



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

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

Committee Members Present

Councillor Glenn, Chair
Councillor Oosterhof
Jennifer Demitor
Gunnar Heissler
Jane McFarlane
Ann Stevens

Regrets

Peter Gower
Alex Legnini

Staff Members Present

Kevin Gibbs, Acting Director, Heritage Services
Niki Kensit, Heritage Planner
Joel Konrad, Manager, Heritage Planning
Ryan Leary, Senior Heritage Planner
Alan McLeod, Senior Legal Counsel & Deputy City Solicitor
Christine O'Connor, Committee Clerk
Phil Prell, Intermediate Heritage Planner
Iain Sullivan, Committee Clerk

Others Present

Members of the public were present.

Meeting to Order

The Chair called the meeting to order at 9:30 a.m.

Approval of the Agenda

Moved by Ms. Stevens

Seconded by Councillor Oosterhof

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Ms. Stevens

Seconded by Councillor Oosterhof

That the minutes of Kingston Heritage Properties Committee Meeting Number 09-2023, held Wednesday, October 18, 2023, be approved.

Carried

Disclosure of Pecuniary Interest

Councillor Oosterhof declared a pecuniary interest in Item 7 a) i) as he has a business relationship with the applicant.

Delegations

There were none.

Briefings

There were none.

Business

a) Pre-consultation

i. Subject: Request for Information

Address: 10 Cataraqui Street

File Number: F32-116-2023

Duncan Bourke, Agent for the Applicant, gave an overview of the proposed development, highlighting the uniqueness of the design. He noted that the project was in a very early state and welcomed the comments from the Committee.

Mr. Heissler stated that in his opinion that the building's frontage was too harsh. He pointed to the proposed 130-foot set back and stated that that the building should be pushed back to allow more tree growth. He commented on the colour of the proposed street-side façade and stated it was not attractive.

Ms. Demitor stated that she liked the façade colour. She pointed to the brick sections and stated she liked the potential tie-in to the mill. She asked for more images in the future so the Committee could see how the development would fit in the community. She stated that she appreciated how different the proposal was from the heritage buildings nearby.

Councillor Oosterhof echoed Ms. Demitor's comments. He stated that it was very creative. He commended the effort done on the project.

Ms. McFarlane expressed general support for the site to be developed. She stated that additional images highlighting the scale of the building compared to the mill would be useful. She commented on the potential siting of the building and noted that angling the building would be useful to reduce the apparent scale of the building. She added that changing the building into a 'v' shape would also be an option to reduce the bulk. She asked if there would be the potential for underground parking at the site. She stated that permeable materials could be an option for surface parking to aid in drainage.

The Chair provided an opportunity for members of the public to speak.

Don Taylor expressed overall support for the project but expressed concern for the potential impact on the area's heritage. He noted the size of the building and expressed further concern that it could dominate the waterfront. He stated that a similar high-rise project on the other side of the river had been refused due to similar issues. He

commented on the design of the façade and asked if it could be broken up with different segments and less glass.

In response to the comments, Mr. Bourke indicated his agreement with the topics raised. He reiterated that the project was conceptual at this time and that the comments would be used to refine the design. He noted that the site was a challenging shape which complicated the design of the building. He explained that underground parking at the site would be infeasible due to the high-water table and contaminated soil, along with the high cost.

b) Policy Development and Implementation

c) Stream Two Permits – Approval through Delegated Authority

i. Subject: Application for Heritage Permit

Address: 72-82 Sydenham Street

File Number: P18-087-2023

Councillor Oosterhof withdrew from the meeting due to his pecuniary interest.

Mr. Prell introduced the application.

Sam MacLeod, Applicant, noted the number of individual organizations had worked together to bring the proposal to completion. He expressed his hope that the project could proceed and stated his belief that it was something to be proud of.

Ms. Stevens noted her previous visit to see the renovations and expressed support for the project. She further noted the expensive consultation done on the project.

Ms. Demitor echoed Ms. Steven's comments.

The Chair provided an opportunity for members of the public to speak. There were no comments received from the public.

Moved by Mr. Heissler

Seconded by Ms. Stevens

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

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

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

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

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

to ensure consistency with the scope of the Heritage Permit sought by this application; and

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

Carried

d) Stream Three Permits – Approval through Council Authority

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

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

Councillor Oosterhof returned to the meeting.

Mr. Leary introduced the Report.

The Committee did not provide comment.

The Chair provided an opportunity for members of the public to speak.

Margot Poklewska-Koziell, 888 Montreal Street, expressed her disapproval of having her property designated. She stated that she did not want her parents or herself to be restricted in any sense. She inquired how the images of the property in the report were obtained. She asked if a title search had been conducted on her property and what registration numbers were on the file. She asked for clarification on how the voting would take place and if Committee members were under indemnification.

In response to the public comments, Mr. Leary explained that the photographs were acquired from Google Streetview and from staff photography via the sidewalk. He stated others had been acquired from several publications. He noted that staff had only accessed the legal description of the property at that time.

Mr. McLeod confirmed that staff had not undertaken a title search.

Mr. Sullivan explained how the voting would work and the next steps after the Committee voted.

Ms. Stevens asked about the processes the City used when a property is being designated. Mr. Leary explained that the City issues a courtesy letter, holds an open house, and then has the report sent to the Committee. He noted that staff were always

available to answer questions from building owners in regards to the designation process and any impacts on their property.

Moved by Mr. Heissler

Seconded by Ms. Demitor

That the Kingston Heritage Properties Committee recommends to Council:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Intention to Designate, the Designation By-Law for 5307 Highway 15, attached as Exhibit D to Report Number HP-23-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

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

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

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

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

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

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

That Council direct staff to serve a Notice of Intention to Designate the property located at 80 Chatham Street – Unit 4, known as the Gallinger Terrace, as a

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

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

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

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

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

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

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

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 80 Chatham Street – Unit 7, attached as Exhibit E to Report Number HP-23-036, be presented to Council for

all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

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

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

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

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

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

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

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

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

Carried

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

The Committee did not provide comment.

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

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

Date and time of Next Meeting

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

Adjournment

Moved by Mr. Heissler
Seconded by Ms. Demitor

That the meeting of the Kingston Heritage Properties Committee adjourn at 10:08 a.m.

Carried