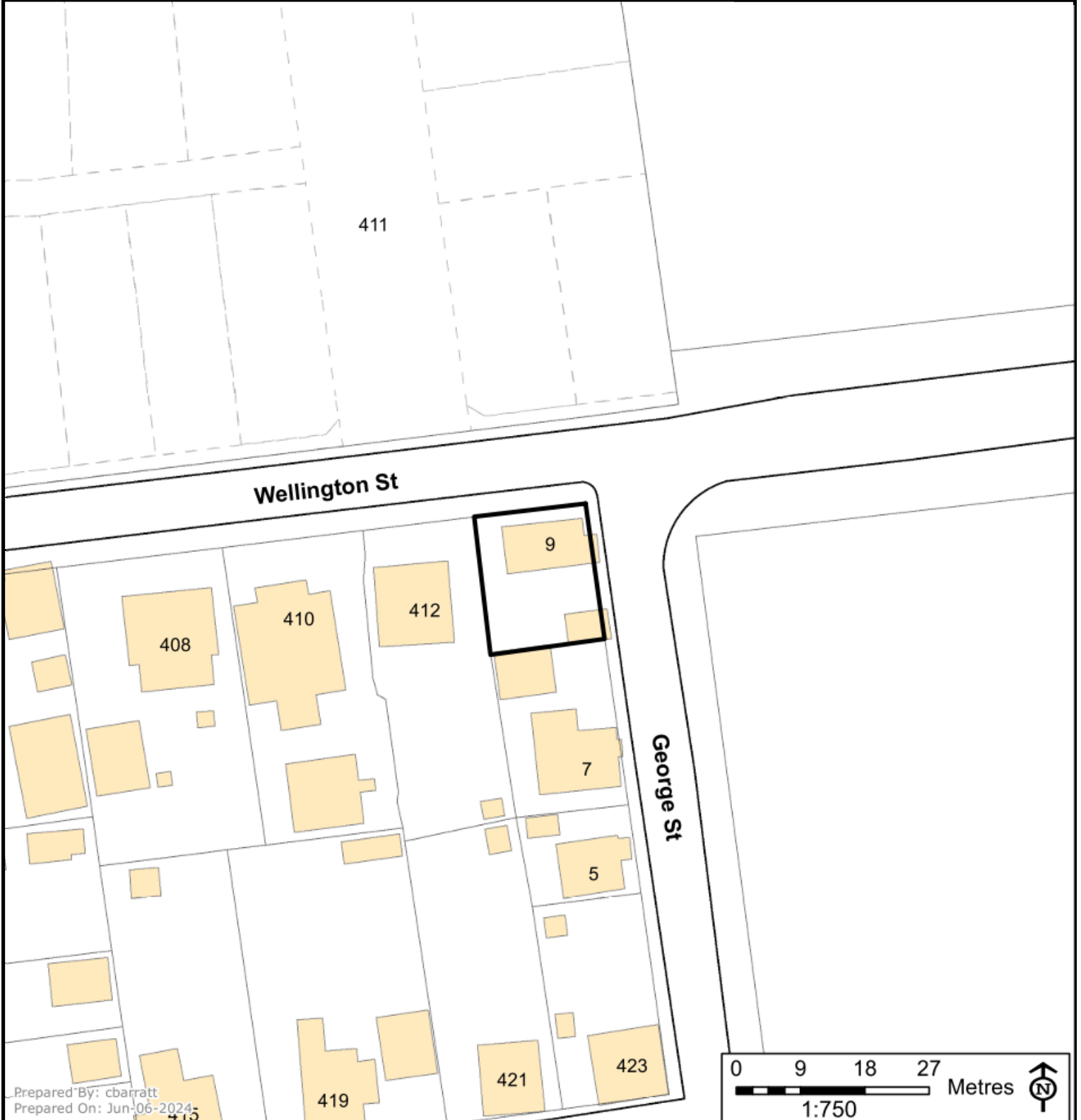
- Exhibit A Mapping Information
- Exhibit B Village of Barriefield Heritage Conservation District Plan Property Entry
- Exhibit C Project Cover Letter & Design Package
- Exhibit D Site Visit Photos
- Exhibit E Correspondence Received from the Heritage Properties Committee



City of Kingston Key Map

Address: 9 George Street
File Number: P01-002-2024
Prepared On: Jun-06-2024

 Subject Lands



Prepared By: cbarratt
Prepared On: Jun-06-2024

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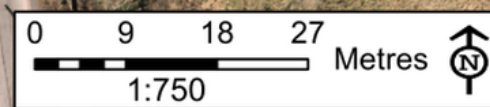
City of Kingston
Neighbourhood Context

Address: 9 George Street
File Number: P01-002-2024
Prepared On: Jun-06-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: cbarratt
Prepared On: Jun-06-2024



Village of Barriefield Heritage Conservation District Plan update
Heritage Conservation District Inventory (REVISED DRAFT)

Name:**Address:** 9 George Street**Property Number:**

1011090090023000000.00

Lot: PLAN 51 PT LOT 8

Property Type:	Residential
Era/Date of Construction:	Late 19 th Century
Architect/Builder:	William and Fredrick Allen
Building style/Influence:	Vernacular
Materials:	Frame
Number of Bays:	Two
Roof Type	Front gable
Building Height:	One and one half storey
Alterations:	Original wooden cladding replaced with aluminum siding. Windows repaired (2012).
Landscape/setting:	Hedged yard, close setback to street, corner lot
Heritage value:	Heritage

Description of Historic Place:

9 George Street is located at the southwest corner of George Street and Wellington Streets in the Barriefield Heritage Conservation District. It is a one and one half storey front gable structure with rectangular plan.

Heritage Value:

This house was constructed by local builders William and Frederick Allen in the late 19th century, and owned by Harry Norman. It consists of a one and one half storey front gable structure with a side entrance. The steep gable roof has a returned eave. Once clad in wooden siding, the house is presently covered with aluminium siding. A one storey enclosed vestibule is located at the front entrance.

Heritage Attributes:

Elements that define the historical value of the property include:

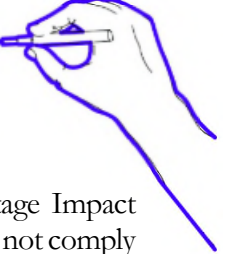
- Vernacular design representative of late 19th century construction in Barriefield Village by the Allen brothers.

Elements that define the architectural value of the property include:

- One and one half storey massing
- Front gable, rectangular plan
- Two bay facade (second storey)
- Returned eaves
- Narrow horizontal cladding

Elements that define the contextual value of the property include

- Close setback to street
- Orientation to George Street
-



This letter is an explanation of the proposed alterations at 9 George St. in Barriefield. A Heritage Impact Statement (HIS) will be included in the submission to address some of the design decisions which do not comply with the Barriefield HCD Plan, but for the sake of timing, the drawings submitted are a set that was prepared for Zoning Pre-Application. It is recognized that through the Heritage Impact Statement process, some design changes will be made, and we can bring updated drawings once it is complete.

The new owner of the house, George Mainguy, lives in the village and is familiar with the house and its environs. He purchased the house as an opportunity to fully rejuvenate the first building that one sees on entering the village by car. Proposed improvements include raising the structure out of the ground, installing new, historically appropriate windows, wall and roof finishes on the original structure and some small additions, including a second floor bedroom addition, a porch and entry in a more appropriate location than the current doors, and a carport to cover over the existing driveway. Having worked with George on three buildings over the years, I can attest to the quality of construction and attention to detail that accompany any of his construction projects.

PROMINANCE OF BUILDING:

Although the house is now the first heritage building that a driver will see on entering Barriefield, this is a modern construct (as are cars as our principal means of transportation). Historically this house was at the back end of the village (maybe that is why it was the last building in the 1992 HCD building inventory).

As can be seen in the 1978 Aerial Photo below, the Highway 15 bypass was added in the last three or four decades. Until then, vehicles coming into Kingston from the highway would pass through the village along Main Street.



9 George St.

This is likely why the 1992 HCD Building Condition Appendix notes its streetscape context as “low prominence”. In fact, neither HCD Plan included it in the Historic Views that are to be protected.



9 George St.

Figure 2: Significant historic views to be retained.

Nevertheless, George would like to restore the view of the house as one drives into the village to a more historically appropriate configuration.

ADJACENT HOUSE AT 7 GEORGE STREET

7 George Street to the south was built by the same local builders, William and Frederick Allen, at around the same time and has many similar features (and even had some of the same earlier inappropriate renovations, which have been remediated in the last 20 years).

RAISING THE STRUCTURE

The existing house does not meet the Ontario Building Code with respect to clearances from grade. Untreated wood structure must be at least 6” above grade, and wood siding 8”. The grade may have been raised when the bypass was constructed and/or when sidewalks were added on George and Wellington Streets.

Since the renovation of this house requires a substantial investment, the owner wants to raise the house sufficiently to ensure that the wood structure of the house will be protected from the adverse effects of moisture and new wood siding can be installed to meet the building code.

EAST ELEVATION

The East Elevation is the most prominent view as you drive into the village and has been obscured by inappropriate window configurations and exterior finishes. The second floor windows would be enlarged to fit within the existing rough openings and new double hung windows with simulated divided lights installed to match those of 7 George St. to the south.

It is assumed that there was a ground floor window facing east to provide light and views from the living room and that removing the existing finishes will reveal if and where it might have been. If this is the case, we would like to re-install one, but if there is no such window, or if the enclosed porch overlaps it, this is not integral to the design and can be left as is. The 1992 HCD suggests that there may have been a window in that location, but the current HCD removed that sentence since it was only speculation.

The existing enclosed porch has inappropriately proportioned square windows which we were hoping to replace with more vertical windows, whether double hung as drawn, or inward-opening six pane casements similar to the cedar shingled side porch at 7 George St. (out swing casements would overlap the sidewalk which is directly against the side of the porch.

The configuration of filling the wall with windows, rather than individual windows is consistent with other enclosed porches which still read as “porch”. We may explore other options for this element during the HIS process.



EXISTING



PROPOSED

The existing enclosed porch itself is an anomaly. The entry into it is on the south side to the left, but the porch enters into the living room, not into a hallway at the bottom of the stairs, which is more historically standard for a porch. Hopefully the HIS or interior renovations will reveal its history and why it may be in this location.

Perhaps it was more of a back entry or wood shed? 7 George Street has a side entry as well as the main on. This façade, after all, is at the back corner of the historical village and this entry into the house is at the furthest location from Main Street.

NORTH ELEVATION

The North Elevation faces Wellington Street and is also very visible when driving into the village. The north side of the original house has had a modern multi-unit window added in the living room. We propose replacing it with a more appropriately detailed double hung window.



EXISTING

PROPOSED

During the Zoning Pre-Application process, it was determined that the property currently does not meet the maximum lot coverage so it is desirable for any additions to maintain the existing footprint. The carport covers the existing driveway and the second floor bedroom addition was kept above the existing single storey section of the house.

It is currently not known whether the single storey portion of the house was original or a later addition. The modern chimney was added for the furnace. Given that the bottom of the stair is located adjacent to the proposed new entry door, the assumption that this was the main entry into a summer kitchen is not unreasonable. A further argument for this is that there is no street side entry to the house. Both entry doors are on the south (garden) side of the house.

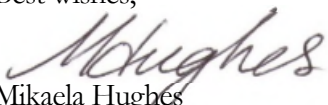
Adding an entry door and porch was intended to provide a visible streetside entry into the house at a location appropriate to the internal circulation. The current air conditioner condenser is shown on the existing elevation. The porch guard was designed to be more solid than void in order to screen the condenser which would be replaced with a heat pump for efficient heating as well as cooling and dehumidification.

The gable was added on the second floor to differentiate the new from the old and to provide a bit more ceiling height. The upstairs ceiling starts at about 4'-4" and only about 2/3 of the second floor has more than 6'-5" headroom, which will be reduced by modern requirements for roof insulation and ventilation. The ridge of the gable was kept 0.5m below the existing ridge per the zoning requirements, but the existing ridge was extended above for simplicity in line with the simple shapes of Barriefield houses.

Some options for differentiating the wall surfaces between the existing and original houses have been discussed, but at this time we don't know the status of the existing single storey portion: is it original, and should be differentiated from the addition, or is it newer and should be differentiated from the main house?

We are hoping some of our questions will be resolved through the HIS process, and will be following up with further developments to the design.

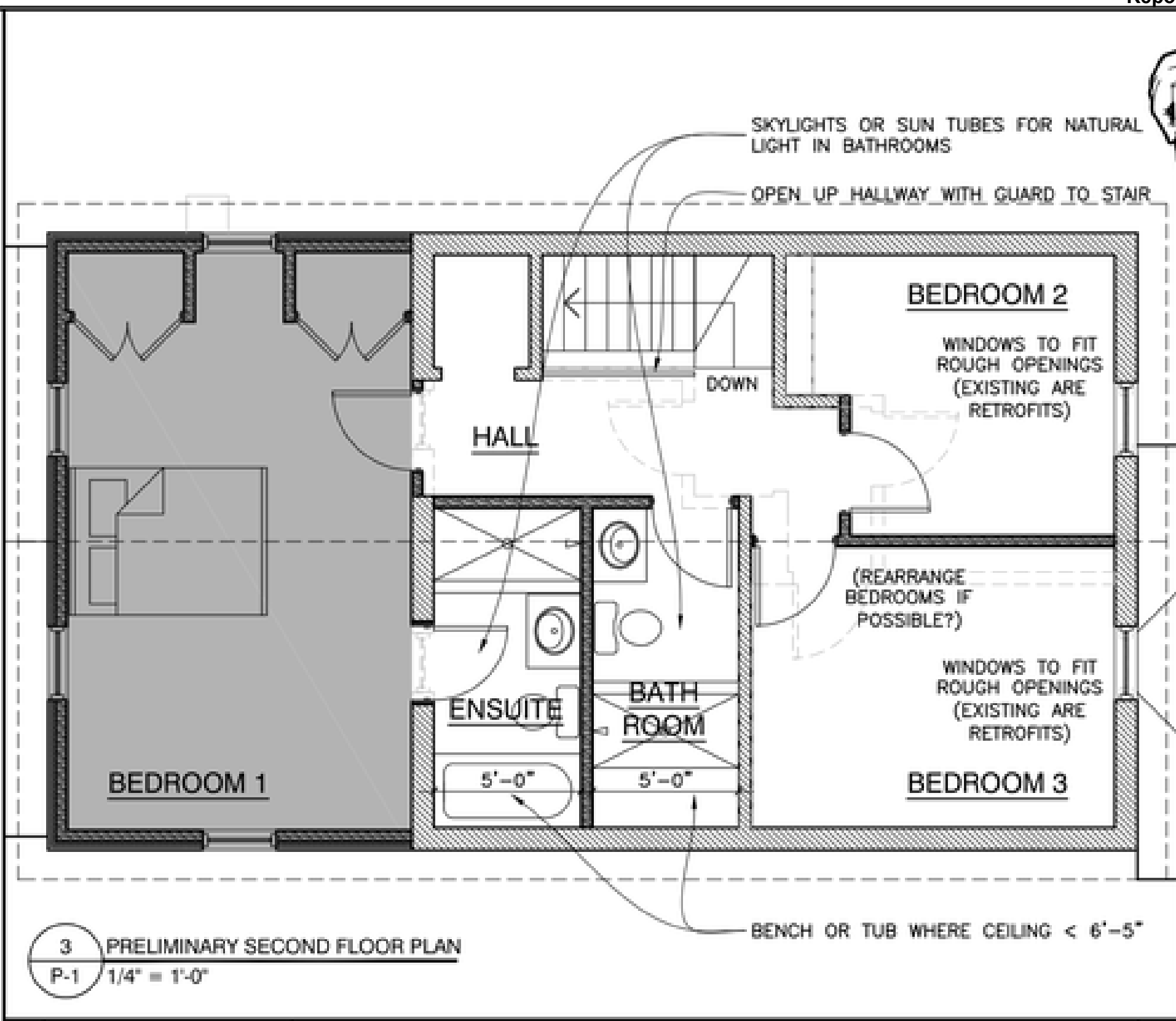
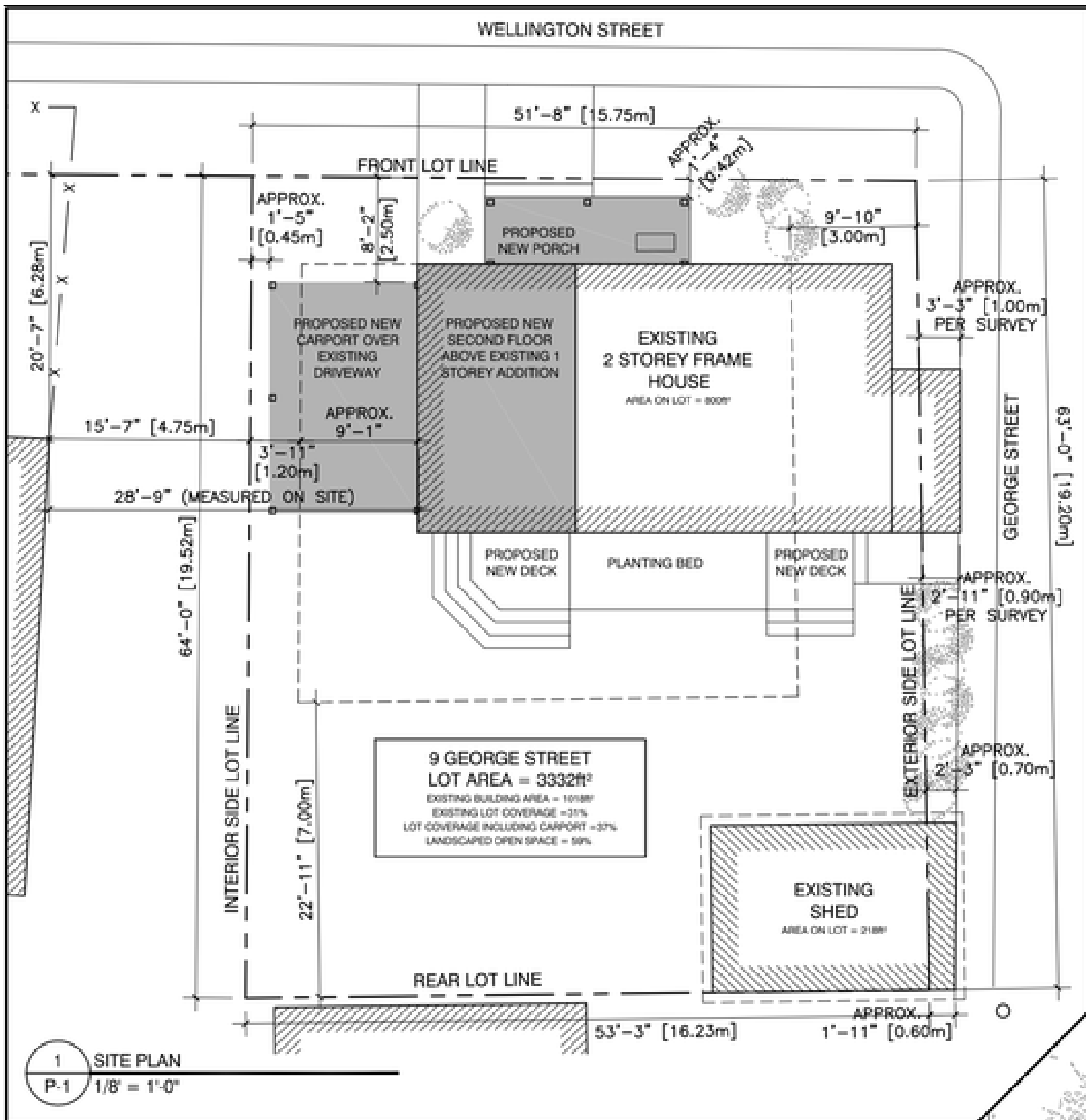
Best wishes,


Mikaela Hughes
B. Arch., M. Phil., O.A.A, MRAIC



MikaelaArchitect@gmail.com
Certificate of Practice 3867

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PLOT PLAN NOTES AND KEY

- SITE PLAN, PROPERTY LINES AND LOCATION OF BUILDINGS ARE APPROXIMATED FROM VARIOUS SURVEYS, ONLINE MAPPING AND SITE MEASUREMENT AND ARE TO THE BEST OF OUR KNOWLEDGE.
- ALL DIMENSIONS TO BE VERIFIED ON SITE.

KEY

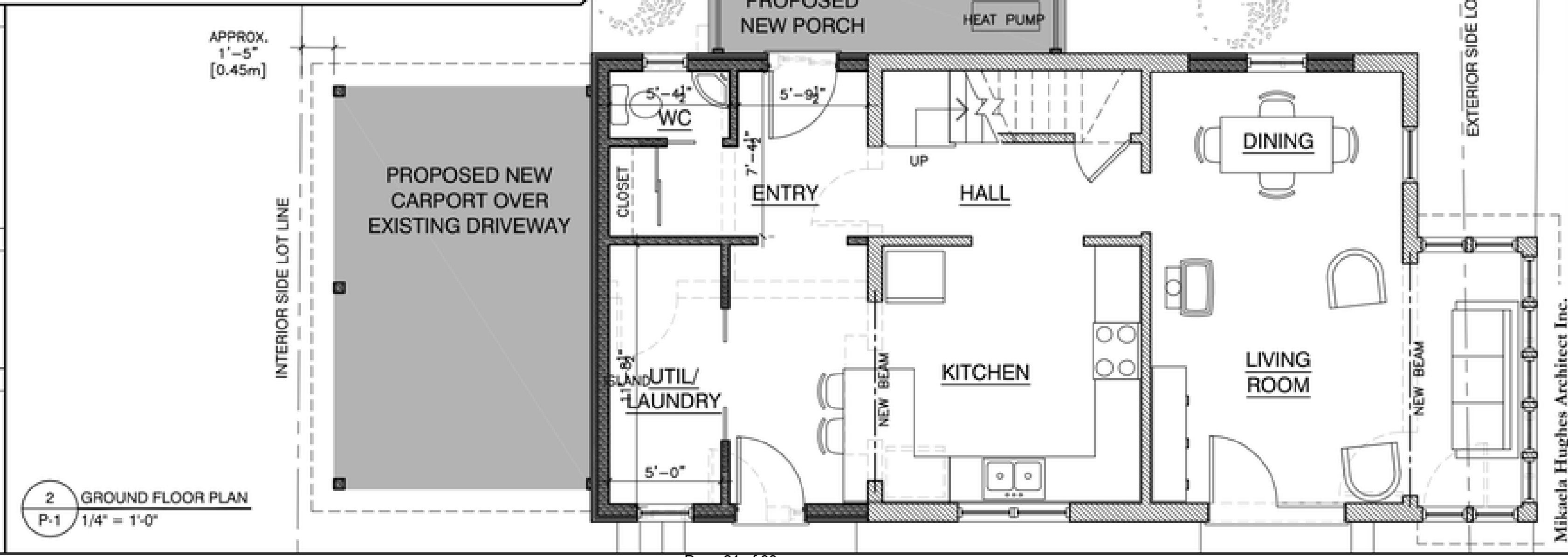
- EXISTING BUILDING
- PROPOSED NEW STRUCTURE (SECOND STOREY ADDITION, PORCH AND CARPORT)

FLOOR PLAN NOTES

- INTERIOR OF HOUSE WAS NOT MEASURED AND HAVE NOT BEEN VERIFIED. THEY ARE TO THE BEST OF OUR KNOWLEDGE AND BASED ON DRAWINGS AND DIMENSIONS PROVIDED BY REAL ESTATE AGENT.
- FLOOR PLANS ARE DIAGRAMMATIC TO ILLUSTRATE OVERALL DESIGN INTENTIONS.

WALL KEY

- EXISTING WALL RETAINED
- EXISTING WALL REMOVED
- NEW WALL



DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: May 27, 2024 5:05pm

2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D.M.Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON

DRAWING
PROPOSED
SITE AND FLOOR
PLANS

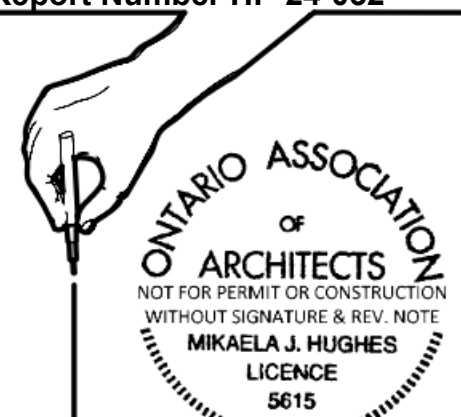
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DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

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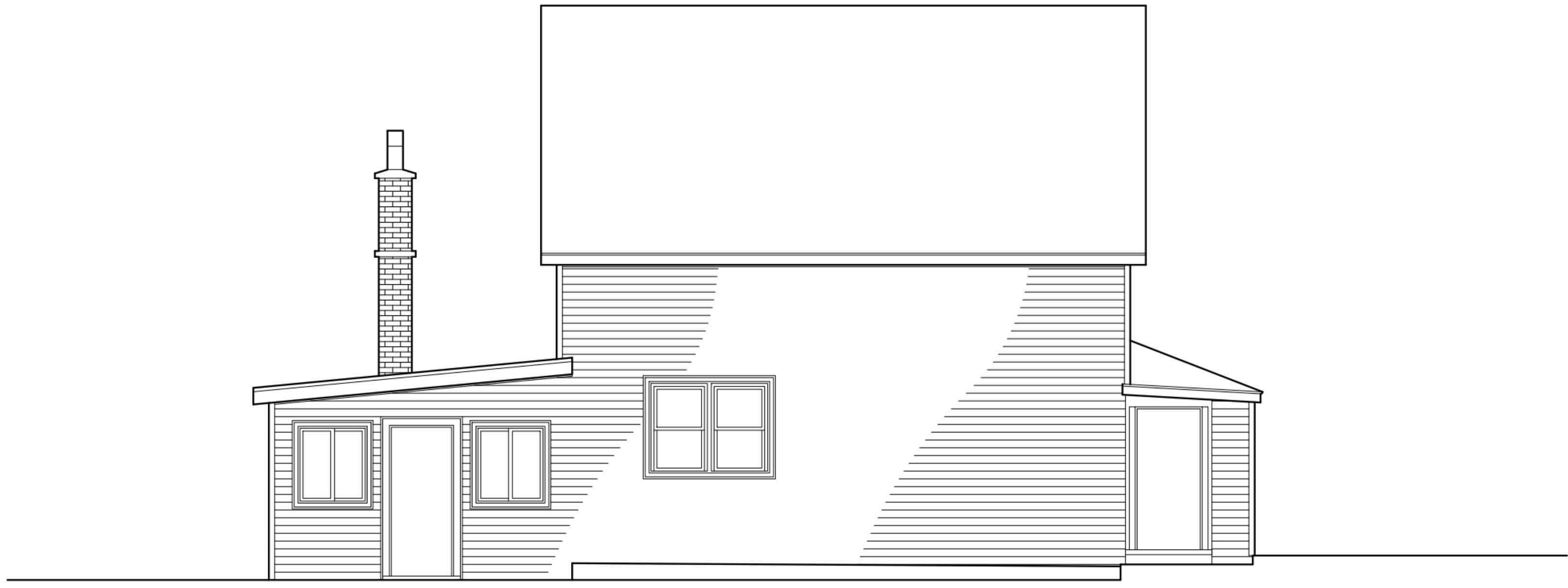
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Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183

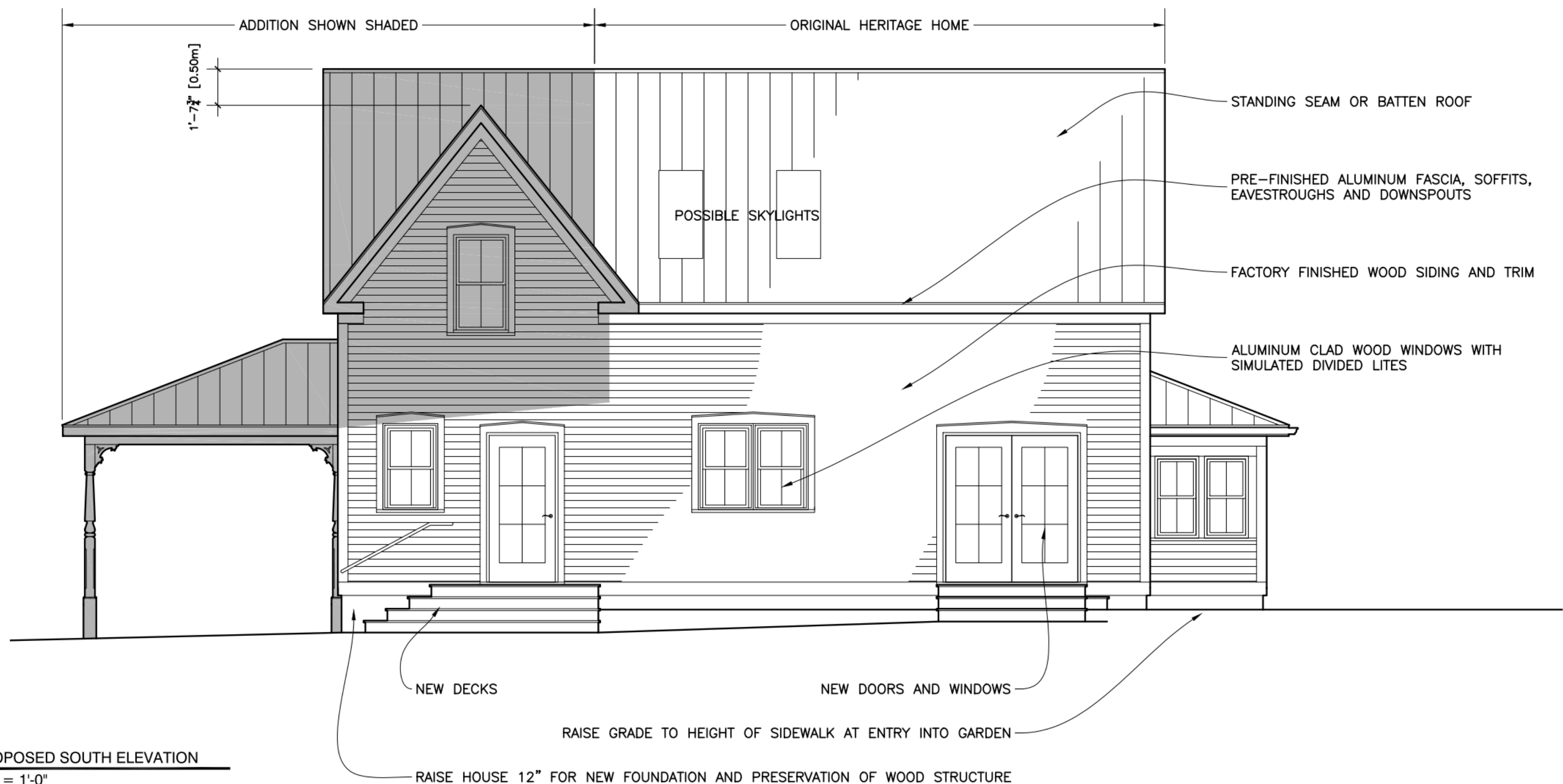


MikaelaArchitect@gmail.com
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1 EXISTING SOUTH ELEVATION
P-2 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
P-2 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: May 27, 2024, 5:05pm

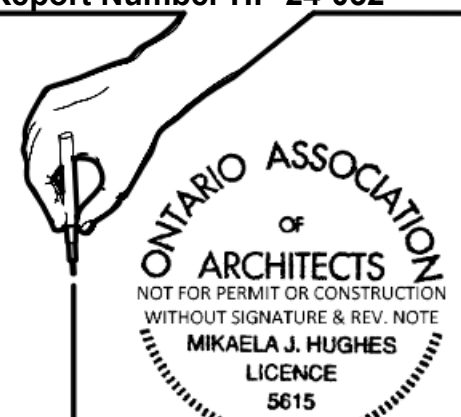
2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
SOUTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

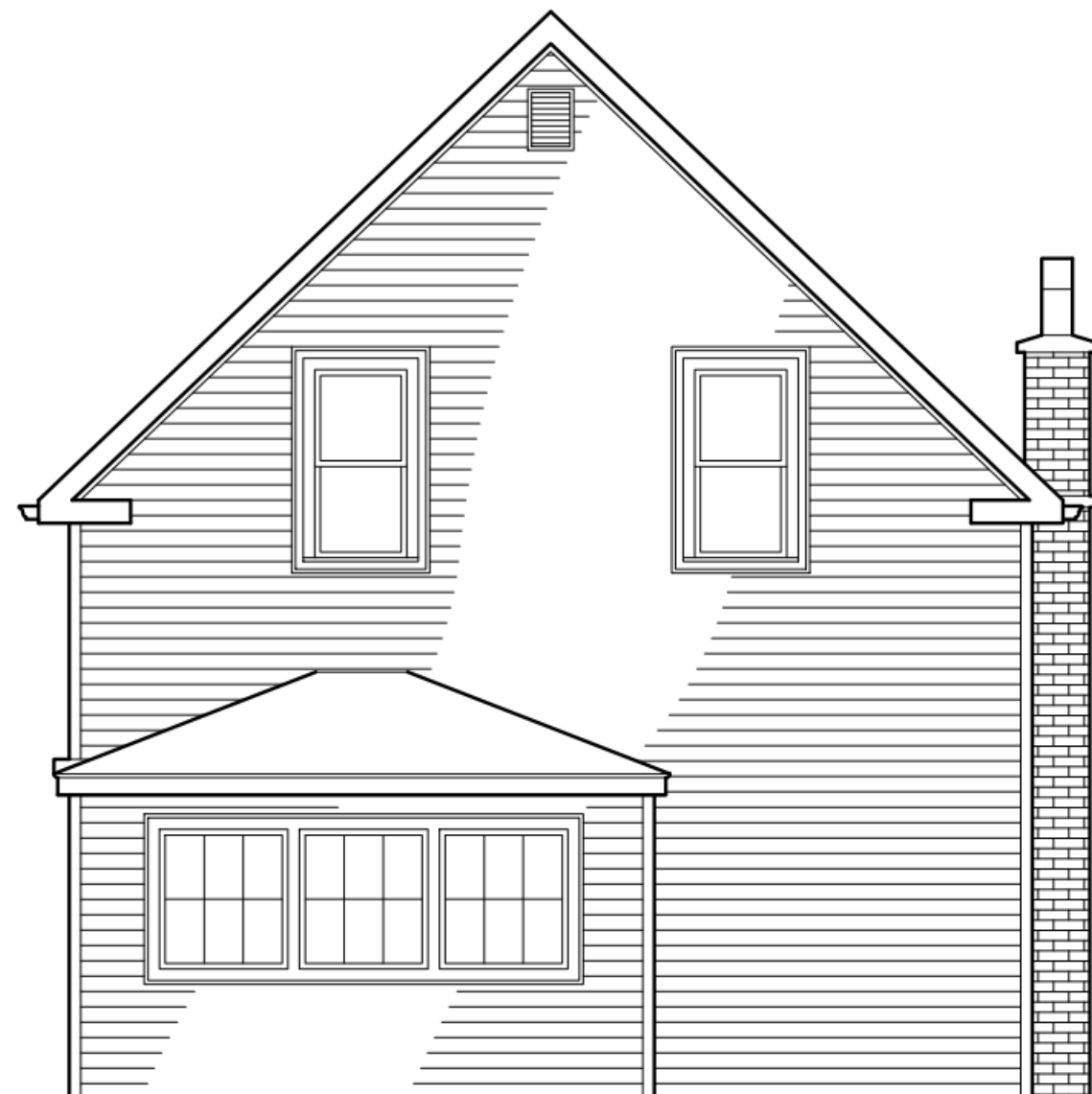
JOB NO.
2309
DWG. NO.
P-2
REV. NO.
2

Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183



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1 EXISTING EAST ELEVATION
P-3 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
P-3 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
P-3 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
P-3 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: May 27, 2024, 5:05pm

2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
EAST AND WEST
ELEVATIONS

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

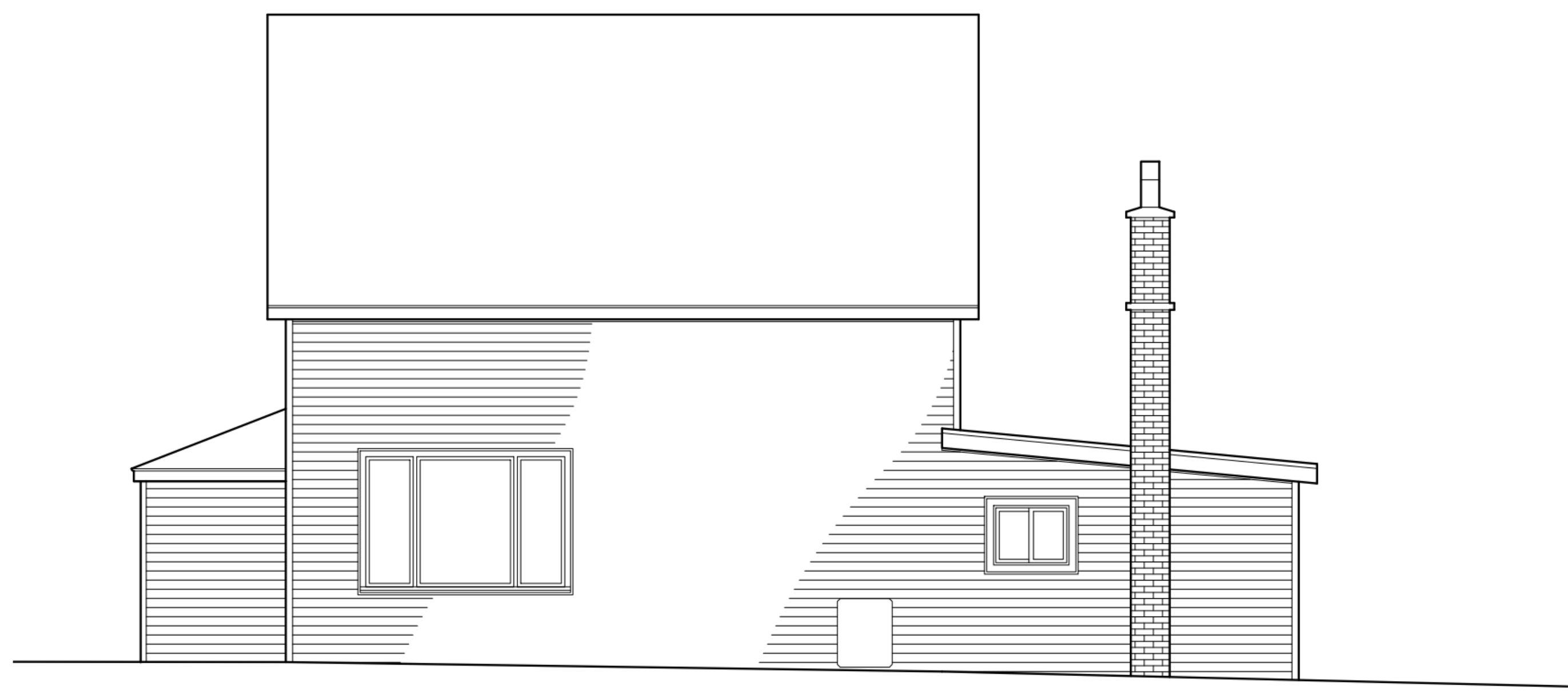
JOB NO.
2309
DWG. NO.
P-3
REV. NO.
2

Mikaela Hughes Architect Inc.
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1 EXISTING NORTH ELEVATION
P-4 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
P-4 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: May 27, 2024 5:05pm

2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
NORTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-4
REV. NO.
2

Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183



Staff Site Visit 5-31-24:







Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P01-002-2024

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane			X
Ann Stevens	X		
Peter Gower	X		
Daniel Rose			X



where history and innovation thrive

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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	June 5, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P01-002-2024
Property Address:	9 George Street

Description of Proposal:

Proposal to add a new second floor addition above an existing 1 storey addition with a gable end facing Wellington Street and the rear yard, add a new porch that faces Wellington Street in a historic style, add a new carport over the existing driveway that exits onto Wellington Street, raise the foundation of the property, install historically appropriate windows/surrounds/trim, install historically appropriate doors, change the roofing to standing seam or batten, add skylights that face into the rear yard, remove the existing chimney, add wood siding/trim, add new window openings on the sunroom and east elevation, remove windows on the west elevation, and add two new decks that face the rear yard. A cover letter that details the proposal is included in the submission.

Comments for Consideration on the Application:

When looking at this plan, it is important to note that this plan as it currently stands does not comply with Barriefield HDC Plan.

The current structure looks a little hodge-podge with the variation of its windows, and oddly placed door. It would appear that the house has had different iterations over the years. The proposed new building is tasteful, but it is too soon in the process to pass judgement. Before going much further it would be important to investigate the underlying materials to see what the original house might have looked like. I cannot really make a fair assessment of the new proposal without knowing what the old structure looked like.

Recommended Conditions for the Application:

Please examine the historical record and investigate the property's historic background, materials and structure.



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Kingston, Ontario
Canada, K7L 2Z3

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TTY: Dial 613-546-4889

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Date:	June 5, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P01-002-2024
Property Address:	9 George Street

Description of Proposal:

Proposal to add a new second floor addition above an existing 1 storey addition with a gable end facing Wellington Street and the rear yard, add a new porch that faces Wellington Street in a historic style, add a new carport over the existing driveway that exits onto Wellington Street, raise the foundation of the property, install historically appropriate windows/surrounds/trim, install historically appropriate doors, change the roofing to standing seam or batten, add skylights that face into the rear yard, remove the existing chimney, add wood siding/trim, add new window openings on the sunroom and east elevation, remove windows on the west elevation, and add two new decks that face the rear yard. A cover letter that details the proposal is included in the submission.

Comments for Consideration on the Application:

This is a most interesting idea and the owner and architect have shown much imagination and common sense in the development of their plans. At present I have no concerns, comments or questions. I know that they will keep all of the HCD guidelines in mind.

Recommended Conditions for the Application:



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-033

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: July 17, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 292 Johnson Street (P18-797)

File Number: P18-059-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 292 Johnson Street is located on the corner of Johnson and Barrie Street, across the street from Ecole Cathedrale E.S. The property consists of one half of a two-and-one-half storey double house with a mansard roof on an irregular lot that includes a one-and-a-half storey drive shed in the rear yard that is rapidly deteriorating. The property is designated under Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-059-2024) has been submitted to request approval to demolish a one-and-a-half storey rear yard drive shed that abuts a municipal laneway. The applicant has supplied photos of the building and a description of the structural failure as well as an Order to Remedy issued by the City's Building Services Department. Once demolished, a future approval under the *Ontario Heritage Act* is necessary to establish a new building in the location.

July 17, 2024

Page 2 of 8

This application was deemed complete on June 6, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to demolish a building or structure on a designated property under Section 42(4). This timeframe will expire on September 4, 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 the Kingston Heritage Properties Committee recommends to Council:

That the alterations to the property at 292 Johnson Street, be approved in accordance with details described in the application (File Number: P18-059-2024), which was deemed complete on June 6, 2024, with alterations to include the demolition of a one-and-a-half storey drive shed in the rear yard that abuts a City owned laneway.

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

1. That the owner consider repurposing/donating/salvaging the garage door hardware;
2. Prior to demolition, the applicant shall photograph the interior of the garage as well as measure the exterior footprint, dimensions and roof pitch, and provide these photos and details to Heritage Planning staff for record purposes;
3. That an encroachment/temporary access permit be obtained, as necessary;
4. A Building Permit shall be obtained, as necessary;
5. 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
6. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

July 17, 2024

Page 3 of 8

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, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

July 17, 2024

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

292 Johnson Street is located on the corner of Johnson and Barrie Streets, across from Ecole Cathedrale E.S (Exhibit A). The property consists of one half of a two-and-one-half storey double house with a mansard roof on an irregular lot that includes a one-and-a-half storey drive shed in the rear yard that is rapidly deteriorating (Exhibits C and D). While the property is a landmark in the District due to the impressive main building's location and design, the rear garage has no identified heritage value and supports the related principal dwellings and units (Exhibit B). A future heritage permit would be necessary to re-establish a building in the location.

Reasons for Designation/Cultural Heritage Value

The property is designated as a part of the Old Sydenham Heritage Area Heritage Conservation District by By-Law Number 2015-67. The property entry provides the following relevant information:

- Designed by a prominent Kingston architect, Robert Gage.
- The building is very well designed, exemplified by its fine brick work, symmetry, ornamentation on the cornice/frieze, full length verandah and stacked windows.
- The building “utilizes the Mansard roof and a generally 2nd Empire influenced stylistic sensibility in creating a notable corner house.”
- A brick ‘tail’ was added later and follows the unusual property line.
- “This major double house occupies an important urban corner as the 'gateway' into Old Sydenham Ward. The brick 'tail' of 292 Johnson remarkably accommodates the irregularity of the lot. The scale of the building with mansard roof and the lack of an abutting neighbour to the east further enhance its landmark status.”

While the property is classified as “Significant”, the drive shed is not mentioned.

The Property Inventory Evaluation has been included as Exhibit B.

Cultural Heritage Analysis**Applicable Local Policy/Guidelines**

The property is located within the Old Sydenham Heritage Area Conservation District (District). As such, property alterations are subject to the associated District Plan (the Plan). The property at 292 Johnson Street is in the “Beyond Bagot” Sub-Area, which includes the following relevant attributes: a wide range of building types/materials/ages, buildings associated with some of Kingston’s best architects, prominent buildings on street corners, irregular lots, and rear lanes with outbuildings. The Plan also provides specific guidance on the “demolition of heritage (contributing) properties” and notes that demolition is only permitted as a last resort and such properties can only be demolished “...for reasons of health and safety due to fire, natural disaster or other reasons.” Further, “the replacement structure shall be designed in conformity

July 17, 2024

Page 5 of 8

with the policies and guidelines of this District Plan.” When considering laneways the Plan notes that, when considering streetscapes and landscapes “[l]aneways are important heritage attributes of the [D]istrict and should be recognized as rights-of-way which may provide access to private rear yards, accessory structures and parking areas.”

Summary of Project Proposal and Impact Analysis

The subject property is an important landmark in the District as it contributes to a main gateway into the “Beyond Bagot” Sub-Area. However, the reason for its landmark status is due to the building’s location on a corner lot, being close to the front lot line as well as its architectural quality/design that is representative of Robert Gage’s work. While the Plan provides guidance on the “demolition of heritage (contributing) properties” and the drive shed is part of this property, this section specifically deals with heritage buildings, which the drive shed is not. As such, the demolition of this building is not prohibited by the Plan and will not negatively impact the property’s heritage value.

However, the drive shed is an outbuilding that acts as part of the laneway streetscape and contributes to the entrance to the rear lane that extends behind 292 Johnson Street between Barrie Street and Clergy Street East. As laneways are “important heritage attributes of the [D]istrict and...provide access to...accessory structures,” the drive shed’s form/function has an impact on the District. Currently, the laneway behind 292 Johnson Street predominantly contains outbuildings that are between one and one-and-a-half storeys, and many are located on/over/close to the edge of the laneway property line. However, there are some properties that abut the laneway with setback or no outbuildings so there is only a semi consistent streetwall. Based on the laneway’s existing built form, the removal of the building should not have a negative impact on the laneway, but any potential redevelopment that meaningfully exceeds the prevailing built form, significantly deviates from the existing location, or changes the Barrie Street facing orientation could impact the experience of walking through or passing by this laneway entrance. As such, if/when a new building is proposed on the subject property that may impact the laneway, a future approval under the *Ontario Heritage Act* will be required that conforms to the District Plan.

Previous Approvals

P18-010-2018 – Application of a protective silicone sealant on the metal, mansard roof and porch roof to match existing colour.

P18-014-2022DA – Repair/restoration of the roof and soffits/fascia, repainting both areas with Gaco silicone paint/coating, and like-for-like wood repairs/replacements.

Comments from Department and Agencies

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

July 17, 2024

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Engineering Services - No objections with the permit for demolition. All comments from Pre Application D00-025-2024 will apply for future development applications.

Applicant is to apply for an encroachment permit if any equipment or material is required to be located on City lands during demo. Contact transportation@cityofkingston.ca

Engineering Services – Noise Review - No objections with the permit for demolition. All comments from Pre Application D00-025-2024 will apply for future development applications.

Engineering Services – Storm Water Review - No ENG Stormwater concerns with Heritage application. All comments from Pre Application D00-025-2024 will apply for future development applications.

Utilities Kingston - Utilities Kingston has no concerns with the Heritage Permit Application.

Kingston Hydro - During demolition, the contractor is advised to proceed with caution when working in close proximity to the existing Bell Pole and anchor. The applicant should contact Bell for additional requirements when working near the pole.

Building Division - No comment was provided by the deadline. The applicant is encouraged to reach out to buildingpermits@cityofkingston.ca for information on building permit expectations.

Planning Services - Planning Services has no concerns with the proposal to demolish the rear garage/shed structure.

Consultation with Heritage Properties Committee

The Kingston Heritage Properties Committee was consulted on this application through the Development and Services Hub ([DASH](#)) system. Staff have received two sets of comments and one “no major objections” comment from circulated Committee members. The Committee’s comments have been compiled and attached as Exhibit E.

One member acknowledged the order to remedy that was served on the property and the building’s deteriorated state.

Another member also acknowledged the deteriorated state and suggested that the building’s footprint, dimensions and roof pitch are measured/recorded prior to demolition. They also recommended that the garage door hardware be salvaged and repurposed or donated. These considerations have been included as conditions of approval. Further, this same member noted that the recorded measurements be considered when proposing a future building in that area.

Both members noted that a new building must comply with the Plan and return to the Committee for further review once proposed.

July 17, 2024

Page 7 of 8

Conclusion

Staff recommends approval of the application File Number (P18-059-2024), 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

Old Sydenham Heritage Area Heritage Conservation District Plan – Designating By-Law Number 2015-67

Notice Provisions:

Pursuant to Section 42(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Financial Considerations:

None

Contacts:

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

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

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Old Sydenham Heritage Area Heritage Conservation District Plan Entry

July 17, 2024

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- Exhibit C Applicant Photos/Description & Order to Remedy
- Exhibit D Site Visit Photos & Google 3D Image
- Exhibit E Correspondence Received from the Heritage Properties Committee
- Exhibit F Final Comments from Kingston Heritage Properties Committee – July 17, 2024

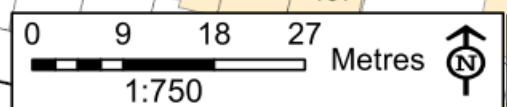
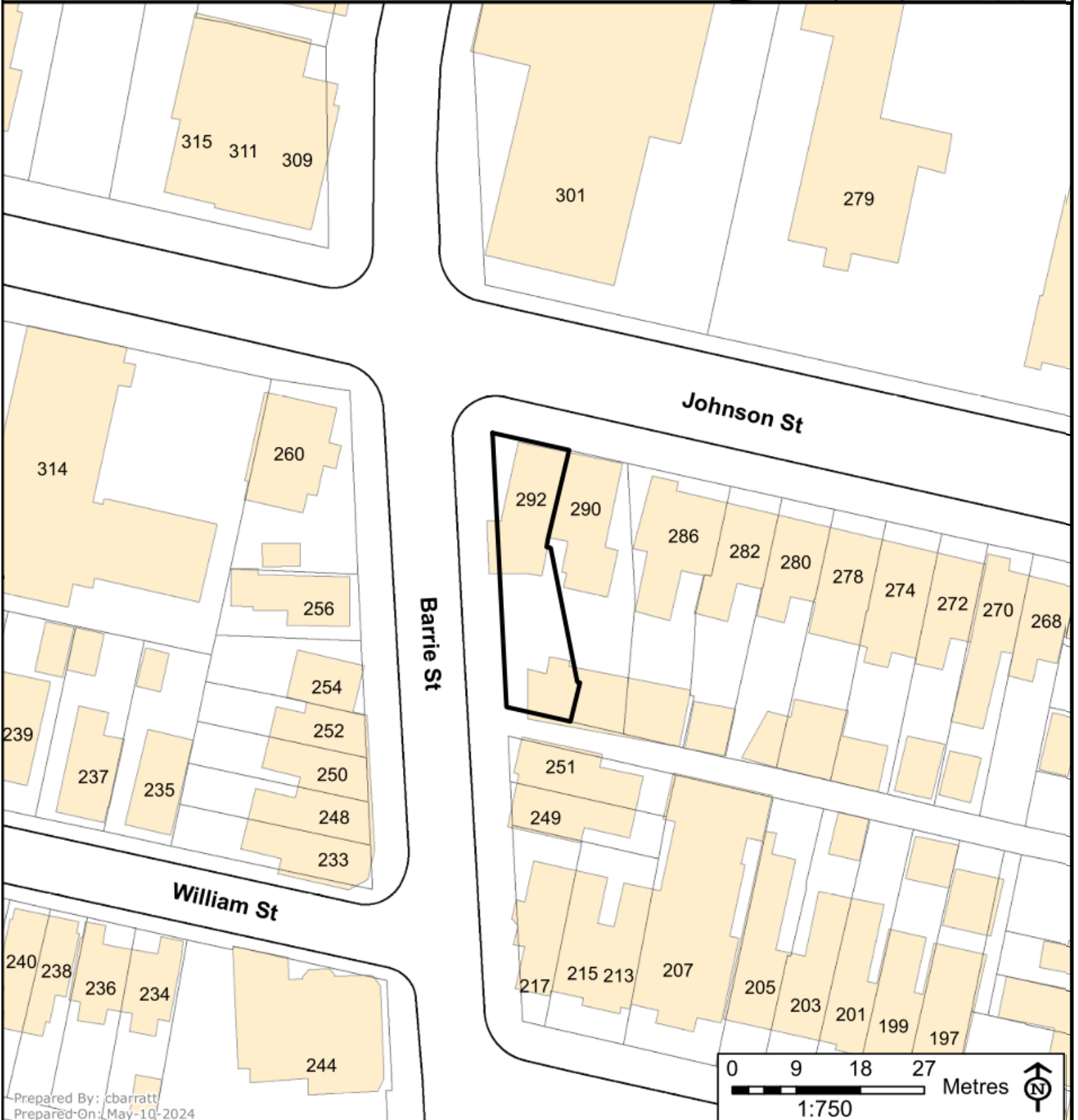
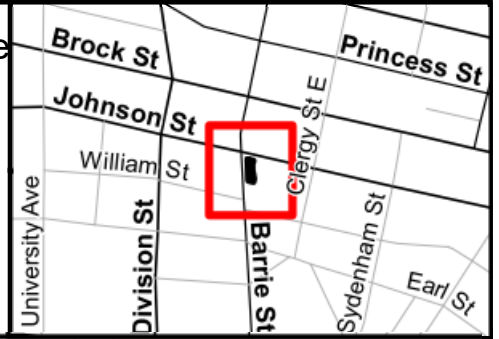


Kingston Heritage Properties Committee

Key Map

Address: 292 Johnson Street
File Number: P18-059-2024
Prepared On: May-10-2024

Subject Lands






Prepared By: cbarratt
Prepared On: May-10-2024

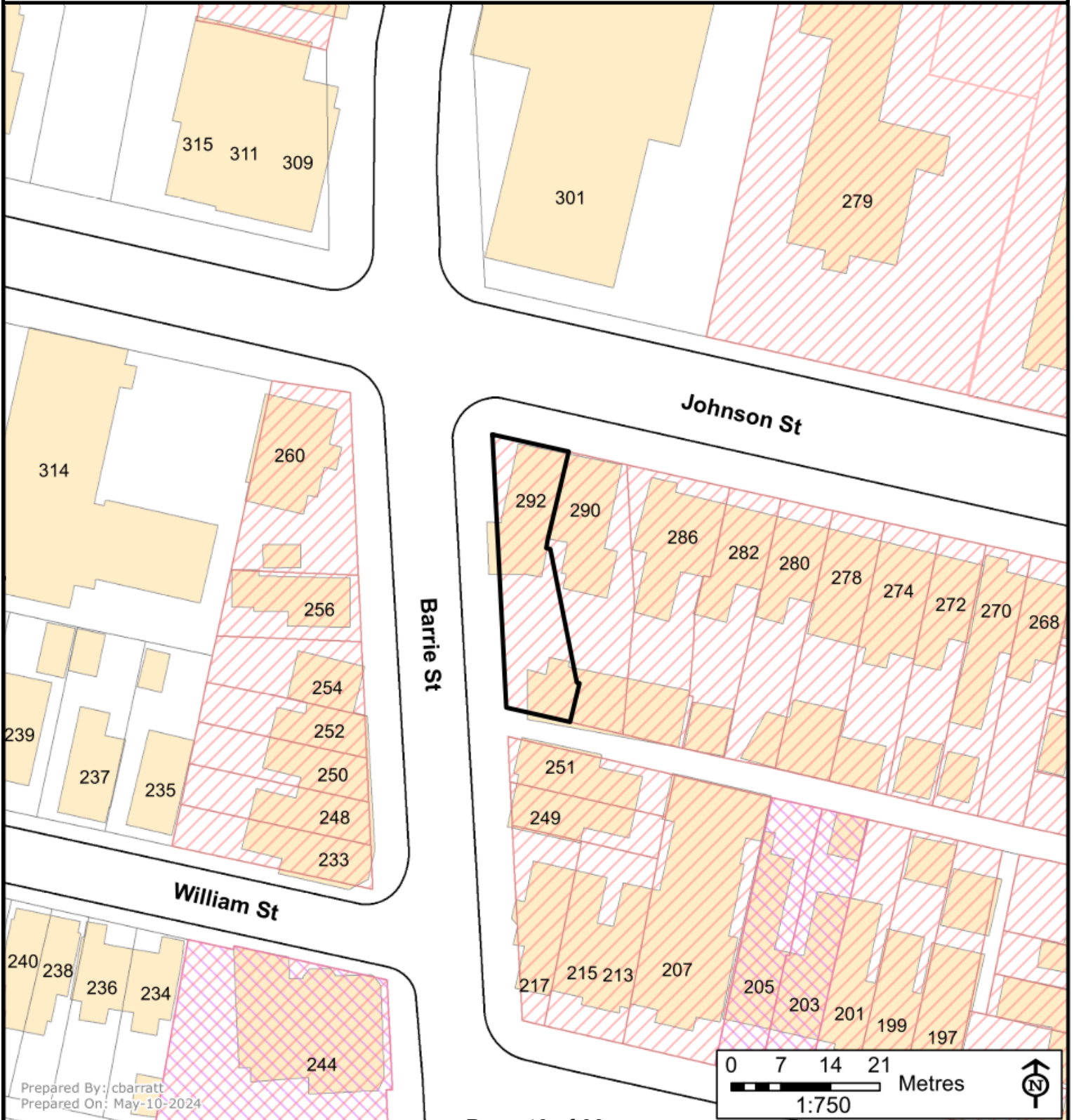
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Kingston Heritage Properties Committee City of Kingston Heritage Register

Address: 292 Johnson Street
File Number: P18-059-2024
Prepared On: May-10-2024

-  Subject Lands (Old Sydenham Heritage Conservation District)
-  Designated Property
-  Easement



Prepared By: cbarratt
Prepared On: May-10-2024

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Kingston Heritage Properties Committee Neighbourhood Context

Address: 292 Johnson Street
File Number: P18-059-2024
Prepared On: May-10-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ebarratt
Prepared On: May-10-2024

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290-292 JOHNSON STREET**Built: S****Architect: Robert Gage****Rating: 1875**

Designed during one of Robert Gage's most productive periods, this structure, like the Mackenzie Building at RMC (1876), utilizes the Mansard roof and a generally 2nd Empire influenced stylistic sensibility in creating a notable corner house. Also particularly noteworthy, is Gage's use of arched blind niches at the façade and the chimney stacks to add relief and thus further visual interest.

The Mansard roof, still in the original batten seam metal, has a bell cast eave and dormers arranged to maintain the symmetry of the façade throughout its height. The dormers have the 'eyebrow' pediment roofs and scrolled brackets typical of the 2nd Empire style. Much ornamentation is focused at the cornice/ frieze which features a somewhat unusual combination of scrolled brackets and dentils with the brackets spaced also in a symmetrical manner. Window openings line up between storeys (paired except at the center) and are segmentally arched while the five blind arched niches extend full height and define the window bays. The quality of the brickwork walling is very fine as evidenced by the niche work. The entrances to each of the homes is through semi-circularly arched main entrances with each door having two arched lights above rectangular panels. The full length verandah is a significant feature with round columns, heavy balustrade and a turned newel and section of balustrade separating the two dwellings. The verandah still appears to retain its metal shingle roof with hip rolls. The 'windows' of the first storey, though double hung, extend to the verandah floor and were intended to provide access to the verandah from the main reception rooms.

The two chimney stacks at each side elevation are the key features of those elevations, 'standing proud' with the arched niches above the roof line as noted above. The foundation is of coursed ashlar limestone with a beveled cut stone water table, a feature of the side elevations but not visible at the facade, due to the verandah.

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

John Holmes purchased the lot in 1843. However by 1846 it had changed ownership twice and was then in the hands of James Morton. Still, possibly partly because of the difficult shape of the lot, it was not built on until 1875 when tenders were called by architect Robert Gage 'for two brick dwellings for A. Crawford on Johnson St.' This was followed just over a year later with a tender call to add and alter a house on Johnson and Barrie. Likely this latter initiative involved the construction of the brick 'tail' to 292 Johnson with its remarkable angle to follow the property line.

Gage, the noted late 19th century Kingston Architect, arrived in Canada from Ireland in 1852,⁵ and after an apprenticeship in carpentry with his future father in law William Irving, went on to design such Kingston area landmarks as the Education Building (now Mackenzie Building) and Hewitt House for the 'new' Royal Military College (1877). He was the architect as well for the 'palatial' Allison House, Adolphustown of that same year. His residential work is well represented on this block with 50 and 52 Clergy Streets. Gage's career is another example of a 19th century architect deeply rooted in the building trades.

This major double house occupies an important urban corner as the 'gateway' into Old Sydenham Ward. The brick 'tail' of 292 Johnson remarkably accommodates the irregularity of the lot. The scale of the building with mansard roof and the lack of an abutting neighbour to the east further enhance its landmark status.*

* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

292 Johnson St – Drive Shed Demolition Permit Request

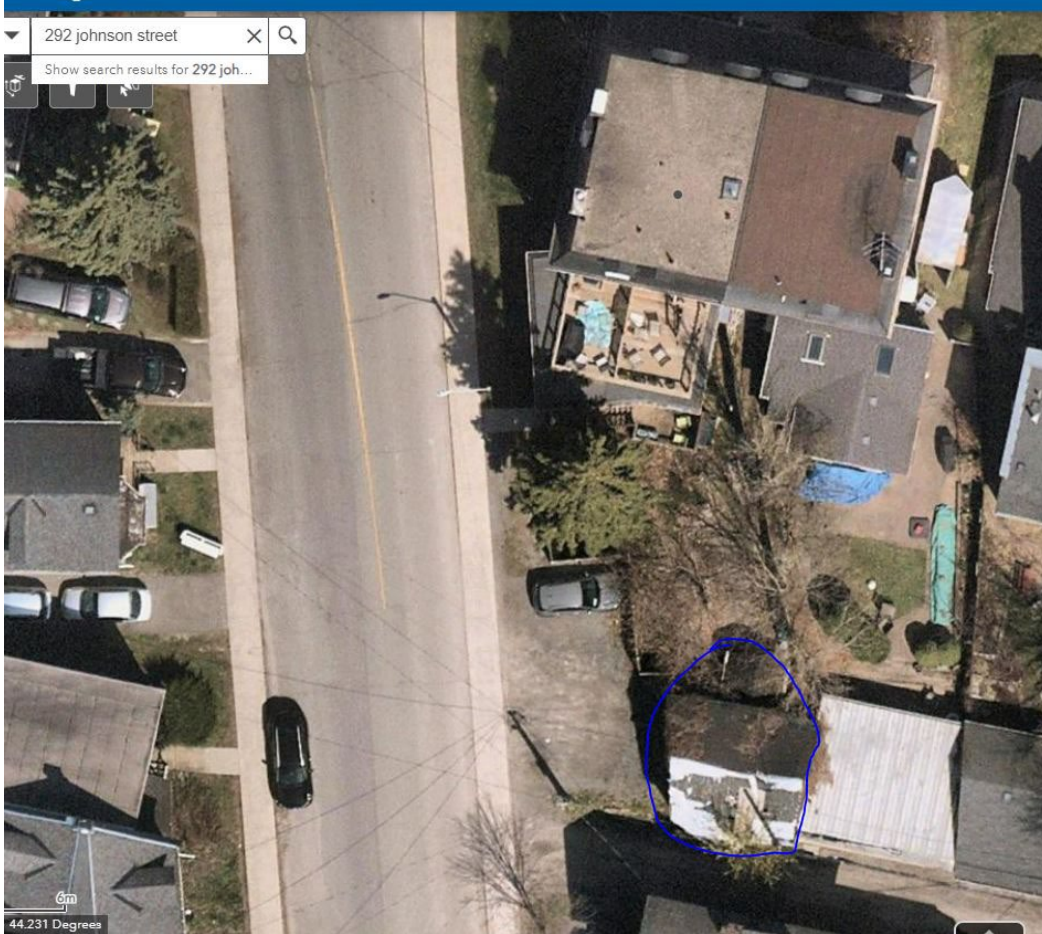


Figure 1- Aerial Site View – Blue circle represents the drive shed

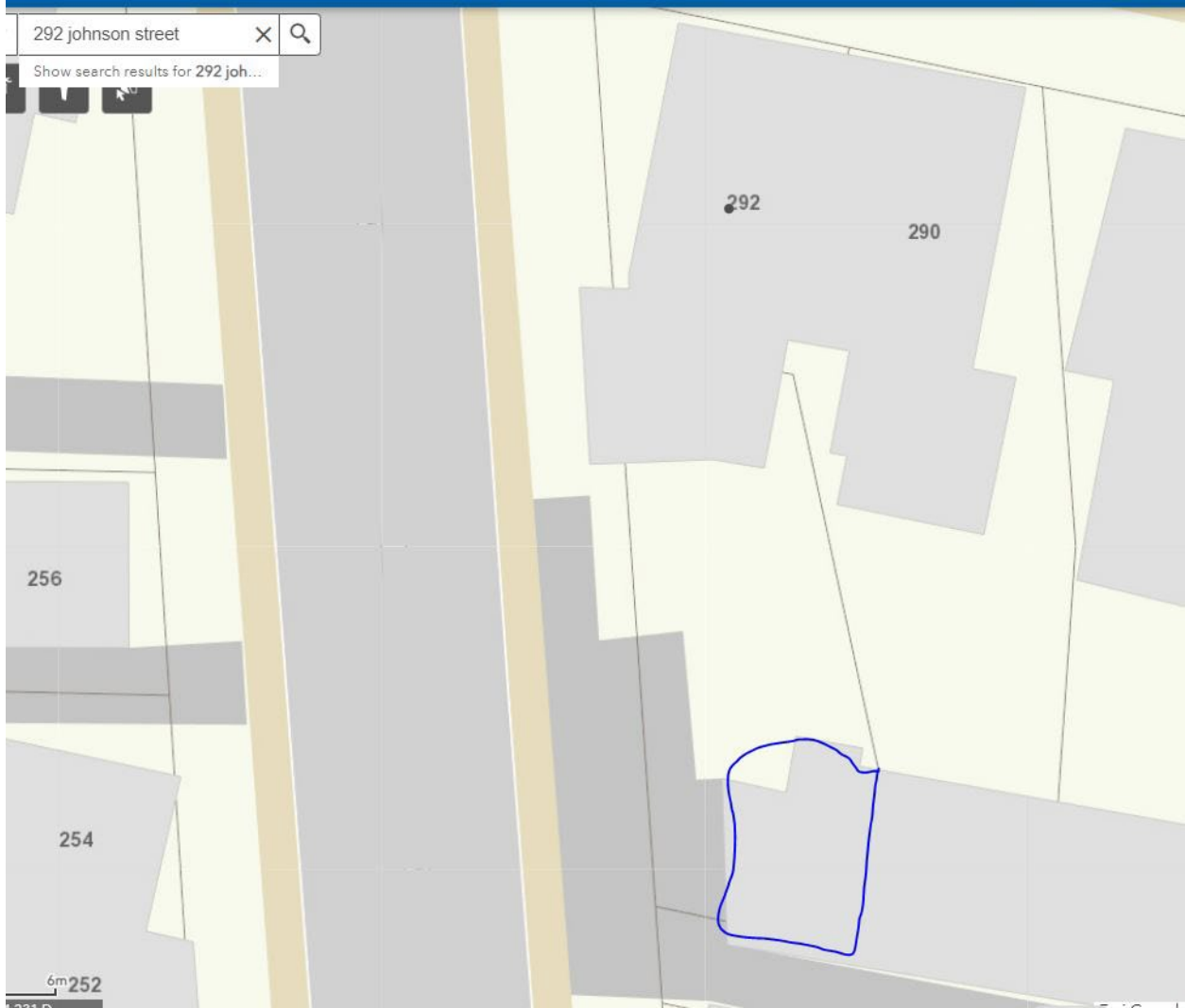


Figure 2 - Site Plan of 292 Johnson with Blue Circle Representing Drive Shed

Images of Current Structure

The sagging roof line in the North Elevation image is due to the failure of the main roof ridge beam and supporting structure. Engineering has indicated that the degree of degradation does not allow for the structure to be repaired.







**ORDER TO REMEDY
VIOLATION OF STANDARDS OF
MAINTENANCE AND OCCUPANCY
Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended**

To: PARDY SARAH ELIZABETH
[Redacted]

Order Number: CEPS202402711
Location: 292 JOHNSON ST,
KINGSTON, ON K7L 1Y4
Inspection Date: APRIL 22, 2024
Roll Number: [Redacted]
Municipality: City of Kingston

Date: 23 Apr 2024

The above-described subject property has been inspected by a Property Standards Officer.

The inspection revealed that in some respects the property does not conform with the standards prescribed by the Municipal Property Standards By-law # 2005-100.

IT IS ORDERED THAT the repairs necessary to correct the deficiencies set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards on or before June 10, 2024, unless further collapse occurs.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to the Secretary of the Committee on or before May 17, 2024. If the required remedial work is not completed by the specified time frame, a re-inspection fee of \$60.25 will be charged as per City of Kingston By-Law 2005-10.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the municipality may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and collected in the same manner and with the same priorities as municipal real property taxes and will include an administration fee of \$141.40

Once the deficiencies have been corrected it is your responsibility to contact the Property Standards Officer to arrange a final inspection to avoid further legal proceedings.

Building & Enforcement Services

Location & Mailing Address: 216 Ontario Street Kingston, ON K7L 2Z3

☎ Phone: 613 546-4291, Ext. 3135 ☎ Fax: 613 546-2916 ☎ E-mail: BylawEnforcement@cityofkingston.ca



Exhibit C
Report Number HP-24-033

City of Kingston
Building Section
216 Ontario Street
Kingston, ON K7L 2Z3
Located at 1211 John
Counter Boulevard

ORDER TO REMEDY
VIOLATION OF STANDARDS OF
MAINTENANCE AND OCCUPANCY
Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended

Melinda Stewart Ext. 3264
Property Standards Officer

Building & Enforcement Services

Location & Mailing Address: 216 Ontario Street Kingston, ON K7L 2Z3

☎ Phone: 613 546-4291, Ext. 3135 ☎ Fax: 613 546-2916 ☎ E-mail: BylawEnforcement@cityofkingston.ca



City of Kingston
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**ORDER TO REMEDY
VIOLATION OF STANDARDS OF
MAINTENANCE AND OCCUPANCY**
Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended

SCHEDULE 'A'

The item(s) listed herein are in violation of the Municipal Property Standards By-law #2005-100

ITEM	By-Law 2005-100 Violation	SECTION
1.	4.35 Every part of a building, structure, pier or wharf shall be maintained in a structurally sound condition so as to be capable of sustaining its own weight and any additional load to which it may be subjected through normal use.	PS.4.35
REQUIRED REPAIR(S)		
The roof on the accessory building located at the rear of the property is collapsing. Repair or demolish. A building permit is required for both repair or demolition. If repairing, an engineer's report will be required to ensure the structure is properly supported.		

FOR YOUR INFORMATION

All repairs and maintenance of property required by the standards prescribed by the By-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit through the Building Department prior to work being carried out. Plumbing repairs are to be carried out only by Plumbers licensed by the City of Kingston. Heritage Approval is required for all designated properties. All Electricians are required to be licensed with the Electrical Safety Authority.

Building & Enforcement Services

Location & Mailing Address: 216 Ontario Street Kingston, ON K7L 2Z3

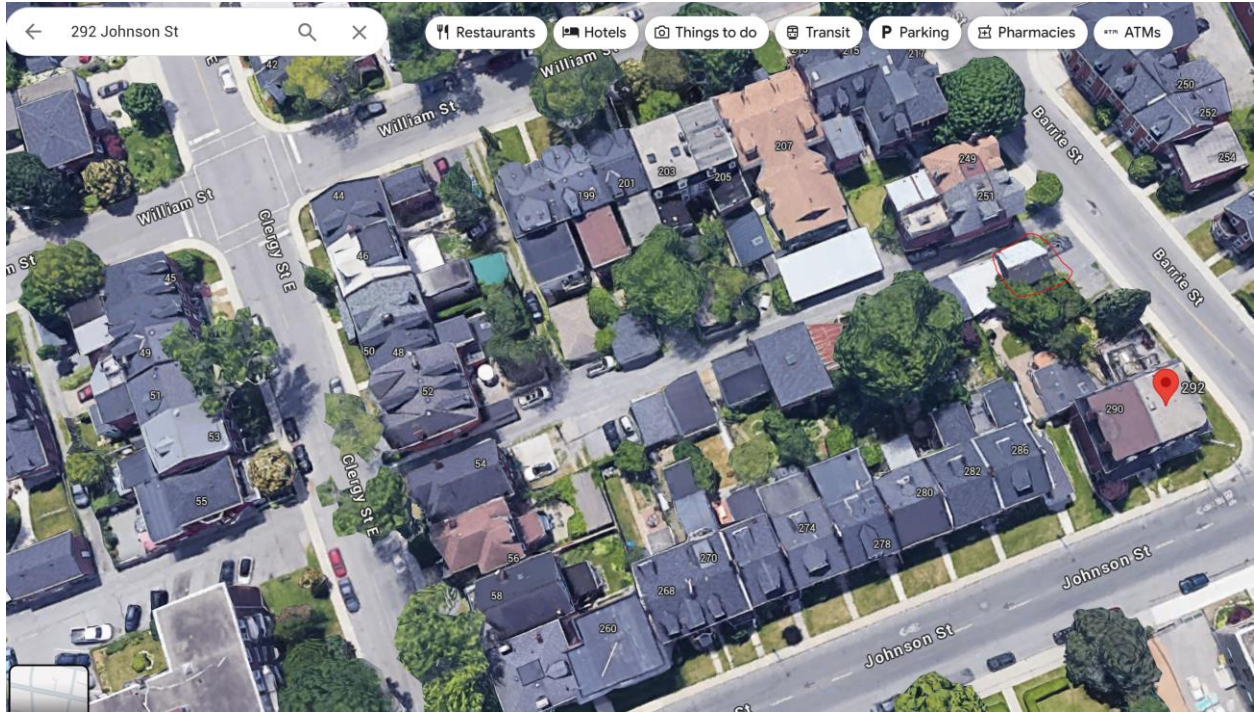
☎ Phone: 613 546-4291, Ext. 3135 ☎ Fax: 613 546-2916 ☎ E-mail: BylawEnforcement@cityofkingston.ca

Staff Site Visit 5-4-24:





Google Street View 3D View of Laneway:



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-059-2024

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane	X		
Ann Stevens	X		
Peter Gower		X	
Daniel Rose			X



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	May 21, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-059-2024
Property Address:	292 Johnson Street

Description of Proposal:

Request to demolish a rear garage that abuts the laneway behind the property. While the property is a landmark in the District due to the impressive main building's location/design, the rear garage has no identified heritage value minus its contribution to the laneway scale of low-lying rear yard structures that support the related principal dwellings/units. A future heritage permit would be necessary to re-establish a new building in the location, which will be reviewed at that time for its impact on the District, the laneway and the property. Related to pre-application: D00-025-2024.

Comments for Consideration on the Application:

The rear garage has had property standards requirements to remove or repair shortcomings. But it is obvious the building is in a sorry state. At this point demolition seems to be the logical next step. A new building must comply with all municipal standards and regulations and will need to refer back to this committee when new plans are in development. I am always sad to see older buildings that decline to the point they require demolition. However, it does appear that the garage is not a heritage construction.

Recommended Conditions for the Application:

All required municipal regulations are met or exceeded. I would like to see the project returned to the committee for further review as plans evolve.



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

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Date:	May 24, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-059-2024
Property Address:	292 Johnson Street

Description of Proposal:

Request to demolish a rear garage that abuts the laneway behind the property. While the property is a landmark in the District due to the impressive main building's location/design, the rear garage has no identified heritage value minus its contribution to the laneway scale of low-lying rear yard structures that support the related principal dwellings/units. A future heritage permit would be necessary to re-establish a new building in the location, which will be reviewed at that time for its impact on the District, the laneway and the property. Related to pre-application: D00-025-2024.

Comments for Consideration on the Application:

It seems that this garage/drive shed has been allowed to deteriorate to the point that demolition is necessary. It is suggested that, along with measuring the footprint of the existing building, a record of dimensions, including roof pitch, be taken before demolition and that these measurements are considered when designing the proposed ADU to assist in preserving the sense of lane way garages and outbuildings in the District. Looking at the photos it is also suggested that saving and repurposing or donating the door hardware on the west elevation should be considered.

Recommended Conditions for the Application:

The design of the proposed ADU should be compatible with the District Plan and brought to KHPC for approval.

Summary of Final Comments at the July 17, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-035

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: July 17, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 411 Wellington Street (P18-520)

File Number: P18-064-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former J.E. Horton Public School (411 Wellington Street) in the Village of Barriefield. The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-064-2024) has been submitted to request approval to construct a new two storey dwelling, a detached single storey garage, accessed by a private driveway, and a road network including sidewalks for the overall subdivision. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

This application was deemed complete on June 12, 2024. 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 42(4). This timeframe will expire on September 10, 2024.

July 17, 2024

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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 the Kingston Heritage Properties Committee supports Council's approval of the following:

That the new construction at 411 Wellington Street, be approved in accordance with the details described in the application (File Number P18-064-2024), which was deemed complete on June 12, 2024, with said application to include the construction of a two-storey dwelling, a detached garage accessed by a driveway and a public road network, including sidewalks; and

That the approval of the application be subject to the following conditions:

1. All *Planning Act* applications shall be completed, as necessary;
2. All building permits shall be obtained, as necessary;
3. Details related to the colour(s) and design of the new windows, roofing and cladding shall be submitted to Heritage Services staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the property;
4. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
5. The use of single sash windows on the front wall of the dwelling is encouraged and permitted as an option to the double windows proposed;
6. The use of wood siding on the front wall of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed; and
7. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

July 17, 2024

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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, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision (Exhibit A – Context Map). The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act* (Exhibit B – Property Inventory Evaluation).

The property is located on the former site of the J.E. Horton Public School (411 Wellington Street). The school closed in 2012 and was demolished in 2016 to make way for re-development. The current owners received approval of a zoning amendment and draft plan of subdivision on June 20, 2023, for a 31 lot residential subdivision centred around a central park feature and accessed by two new public roads (File Number D35-003-2022). The development is currently nearing the completion of final plan of subdivision approvals (File D12-002-2023).

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-064-2024) has been submitted to request approval to construct a new two storey dwelling and a detached single storey garage. The new dwelling will have a side gable roof with central pediment over a covered porch and central entranceway. The building is to have a dark grey asphalt shingle roof and be clad in light grey Hardie Board (wood-textured fibre cement) siding laid horizontally. The windows, soffits, fascia and front porch are to be a white tone. The 23.4 square metre, single-storey detached garage will be clad in matching materials and colours and have a medium-pitched gable roof and accessed by an approximately 3-metre-wide driveway on the north side of the dwelling.

Also included in this application is a request to approve the proposed road and sidewalk network within the subdivision. To be named Old Kiln Crescent and Scholars Lane, the proposed road allowances (including the sidewalk, road surface and underground infrastructure) was specifically designed to reflect the rural atmosphere of the District, with a reduced asphalt width of 7 metres and sidewalks close to the street and on one side only.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application (Exhibit C – Concept Plans).

The submission materials in their entirety 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.

This application was deemed complete on June 12, 2024. 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 42(4). This timeframe will expire on September 10, 2024.

July 17, 2024

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Reasons for Designation/Cultural Heritage Value

The subject property is included within the boundary of the Barriefield Heritage Conservation District (HCD), designated under Part V of the *Ontario Heritage Act* in 1981. As per the Property Inventory Evaluation (Exhibit B), this property is noted as “non-heritage”.

Cultural Heritage Analysis

Applicable Local Policies/Guidelines

While the property at 411 Wellington Street is currently vacant and not rated as a “heritage” asset in the Village of Barriefield Heritage Conservation District Plan Inventory (Exhibit B), it is still considered a part of the district and any new construction will contribute to and have an impact on the overall heritage character of the District. The proposed works are required to be undertaken in accordance with the Village of Barriefield Heritage Conservation District Plan (District Plan). Other applicable by-laws, policy and guidance (including Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’) should also be considered and followed in order to ensure that the new structures complement and enhance the District.

Section 41.1(5) of the *Ontario Heritage Act* requires HCD Plans to include a section outlining the types of alterations that are considered “minor in nature” and which the owners can carry out without obtaining prior approval under the Act. Section 5.0 of the District Plan includes a list of exempt alterations for both private and public lands. Section 5.2(h) exempts the “installation or removal of vegetative landscaping, such as planting beds, shrubbery and trees...”. Section 5.3 similarly exempts soft landscaping works on the public realm. As a result, this aspect of the proposed development is not subject to this application. The owners are; however, encouraged to follow the guidelines in Sections 4.7 and 4.8 of the District Plan related to landscape conservation.

Summary of Project Proposal and Impact Analysis

Section 2.0 of the District Plan provides a Statement of Cultural Heritage Value for the entire district. This includes a value statement as well as a list of heritage attributes, which include: “The rural village character” which is defined by a built form of primarily single-detached dwellings of a consistent scale and massing, pitched gabled roofs, with wood or stone exteriors and prominent front doors, on small lots with minimal setbacks. The subject property should contribute to these attributes, thus complementing the character of the District.

Section 3.0 of the District Plan speaks to the goals and objectives for the District as a whole, which includes “to preserve and protect the rural village character of the District” and to “allow only those changes that are compatible with the built form and that are consistent with the cultural heritage value of the District.”

As it is unusual for a new multi-lot subdivision to be established in an existing heritage conservation district in Ontario, Section 4.5.5 of the District Plan includes specific policies

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related to the former J.E. Horton Public School site. The purpose of this section is to help guide the future overall redevelopment of this particular property in the HCD. This section directs and encourages the protection of the significant views of St. Mark's Church that cross the property, the location of the public open space and the size of new lots. Section 4.5.5a requires that any new redevelopment of this property be evaluated by a qualified professional through a heritage impact statement (HIS) to demonstrate and ensure compatibility with the heritage attributes and cultural heritage value of the District. A HIS was prepared by Heritage Preservation Consultant, Andre Scheinman, as part of the *Planning Act* applications. The HIS was peer reviewed by MTBA Associates and heritage staff. The redevelopment of these lands into a 31-lot residential subdivision has been approved by Council.

Section 4.5.5 of the District Plan also includes specific policies related to the road design and layout. Included as part of the HIS analysis, the road layout was specifically designed to emulate the traditional grid pattern of the District. While it was not feasible to directly align the new road (Old Kiln Crescent) with Drummond or George Street, Old Kiln Crescent was strategically designed to create a framed and uninterrupted view of St. Mark's church tower from both access points, while creating residential lots that reflect the size of the lots in the Village. Further, Section 4.5.5g directs that new streets be designed to reflect the compact narrow streetscapes of the District. The proposed streets have been specifically designed to have a narrower asphalt bed (7 metres) than the City's standard for new streets (8 metres), with sidewalks only proposed on the outside of the crescent and close to the street, and houses being permitted (and directed) to have minimal setbacks from the front lot line, all in an effort to conserve and create the intimate rural village character of the Barriefield District.

Finally, Section 4.5.5 provides guidance related to the built form of new construction on the former school site. Subsection (d) notes that "any new development shall respect the existing built form and cultural heritage value of the District as per the policies of Section 4.5." From a policy interpretation and implementation perspective the term "shall respect" is important to note. As opposed to the terms "shall conform to" or "shall follow" the term "shall respect" strongly implies conformity with the Policies of Section 4.5 but allows for some consideration based on site-specific circumstance, provided the overall goals and objectives of the District Plan are followed.

Section 4.5 includes various policies and guidelines related to New Construction in the District. Section 4.5.1 of District Plan requires that new dwellings be compatible with the cultural heritage value and attributes of the District (as noted in Section 2.0) and maintain the rhythm and height of the streetscape, while being a contemporary interpretation of the predominant forms and styles of the area. These broad requirements are further specified in Section 4.5.2 of the Plan.

The first three subsections of Section 4.5.2 outline the requirements pertaining to massing, height and setbacks. The proposed two-storey dwelling includes a footprint of approximately 110 square metres (1,185 square feet), not including porch or decks. The proposed two storey height is in keeping within the direction of subsection (b). The dwelling is similar in size to the dwellings at 408, 410 and 412 Wellington Street. Subsection (c) requires that new construction be located on the lot so as to be consistent with setbacks in the area. The intention is to direct

July 17, 2024

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new dwellings in the subdivision to form a consistent setback with minimal front yards in order to be consistent with the heritage attributes of the District (Section 2.0).

In order to be compatible with the cultural heritage value of the District, the roof form, window proportions, primary entrance design and exterior cladding choice is extremely important. The common roof form in the District is a low to medium pitched side gable roof with asphalt, wood or metal roofing. The proposed plans conform to this requirement.

Windows in Barriefield are typically vertical in their orientation and rectangular in shape (section 4.5.2e). While double sash windows are not uncommon on 19th century vernacular buildings, they are uncommon in Barriefield. While the proposed windows do not conflict with the policies of the District Plan, staff encourage the proponents to consider the use of single rectangular windows on the main/front elevation instead of the double windows proposed.

A primary entrance is a common design feature of most traditional buildings in Barriefield. The District Plan requires new construction to have an obvious entrance facing the street. The proposal includes a prominent yet unadorned entrance within a covered wooden porch.

Section 4.5.2f of the District Plan requires the use of wood or stone siding on Public Façades. The applicants are proposing horizontal woodgrain-textured synthetic fibre board siding. While not specifically a wooden product, the concrete fibre board by James Hardie has been used in various places in the Village (and elsewhere in Kingston) with great success and is almost indistinguishable from an authentic wood siding. While Section 4.5.2f is worded quite strongly, the governing policies related to this particular property are those in Section 4.5.5 as noted above. Given Section 4.5.5d's intentional use of the statement "shall respect" this allows for some additional considerations with respect to new construction on the former school site. As this particular lot (Lot 4 – Exhibit A) is located centrally in the subdivision and away from Wellington Street and the more historical/culturally significant areas of the Village, the use of a non-traditional cladding will have no direct impact on the heritage character and attributes of the District.

The requirements of Section 4.5 echo the wording of Standard 11 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines), which directs that new construction should be "physically and visually compatible with, subordinate to and distinguishable from the historic place." The form, scale, window placement and use of horizontal siding will allow the new dwelling to be visually compatible with the District, while subtle differences such as the synthetic siding and double windows will clearly distinguish this as a new addition to the Village.

The current application also includes a proposal to erect a detached one storey garage, clad in horizontal siding and asphalt roofing. Section 4.5.3 of the District Plan includes policies related to garages and ancillary structures. The policy requires that new garages be detached and setback from the front façade of the main building. Garages should also appear subordinate to the primary structure by being lower in profile and by being clad in complementary materials. The applicants propose to locate the garage in the back corner of the lot, setback from the

July 17, 2024

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primary façade of the main building and accessed by a new driveway. The garage is to be lower in height than the proposed dwelling and will be clad in the same siding and roofing as the dwelling.

Results of Impact Analysis

The proposed new construction will not physically impact any built heritage features of the District; however, the build-out of the new subdivision will have a lasting impact on the streetscape and character of Barriefield. The broader impacts of the new subdivision have been evaluated, mitigated and ultimately approved. The current application is the first of many applications associated with this new subdivision. The intent of these applications is to review the finer grain details of each new structure to ensure the overall integrity of the District and its heritage attributes are being conserved.

The Village of Barriefield Heritage Conservation District Plan requires that new construction be compatible with the heritage value and attributes of the District; however, it should not attempt to replicate historical styles, but instead be a contemporary interpretation of historic forms and styles. The dwelling and garage have been designed in a manner which satisfies the objectives of the District Plan and respects the character of existing heritage buildings in the immediate area. The new road network has been oriented to ensure continuous views of St Mark's tower while creating an intimate village feel that complements the character of the District.

Heritage Planning staff support the proposal as it aligns with the goals and objectives of the HCD Plan and upholds the heritage conservation objectives set out within the City of Kingston's Official Plan, and the direction given by the Provincial Policy Statement, the Ontario Heritage Tool Kit, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

Previous Approvals

P18-078-2016 (demo of school buildings)

P18-520-071-2013 (removal of two portables)

P18-520-051-2013 (removal of sun-shelter structure)

P18-520-062-2010 (addition of a portable)

Comments from Department and Agencies

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

July 17, 2024

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Building - A building permit will be required for the proposed construction. Impost and development fees will be applicable. Heritage Act approval will be required prior to building permit issuance. Planning and engineering approval will be required prior to approval.

Engineering - The garage is located too close to the rear yard swale and will be required to be setback a sufficient distance (min 0.45m depending on the grading) from the swale to allow for proper drainage.

Please be advised that Preliminary Certificate of Approval of Underground Services has not been issued for this subdivision and therefore Building Permit applications cannot be reviewed until such time that the Preliminary Certificate of Approval of Underground Services has been issued.

Please be advised that there will be a future easement on the property and there is to be no encroachment onto the easement with any portion of the proposed dwelling including but not limited to eaves, eavestrough, footings and/or weeping tile.

If there are any alterations to the proposed grading of the property from the approved grading plan, the plot plan will be required to be sealed and signed by the developers engineer at the building permit stage. The submitted grading plan differs from the most recent grading plan for the subdivision.

Planning - This property is located within the Barriefield Highlands Subdivision. There are several planning applications underway including Final Plan of Subdivision (D12-002-2023), Pre-Servicing Agreement (D36-002-2023) and Model Home Agreement (D37-001-2023). This lot is not included in the Model Home Agreement. Final approval of the Final Plan of Subdivision is required before proceeding to a Building Permit.

This property is zoned HCD3 with Exception 118. In order to determine zone compliance please provide the following information in a zoning compliance table or dimension/measurements on the drawings:

Principal building:

- Front setback: minimum 0.5 metres
- Lot Coverage: maximum 30%
- Building depth" maximum 18.0 metres

Deck/porch:

- Areas (including stairs and landings) related to respective heights.

Accessory Building (garage):

- Building height: maximum 4.6 metres measured vertically from average finished grade to the highest point of the building

July 17, 2024

Page 10 of 11

- Setback from lot lines: minimum 1.2 metres

Parking/driveway/walkway:

- Walkways: 1.2 metres in width from the street line to the main exterior entrance
- Parking space

Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. Two members of the committee provided written comments on this application. No concerns were expressed. The Committee's comments have been compiled and attached as Exhibit D and provided to the applicant.

Conclusion

Staff recommends approval of the application File Number (P18-064-2024), subject to the conditions outlined herein.

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

Village of Barriefield Heritage Conservation District Plan

By-Law Number 2013-141 Procedural By-Law for Heritage

Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Financial Considerations:

None

Contacts:

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

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

July 17, 2024

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 Context Map
- Exhibit B Property Inventory
- Exhibit C Conceptual Plans
- Exhibit D Correspondence Received from Committee
- Exhibit E Final Committee Comments from July 17, 2024



Kingston Heritage Properties Committee

Neighbourhood Context

Address: 411 Wellington Street

File Number: P18-064-2024

Prepared On: Jun-05-2024

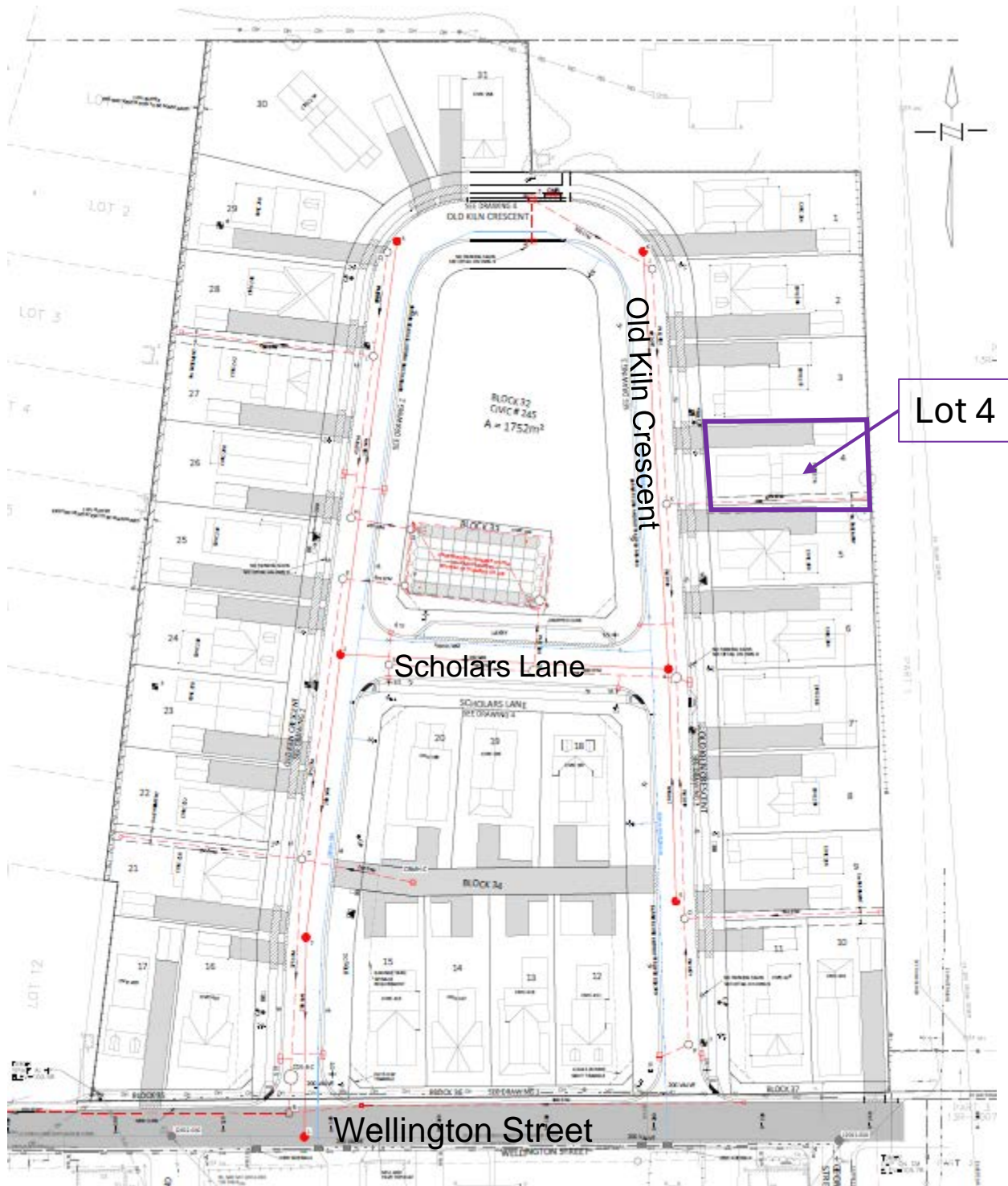
- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ebaratt
Prepared On: Jun-05-2024

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Barriefield Highlands Subdivision Plan



Name:

Address: 411 Wellington Street

Property Number:
1011090090075000000

Lot: CON EGCR E PT LOT 20



Property Type:	Institutional
Era/Date of Construction:	1953
Architect/Builder:	Not known
Building style/Influence:	Mid-century modern
Materials:	Brick
Number of Bays:	Multiple
Roof Type	Flat
Building Height:	Two storey
Alterations:	1968 rear addition, portables added (1993-2010), sun shelter added (2003), garbage enclosure constructed (1993), fencing added (1992/2004).
Landscape/setting:	Large open lawn, Specimen trees, Front screening hedges, asphalt drive
Heritage Value:	Non-heritage

Description of Historic Place:

The property at 411 Wellington Street is located on the north side of Wellington Street in the Barriefield Heritage Conservation district. The property contains a two storey T-shape brick building with multiple bays. The school was constructed in 1953 and added to in 1968. It closed in 2014.

Heritage Value:

The former J.E. Horton Public School was constructed in 1953, on land purchased by the School Board from His Majesty the King in 1951. The land was granted by the Crown to John Grant in 1811. James Grant, likely a descendant, sold an acre of the property to Richard Davis in 1818, and 97 acres to Robert Moore in 1819. In 1828 Davis sold 1/5 of an acre to Moore. At some point, Robert MacDonald came to own 125 acres of the lot (instruments not shown in land registry records) but in 1844 sold the land to the Ordnance department. An 1842 map shows the north part of the lot and the part of the adjacent lot where the church was built as a possible location of a military redout. It

does not appear that this was ever constructed. In 1855, a lime kiln operation was reportedly located on the property. Aside from small severances, the property was owned by the Crown from 1844 until the mid-20th century purchase by the school board. The school served Barriefield and the surrounding area of the former Pittsburgh Township until 2014 when it was declared surplus by the school board and closed.



BARRIEFIELD HIGHLANDS

CRITERIA FOR HERITAGE PERMIT SUBMISSION

As a note the house design must generally conform to the Barriefield Heritage Conservation District Plan, which can be found at www.cityofkingston.ca/heritage, all homes will need to receive an approved Heritage Permit prior to Building Permit.

REQUIRED SUBMISSION DOCUMENTS (SUBMITTED BY CITYFLATS)

- Plot Plan
- Exterior Elevations (including garages)
- Cladding material and colours
- Window material and colours
- Door material and colours
- Roofing material and colours

HOME LOCATION

- Lot # 4

SELECTED HOME DESIGN

- The Horton

EXTERIOR CLADDING

Material Hardie Board (wood-textured fibre cement)

Colour Light Mist

Manufacturer James Hardie

ROOFING

Material Asphalt

Colour Dark Grey

PRIMARY ENTRANCE DOOR

Style As shown on Elevation

Material Insulated Steel

Colour Charcoal

WINDOWS/TRIM/FASCIA

Style double hung (6/6)

Material PVC SDL

May 21, 2024

Heritage Permit Criteria

Colour White Dove

Shutters no

RAILINGS/COLUMNS/SOFFIT

Colour White Dove

DECKING

Material Pressure-treated



**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

ALL DRAWINGS SUBMITTED FOR PERMIT
ISSUANCE MUST INCLUDE THE FOLLOWING:

- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
- A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
- SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR REVIEW	05/15/24
2	CLIENT CHANGES APPLIED	05/17/24
3	ISSUED FOR HERITAGE REVIEW	05/17/24
4		
5		
6		

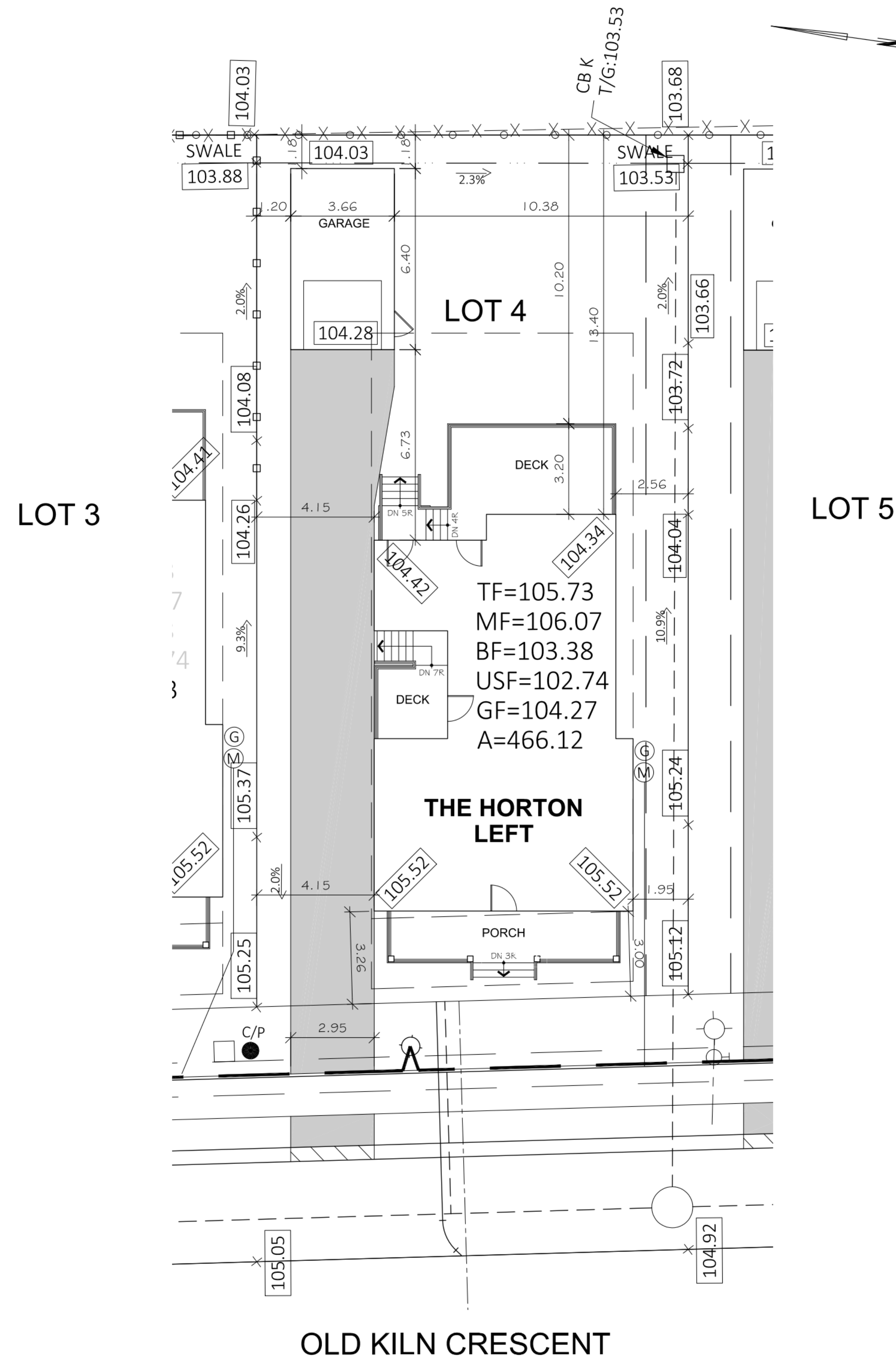
PROJECT:
**THE HORTON A LEFT
276 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
SITE PLAN

SCALE: NTS
DATE: MAY 17, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
4

SHEET
DRAWING NO:
A-1
OF
4





LEFT ELEVATION



FRONT ELEVATION

EXPANDED FINISH SCHEDULE FOR THE HORTON A LEFT			
DESCRIPTION	MATERIAL	FINISH	COLOR
ROOFING	ASPHALT SHINGLES	ASPHALT SHINGLES	BLACK GRAY
HORIZONTAL SIDING	HARDIE BOARD	ASBESTOS FREE	LIGHT GRAY
BOARD & BATTEN	HARDIE BOARD	ASBESTOS FREE	BLACK GRAY
ENTRY DOOR	INSULATED STEEL	60% GLASS	UNPAINTED
WINDOW	PUP T&G	60% GLASS	WHITE COUL
TRIM	ALUMINUM	PAINTED	WHITE COUL
RAILINGS	WOOD	PAINTED	WHITE COUL
COLUMNS	WOOD	PAINTED	WHITE COUL
CEILING	WOOD	REPUTURE TREATED	NATURAL



RIGHT ELEVATION



REAR ELEVATION

**FOR HERITAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.**



FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT PURPOSES MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCREEN LE 2 DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

BE VERY CAREFUL OF DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

#	DRAWING DESCRIPTION	DATE
1	PROVIDED FOR APPROVAL	2024-05-17
2	COUNTY CHECKS APPROVAL	2024-05-17
3	PROVIDED FOR PERMIT SUBMISSION	2024-05-17
4		
5		

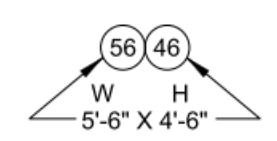
PROJECT:
**THE HORTON A LEFT
276 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

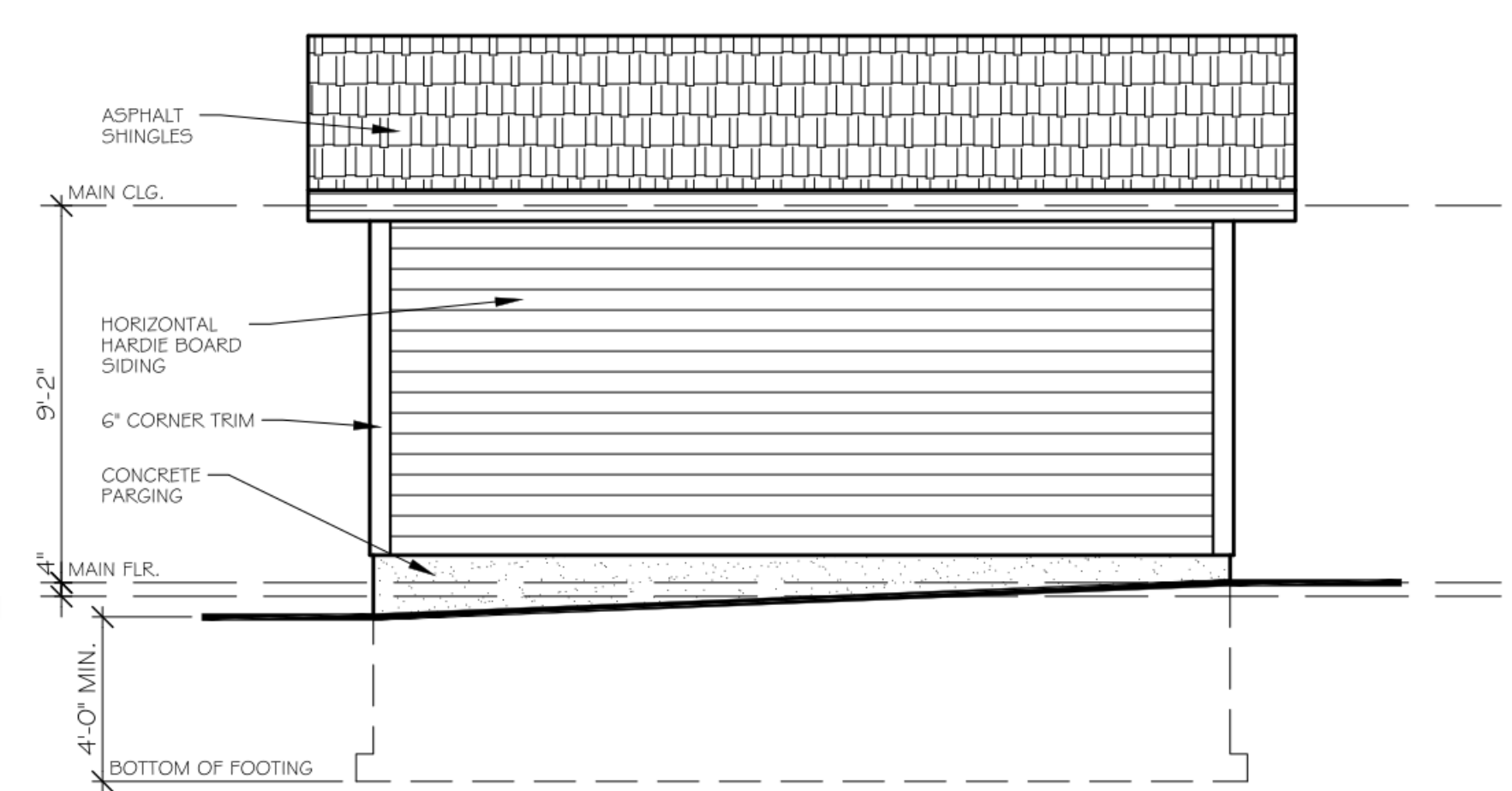
DRAWING TITLE:
ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: MAY 17, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

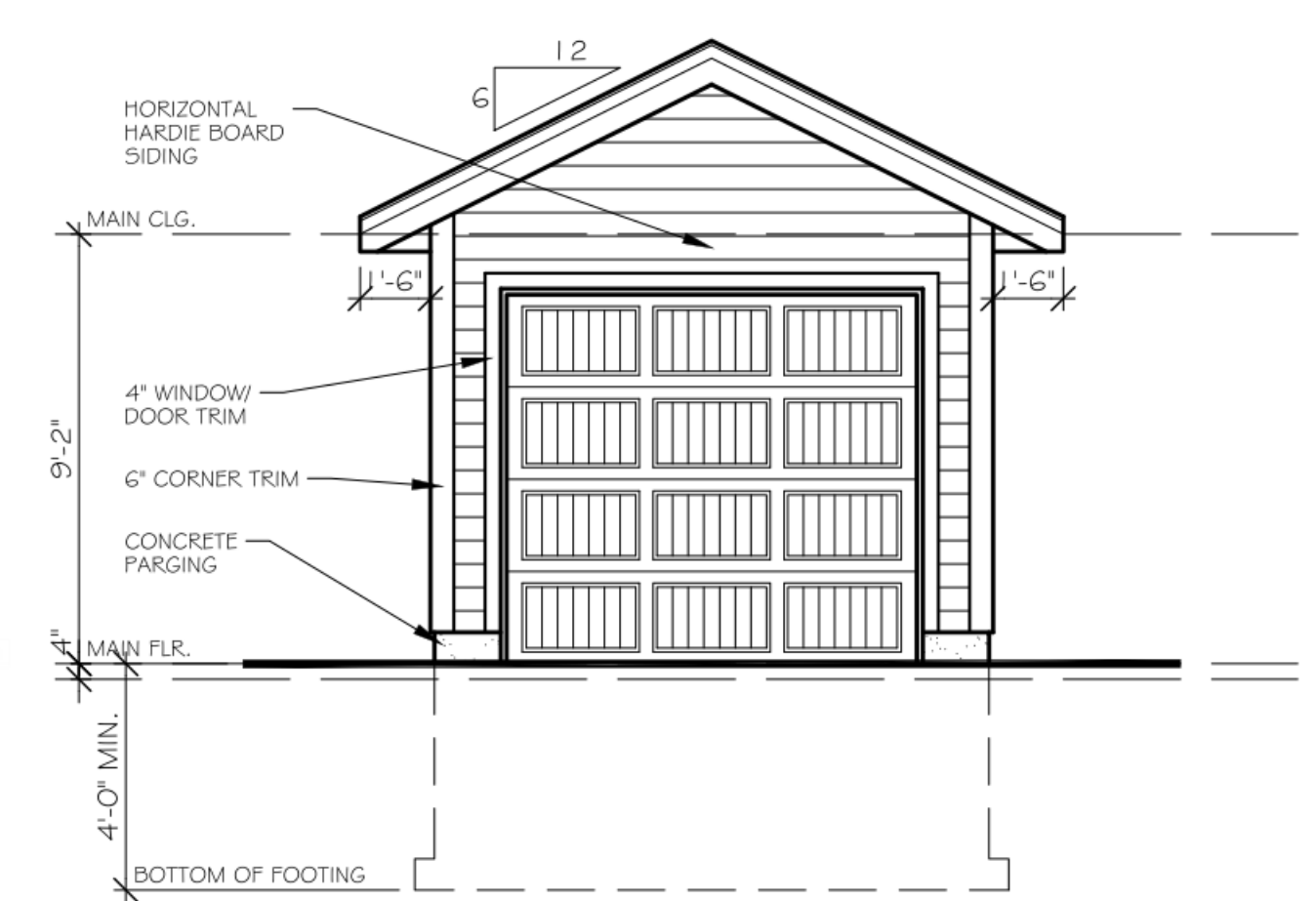
LOT NUMBER:
4

DRAWING NO:
A-2 OF **4**

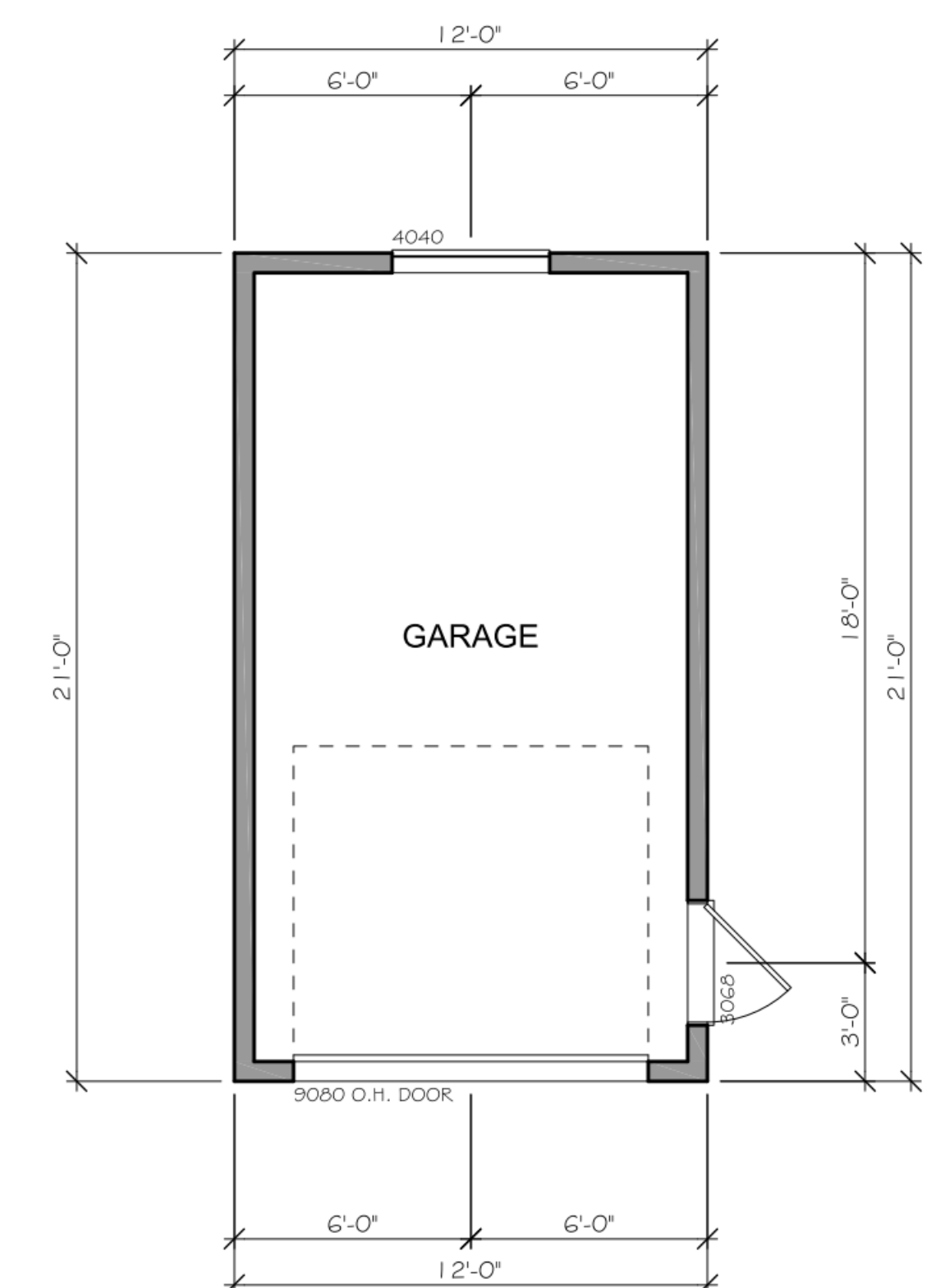
NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.



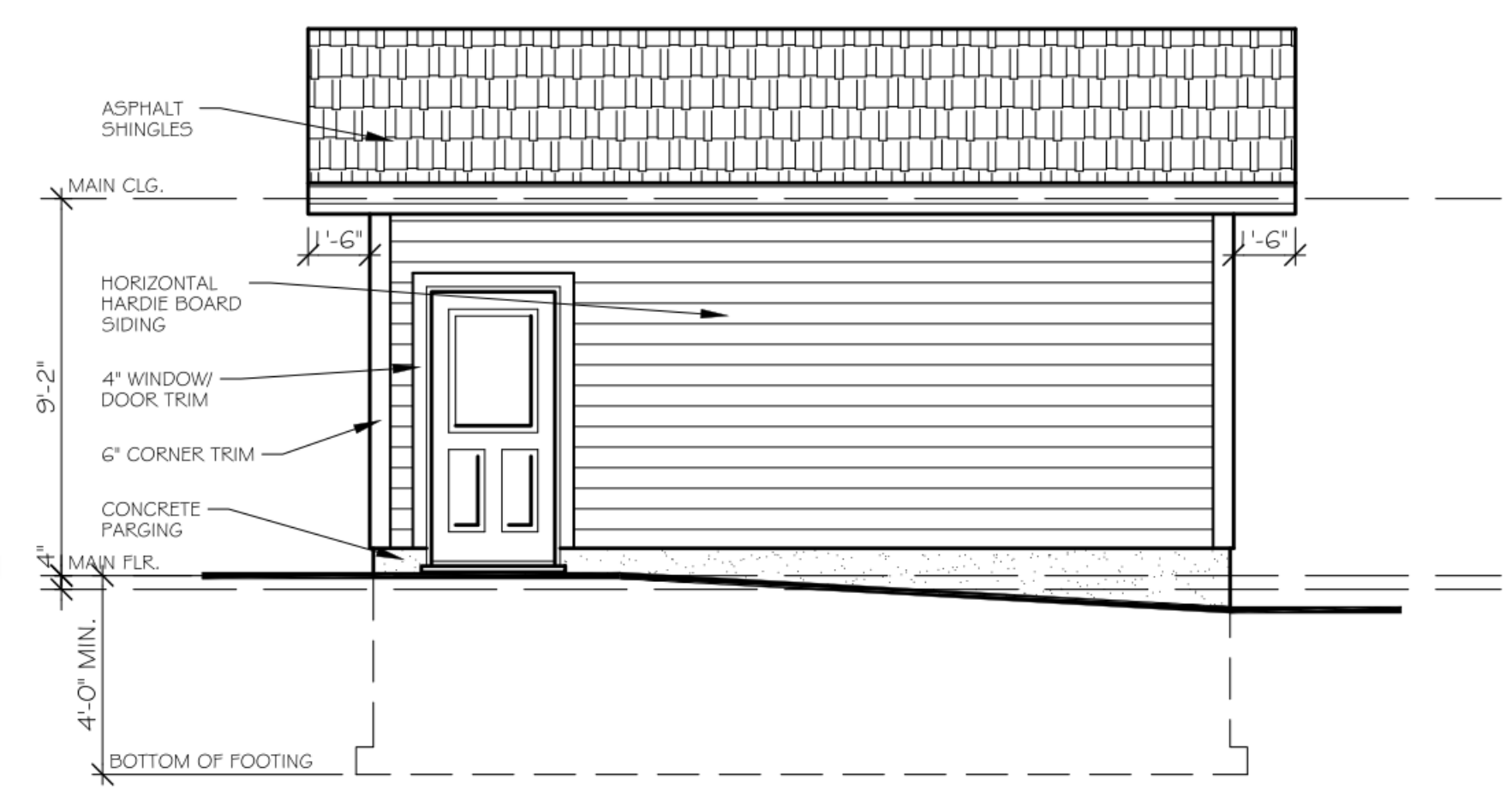
LEFT ELEVATION



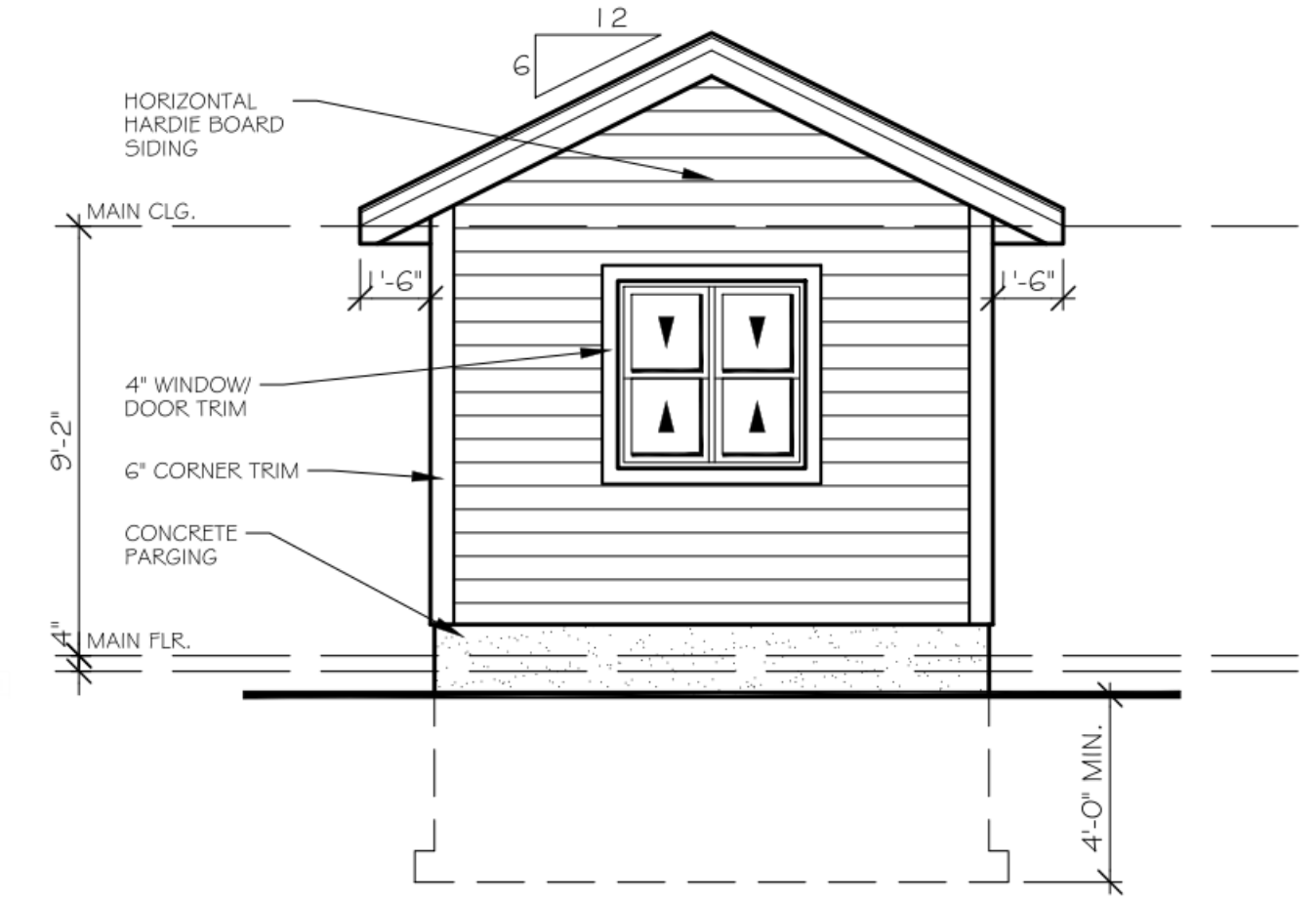
FRONT ELEVATION



MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.



RIGHT ELEVATION



REAR ELEVATION

BARRIEFIELD HIGHLANDS LOT 4 DETACHED GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		DARK GREY
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	LIGHT MIST
GARAGE DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL
ENTRY DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL
WINDOWS	PVC SOL	DOUBLE HUNG	WHITE DOVE
SOFFIT	ALUMINUM		WHITE DOVE
FASCIA	ALUMINUM		WHITE DOVE

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

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**THE HORTON A LEFT
276 OLD KILN CRESCENT
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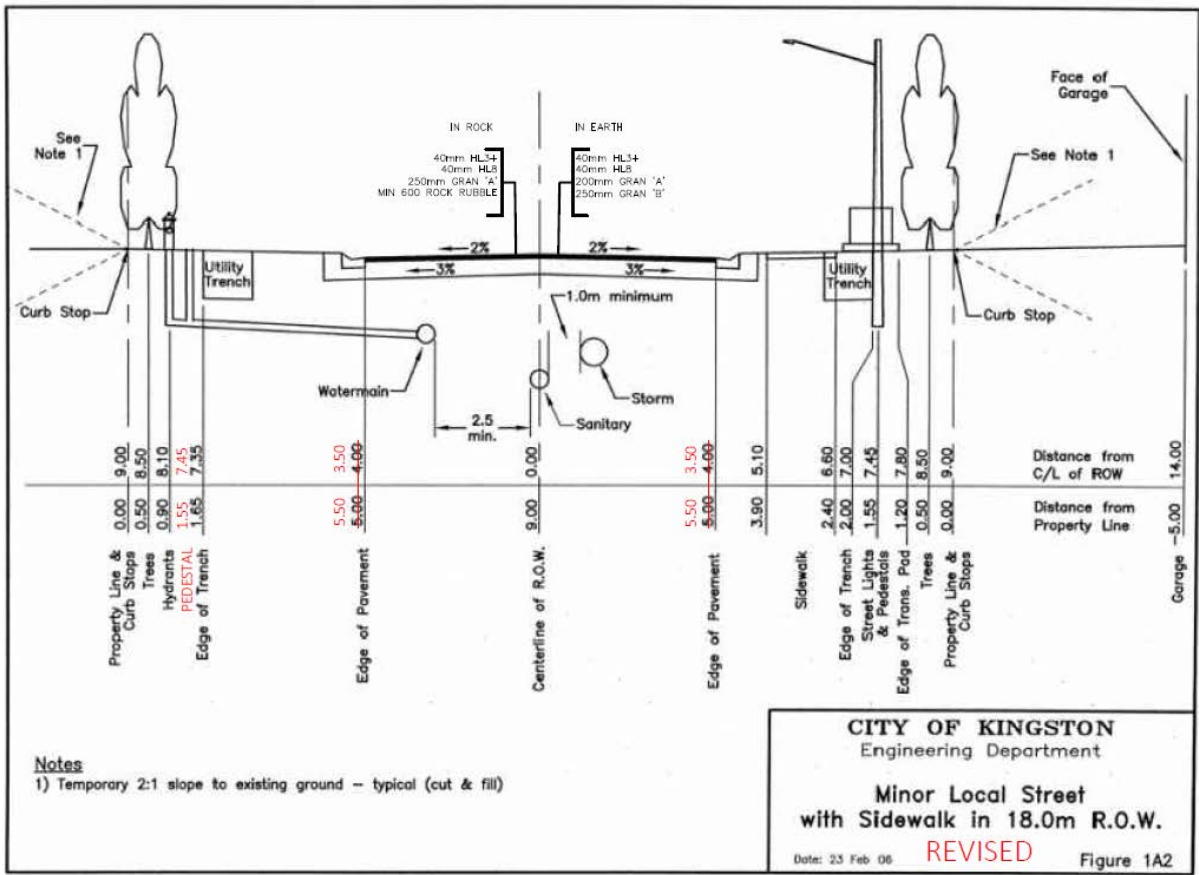
DRAWING TITLE:
DETACHED GARAGE

SCALE: 1/4"=1'-0"
DATE: MAY 17, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
4

SHEET
DRAWING NO:
A-4
OF
4

Road Allowance Section



Technical Standards and Specifications, City of Kingston
Engineering Department
Figure 1A2 Minor Local Street – 18m Right of Way (with Sidewalk)
Appendix 1A:
Standard Forms
Technical Schedule 1: Page 63

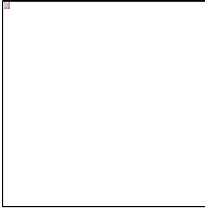
Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-064-2024

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane			X
Peter Gower	X		
Ann Stevens	X		
Daniel Rose			X

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



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Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

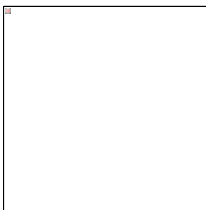
Date:	June 4, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-064-2024
Property Address:	411 WELLINGTON ST

Description of Proposal:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former Horton Public School in the Village of Barriefield. The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the Ontario Heritage Act. The owners are seeking heritage approval to construct a new two storey dwelling and a detached garage. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

Comments for Consideration on the Application:

The proposed house seems to be a good fit for the neighbourhood as long as all heritage regulations are met through the Barriefield Conservation District Plan. As long as all heritage regulations have been brought to bear, I have no issues with these plans.



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

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Date:	June 6, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-064-2024
Property Address:	411 WELLINGTON ST

Description of Proposal:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former Horton Public School in the Village of Barriefield. The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the Ontario Heritage Act. The owners are seeking heritage approval to construct a new two storey dwelling and a detached garage. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

Comments for Consideration on the Application:

This proposal looks suitable from the outline that we are given. I would appreciate knowing if it contravenes any of the HCD guidelines.

Summary of Final Comments at the July 17, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]

Permit Report to Committee

File Number	Stream Type	Scope of Work	Address	Planner
P18-012-2024	Stream 1	Roofing	1 Church St	NK
P18-019-2024	Stream 2	New deck and windows	73 Baiden St	PP
P18-028-2024	Stream 2	Addition and landscaping	610 Montreal St	PP
P18-037-2024	Stream 2	Rear addition	160 Belmont Ave	RL
P18-044-2024	Stream 2	Rear additon	178 Ordnance St	RL
P18-047-2024	Stream 2	Large addition and restoration	234 University Ave	PP
P18-053-2024	Stream 1	Windows	9 Kennedy St	PP
P18-054-2024	Stream 1	Sign	326 King St E	PP
P18-061-2024	Stream 1	Retaining wall, driveway and walkway	1 Emily St	RL
P18-063-2024	Stream 1	Repointing	235 Brock St	PP
P18-065-2024	Stream 1	Repointing / restoration	10 Bader Ln	PP
P18-067-2024	Stream 1	New windows	1403 Hwy 15	PP
P18-068-2024	Stream 1	Changes to rear dormer design	437 King St W	RL
P18-070-2024	Stream 1	Repointing buttresses	93 University Ave	PP
P18-071-2024	Stream 1	Windows	181 William St	PP
P18-072-2024	Stream 1	Amendment to permit	85 King St E	RL
P18-073-2024	Stream 1	Windows	110 Ordnance St	PP