



**City of Kingston
Report to Heritage Kingston
Report Number HK-17-059**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Colin Wiginton, Director, Cultural Services
Date of Meeting: November 15, 2017
Subject: Civic Collection Acquisitions

Executive Summary:

The purpose of this report is to provide a summary of discussions from the Heritage Assets Working Group (HAWG) at its meeting on September 26, 2017, regarding proposed acquisitions to the City of Kingston's civic collection and the Working Group's recommendations for two new acquisitions for the civic collection and one for the Heritage Resource Centre.

Recommendation:

That Heritage Kingston recommend that Council accepts the following two acquisitions for the civic collection:

- Quilt – tercentenary commemoration, 1973;
- Council Chair – presentation copy, circa 1997; and

That the acquisition outlined below as a non-collection demonstration object for the Heritage Resource Centre:

- Door hardware – formerly on the front door of the Canadian Locomotive Company (CLC) Kingston office, Ontario Street, pre 1971.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:

The HAWG met on September 26, 2017 to review the following proposed acquisitions to the City of Kingston's civic collection. This report summarizes those discussions as well as the Working Group's recommendations for two new acquisitions for the civic collection and one for the Heritage Resource Centre as guided by the Consolidated Civic Collection & Municipal Museums Policies, CUL-MUS-001-006.

Proposed New Acquisitions

Staff presented the following items for consideration as potential new acquisitions for the civic collection:

1. Quilt – Tercentenary Commemoration, 1973

Owner: Susan Saunders, Kingston, Ontario

Reason to Acquire: This quilt was made by residents at Providence Manor in 1973 as a tercentenary project. It features the names and terms of all Kingston Mayors from 1838-1973. The quilt was offered in a raffle at Providence Manor in 1973 and won by the donor's mother, Molly Saunders of Alfred Crescent, Kingston. The quilt was later recovered at the family cottage on Howe Island. The quilt relates to the history of Kingston, tercentenary celebrations (1973), a local retirement home and seniors' craft activities, and the commemoration of the City's Mayors.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the tercentenary commemorative quilt owned by Susan Saunders for the civic collection.

2. Council Chair – Presentation Copy, circa 1997

Owner: Dick Myers (City Councillor, 1994-97), Kingston, Ontario

Reason to Acquire: Traditionally, retiring members of Kingston City Council receive a reproduction of the original Council chairs in use from the 1840s until 1973 – likely dating from the period when outgoing members were able to retain their Council seat as a memento of their time in office. Councillor Myers received this chair upon retirement from Council in 1997. The City Clerk's Office maintains a supply of these chairs for this purpose. Each chair is plaqued with the outgoing member's name and dates on Council. The chair documents the history of the City of Kingston and its governance and Council traditions.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the presentation Council chair owned by Dick Myers for the civic collection.

3. Door Hardware – Formerly on Front Door of Canadian Locomotive Company (CLC) Kingston Office, Ontario Street, pre 1971

Owner: Christine Cannon, Kingston, Ontario

Reason to Acquire: Owner acquired this hardware (door handles, lock mechanism, key, associated fasteners) from the Canadian Locomotive Company building caretaker in 1971 prior to demolition of the company offices and factory. The owner describes the hardware as coming from the front door of the offices. CLC closed in 1969. By

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association, these objects are connected with other CLC objects in the civic collection (Locomotive 1095, plaque, archival materials), but they are tangential documentation of CLC history – they are standard early twentieth-century hardware not unique to CLC or its functions. They are, however, useful architectural demonstration pieces appropriate for displays in the Heritage Resource Centre, in part because they are complete locksets.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the CLC door hardware owned by Christine Cannon as demonstration objects for the Heritage Resource Centre.

Existing Policy/By-Law:

City of Kingston By-Law Number 2010-205 Committee By-Law

Consolidated Civic Collection & Municipal Museums Policies, CUL-MUS-001-006

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

There is no cost to acquire these civic collections as they are donations. The cost of storing and conserving the collections will be accommodated within the existing operational budget.

Contacts:

Lanie Hurdle, Commissioner, Community Services 613-546-4291 extension 1231

Colin Wiginton, Director, Cultural Services 613-546-4291 extension 1357

Other City of Kingston Staff Consulted:

Jennifer Campbell, Manager, Cultural Heritage

Paul Robertson, City Curator

Meaghan Eckersley, Civic Collections Technician

Exhibits Attached:

Not applicable



**City of Kingston
Report to Heritage Kingston
Report Number HK-17-063**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 15, 2017
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 23 Sydenham Street (P18-1016)
File Number: P18-087-2017

Executive Summary:

The subject property at 23 Sydenham Street is located on the east side of Sydenham Street between Earl and West Streets. The property contains a yellow, two-and-a-half-storey wood dwelling constructed in 1866 with a side gable roof and intricate panelled designs on the front façade. The dwelling was previously owned by prominent Kingston architect Lily Inglis and her husband James Inglis. It was designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Area Conservation District.

An application for demolition and alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-087-2017, has been submitted to request permission to demolish a small, one-storey brick shed at the rear of the lot located along Lily's Lane. This action is in response to a Property Standards Order which requires the shed's stabilization or demolition. The applicant has no immediate plans for a replacement structure. The application also includes a request to replace the existing roofing of the main dwelling and rear addition with new asphalt shingles to address leaking in the upstairs bedrooms.

This application was deemed complete on October 11, 2017. 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 January 9, 2018.

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Recommendation:

That Heritage Kingston recommends that this application be forwarded to Council on November 21, 2017 for consideration:

That it is recommended to Council that the demolition on the property at 23 Sydenham Street, be approved in accordance with the details described in the application (File Number P18-087-2017) which was deemed complete on October 11, 2017, with said demolition to include that of the shed at the rear of the property, subject to the following conditions:

- a) All required Demolition Permits shall be obtained;
- b) Any future reconstruction shall be subject to any necessary *Planning Act* approvals, as required; and

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

That alterations to the property at 23 Sydenham Street, be approved in accordance with the details described in the application (File Number P18-087-2017) which was deemed complete on October 11, 2017, with said alterations to include the repair/replacement of the existing roofing of the main dwelling and rear addition, subject to the following conditions:

- a) The new asphalt shingles shall match those of the front porch, as closely as possible;
- b) 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 complete a service request and submit to Utilities Kingston for isolation of the power lines; and
- c) All required Building Permits shall be obtained.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

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

The subject property at 23 Sydenham Street is located on the east side of Sydenham Street between Earl and West Streets. The property contains a yellow, two-and-a-half-storey wood dwelling constructed in 1866 with a side gable roof and intricate panelled designs on the front façade attributed to William Coverdale. The dwelling was previously owned by prominent Kingston architect Lily Inglis and her husband James Inglis. It was designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Area Conservation District.

An application for demolition and alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-087-2017, has been submitted to request permission to demolish a small, one-storey brick shed at the rear of the lot located along Lily's Lane. The shed is constructed of red brick with no foundation, and features wooden barn-style doors with a single window opening on the south side. The roof is currently bowing and has modern asphalt shingles. On the north side, it is supported by a tall wood fence. The applicant has submitted historic documentation demonstrating that the shed was added at the rear of the lot likely between 1911 and 1924. The applicant wishes to demolish the shed in response to a Property Standards Order which requires the shed's stabilization or demolition. The applicant has no immediate plans for a replacement structure.

The application also includes a request to replace the existing roofing with new asphalt shingles to address leaking in the upstairs bedrooms and unify the roofing throughout the main dwelling and rear addition. Currently, the main dwelling retains what is likely its original standing seam metal roofing on the gabled portion of the building. There are also asphalt shingles above the front porch and likely asphalt or tarred steel above the later stucco addition at the rear. According to the applicant, the porch roof is in fine condition and does not require replacement; he has indicated that the intention is to replace all the existing roofing materials with new asphalt shingles to match those above the porch, in a grey-brown colour.

All submission materials 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, or submission materials may also be found by searching the file number.

This application was deemed complete on October 11, 2017. 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 January 9, 2018.

Reasons for Designation

The subject property is included in the Old Sydenham Area Conservation District created pursuant to Part V of the *Ontario Heritage Act* in 2015. The Property Inventory Evaluation rates this property as "significant" to the District. The description of this property as outlined in the inventory (Exhibit C - Property Inventory Evaluation) notes that the property has associative value, as the property was purchased in the 1960s by James and Lily Inglis; James Inglis was a professor at Queen's University and Lily Inglis was a renowned heritage advocate and architect.

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The laneway behind the subject property was named Lily Lane in her honour after her passing in 2010.

The description also notes a number of physical attributes that relate to the front façade of this property, as follows:

“The 23 Sydenham Street building is a two-and-a-half-storey wood building with a side-gable roof and a prominent front gable. The front gable covers two rectangular second storey windows in 12 pieces. These are divided by a wide pilaster with recessed square and rectangular panels above the pilaster is a pediment top featuring a sunburst design.”

“This is the only wood building along this stretch of Sydenham Street. Its design features and detailed woodwork blend with the features of its adjacent buildings. This structure compliments the historic character of the area, and is an important part of the Sydenham Streetscape between West and Earl Streets.” Recent documentation has noted that the design of the woodwork can be attributed to another prominent local architect, William Coverdale.

The full description and statement of cultural heritage value with all identified attributes has been included as Exhibit B.

Cultural Heritage Analysis

The subject property is located in the Beyond Bagot sub-area as defined in the Old Sydenham Heritage Conservation District (HCD). The list of heritage attributes in the HCD Plan (Section 2.3.3) include “a wide range of building types, materials and ages”, “buildings associated with some of Kingston’s best architects,” “rear lanes with outbuildings”, and “views of City Park”. The subject property is a contributing factor to a number of attributes in the District Plan, making it a culturally important part of the District. In particular, its association with Lily Inglis and William Coverdale make it a significant building. While this shed is located on a rear lane, the “outbuildings” noted as attributes relate to the carriage houses and other early structures, as demonstrated along either side of the lane (Exhibit A - Property Photographs). Additionally, the proposed replacement roofing materials will not modify the roof line and will not impact any noted views. As such, there will be no impact on the attributes of the sub-area or District.

Built Heritage Analysis

The Old Sydenham Heritage Conservation District Plan does not permit the removal of “Significant” heritage buildings (Section 2.6.2). However, this policy is intended to inform the evaluation of proposals to removal buildings, structure or attributes on a designated property, which contribute to the understanding of its heritage value.

The heritage value of the subject property was evaluated as part of the Property Inventory Evaluation that was undertaken for the creation of the Old Sydenham Heritage Conservation District Plan in 2015. The existing rear shed is not included in the description of the property, nor has it been identified as a heritage attribute of the property, District or Lily Lane. As per a review of the historic Fire Insurance plans, the shed was likely added some time between 1911 and 1924. No comprehensive evaluation against Regulation 09/06 under the *Ontario Heritage Act* has been completed for this shed; however, its materials and construction methods indicate that

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it has very little heritage value. The property inventory evaluation focuses on the attributes of the main dwelling and those facing Earl Street. Given the poor condition of the shed, as noted in the open Property Standard's order, staff have no concerns with its removal.

Section 4.3.1 of the District Plan recommends that where original metal roofing material remains in place, it should be reconditioned where possible. Where reconditioning is not possible, the Plan notes that it is preferable for replacement material to match the original or be compatible with the age and style of the building and recommends that the roof profile visible from the street remain unaltered (Section 5.3.1). If the original material has been replaced by asphalt shingles, the Plan also notes that new asphalt shingles which are solid in texture and dark coloured, are preferred.

The subject property currently features a mix of roofing materials including asphalt shingles, rolled asphalt and what is likely the original metal seam roof on the gable of the main dwelling. Given that the metal portions are nearly 150 years old, it is reasonable that replacement is necessary. The applicant has indicated that the roof has been repaired and patched many times and has retained a roofing expert who recommended replacement. Further, given the existing mix of materials, the applicant wishes to create a matching roof throughout. The applicant is proposing to use new asphalt shingles in a grey-brown colour, to match those above the front porch. While the profile of the roof of the main dwelling visible from the street will change, it will match those of the surrounding buildings. Further, the existing asphalt shingles above the porch are "mottled" in terms of colour; however, they do no attempt to mimic historic materials such as slate, which upholds the intent of Section 4.3.1. In these ways, the proposal will be compatible with the current building and the District, which in turn, meets the intent of the District Plan policies. Staff support the use of the proposed asphalt shingles as they will unify the roofing of the building, without distracting from the significant architectural features identified as attributes.

Conclusion

Upon review of the submitted materials, staff recommend approval of the submitted application, subject to the conditions outlined herein.

Previous Approvals

None on file.

Comments from Agencies and Business Units

This application was circulated to a number of internal departments who provided the following comments:

Planning Division: The subject property is within the 'Residential' land use designation of the City's Official Plan and is zoned 'B' Three to Six-Family Dwelling in Zoning By-Law Number 8499. There are no provisions that would preclude the removal of the shed or replacement roofing. Any future development at the rear of the property, particularly for a secondary suite, will be required to meet all necessary zoning and Official Plan policies. The applicant is aware that future *Planning Act* approvals may be required. Staff have recommended that the applicant and future owners submit a development pre-application file in order to review future plans. The applicant has indicated that a future submission is forthcoming.

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Building Division: A Demolition Permit is required for the removal of the shed. An application has already been submitted. A Building Permit will be required for any structural changes to the roof.

Kingston Hydro: 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 complete a service request and submit to Utilities Kingston for isolation of the power lines.

Environment Division: No comments received.

Engineering Department: No comments.

Fire: No comments.

Property Standards: There is an open Property Standards File and an outstanding order relating to the poor condition of the shed at the rear of the property located along Lily's Lane. The applicant is working with staff to satisfy the conditions of the order through this application and with the Building Division.

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee's comments have been compiled and attached as Exhibit C.

Staff have received and considered all comments and submit the following in response:

Staff received only two comments in relation to this application. One member noted that in consideration of the poor condition of the shed and open Property Standards order, he was in support of the application. The other member noted no concerns with the removal of the shed, but suggested that metal replacement roofing would be better than the proposed asphalt shingles. Staff have forwarded this suggestion to the applicant, who is exploring metal replacement options, but he continues to prefer the matching asphalt shingles.

Existing Policy/By-Law:

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

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

Old Sydenham Heritage Conservation District Plan

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*

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. As per Section 42(4) of the *OHA*, Council may,

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within 90 days after the notice of receipt is served, give the applicant: the permit applied for; a notice that Council is refusing the application; or the permit with terms and conditions attached.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

MacKenzie Kimm, Planner, Heritage 613-546-4291 extension 3251

Other City of Kingston Staff Consulted:

The application was circulated to a number of internal departments for review and all comments have been incorporated.

Exhibits Attached:

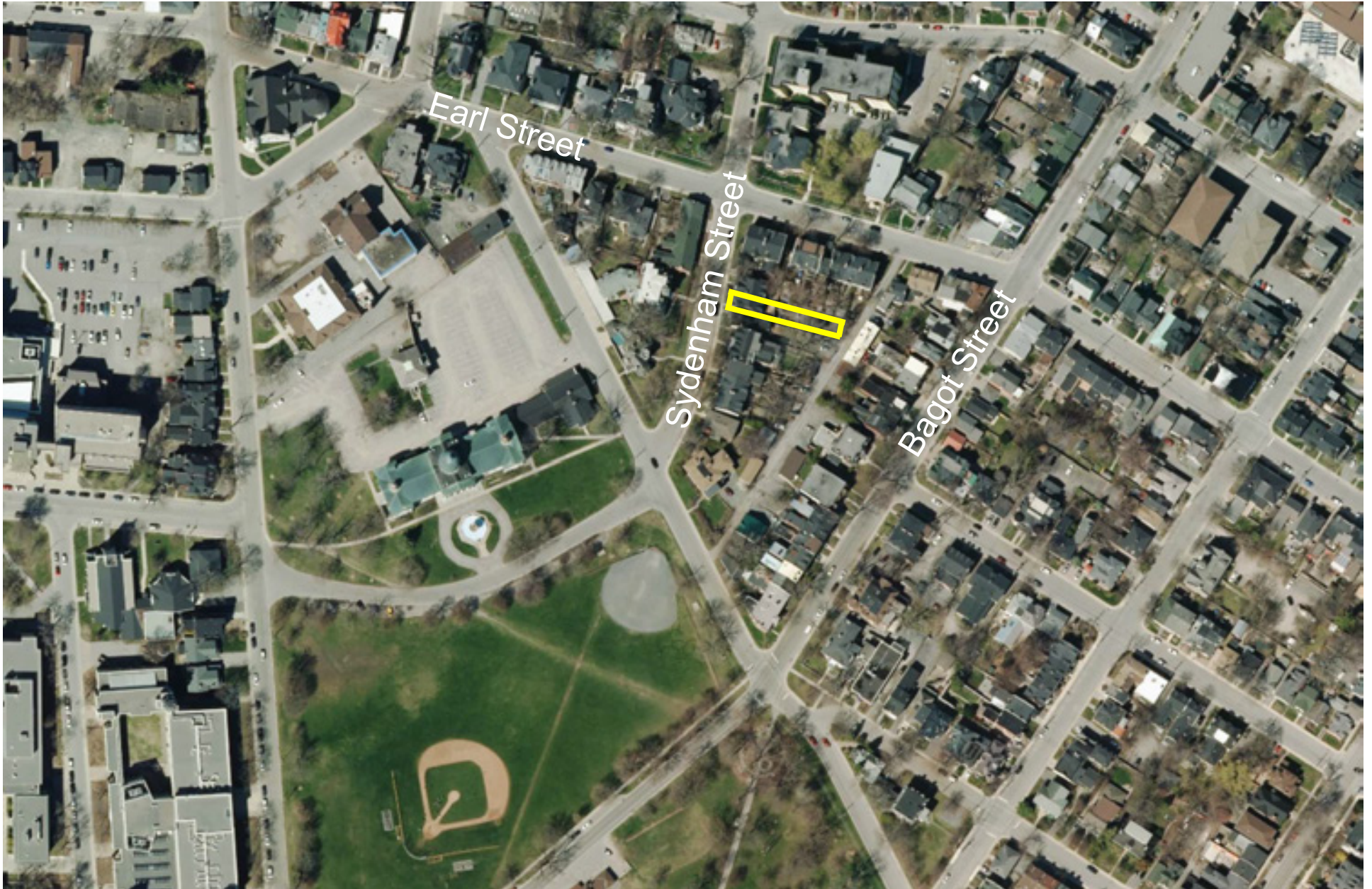
Exhibit A Context Map and Property Photographs

Exhibit B Property Inventory Evaluation

Exhibit C Summary of Technical Review

Exhibit D Summary of Final Comments at the November 15, 2017 Heritage Kingston Meeting

23 Sydenham Street









23 SYDENHAM STREET

Built: 1866

Rating: S

The 23 Sydenham Street building was erected in 1866 by builder and contractor John McMahon. McMahon owned a number of properties in the Sydenham Heritage during the mid-to-late 19th-century. He either erected buildings on these properties himself, or contracted the work for their construction. Later the 23 Sydenham Street building was owned by Lawrence C. Lockett, owner of Lockett's Boots and Shoes.* In the 1960s the house was purchased by James and Lily Inglis. James Inglis was a professor of psychology at Queen's University. After his death, Lily continued to live in the



J.McK.

building until her passing in January 2010. Lily was a renowned heritage advocate and architect. She is known for numerous heritage restoration and renovation projects, either on her own or in conjunction with architects Wilfred Sorensen or Bruce Downey. Some of these projects include the Chez Piggy restaurant and the adjacent court yard in downtown Kingston; renovations to Newcourt House on the St. Lawrence College campus, the Hochelaga Inn directly across Sydenham Street, and the restoration of the Newlands Pavilion in Macdonald Park. Inglis and Sorenson also designed the central branch of the Kingston Frontenac Public Library on Johnson Street, incorporating the old residence of Bishop Macdonell as one of its main elements. In 2010 the laneway behind this stretch of houses, joining Earl and West Street between Bagot and Sydenham, was named Lily Lane in her honour.

The 23 Sydenham Street building is a 2½-storey wood building with a side-gable roof and a prominent front gable. The front gable covers two rectangular second-storey windows in 12-pieces. These are divided by a wide pilaster with recessed square and rectangular panels. Above the pilaster is a pediment top featuring a sunburst design. The gable face, above the windows, features clapboard and fish-scale imbrications. A matching window is located on the outer northeast bay of the upper storey.

* Andrew Hill, unpublished report for Lily Inglis on 23 Sydenham Street; property records for Lot 62 on Sydenham Street, Plan B27; Kingston directories; Dana Johnson and C. J. Taylor, *Reports on Selected Buildings in Kingston*, Vol. 1. (Parks Canada, 1976).

The front gable's pilaster is centred above a rectangular bay window on the first storey. This bay has a shallow, forward-sloping roof, and a curved entablature with thick dividing bars. It contains two full-height rectangular openings, each with a 1/1 window and 3 square upper lights. The bay, and the remainder of the first-storey façade, is clad with fish-scale imbrications. Northeast of the bay window is a porch with a projecting pediment hood. Its shingled hip roof merges with the roof of the bay window. The porch roof and pediment are supported by plain square pillars, which taper slightly as they rise. The pillars rest on brick bases with stone caps. The pediment contains a solid, curved bargeboard surround fronting a deeply recessed tympanum.

This is the only wood building along this stretch of Sydenham Street. Its design features and detailed woodwork blend with the features of its adjacent buildings. This structure compliments the historic character of the area, and is an important part of the Sydenham Streetscape between West and Earl Streets.

Heritage Kingston

Summary of Input from the Technical Review Process

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Liz Schell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Goheen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Megan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamie McKenzie-Naish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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:

Form: Heritage Kingston Reviewer Form

Reviewer Name:

Application Type: Demolish/Alter

File Number: P18-087-2017

Property Address: 23 SYDENHAM ST

Description of Proposal:

This application relates to the property at 23 Sydenham Street (Lily Inglis' House), designated under Part V of the OHA as part of the Old Sydenham Heritage Conservation District. The applicant has submitted a proposal to demolish a shed at the rear of the property, along Lily's Lane. The shed is not in good repair and has very little heritage value. The applicant wishes to demolish the shed in order to satisfy conditions of a Property Standards order from the City. There are no immediate plans to rebuild in place of the shed. The applicant also is requesting permission to replace the existing roofing throughout with new asphalt shingles.

Comments for Consideration on the Application:

{Please enter your comments here}

No concerns about removal of the shed.

The proposed replacement roofing is acceptable, although replacement metal roofing would be preferred for both heritage and longevity reasons.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}

1. Email received from P. Carl, Member, Heritage Kingston, October 4, 2017

As there is a properties standards order and this shed is not of Heritage value. I am fine with this.

Paul Carl
Miigwech Nyawen

Summary of Final Comments at November 15, 2017 Heritage Kingston Meeting

[To be added following the meeting.]



**City of Kingston
Report to Heritage Kingston
Report Number HK-17-062**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 15, 2017
Subject: Application for Heritage Permit
Address: 77-79 Gore Street (P18-931)
File Number: P18-088-2017

Executive Summary:

The subject property at 77-79 Gore Street is located on the north side of Gore Street, between Wellington Street and King Street East. The subject property includes a one-and-a-half-storey limestone double-house, built circa 1830. The subject property is included in the Old Sydenham Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-088-2017) has been submitted to gain heritage approval to replace a recently removed wooden front porch with a new limestone porch/patio. The new porch will include two steps and be approximately 56 centimetres from grade. No railings or handrails are required; however, a simple central rail is proposed. The new porch will have the same dimensions as the recently removed porch.

This application was deemed complete on October 10, 2017. 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 January 8, 2018.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed scope of work, subject to the conditions outlined herein.

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Recommendation:

That Heritage Kingston supports Council's approval of the following and recommends it be forwarded to Council on November 21, 2017 for consideration:

That alterations to the property at 77-79 Gore Street, be approved in accordance with the details described in the application (File Number P18-088-2017), which was deemed completed on October 10, 2017, with said alterations to include the construction of a limestone front porch; and

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

1. A Building Permit shall be obtained, as necessary;
2. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
3. Wood may be used as an option, in place of limestone, provided details regarding colour and design be provided to heritage staff for prior approval; and
4. An Encroachment Permit shall be obtained.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:**Description of Application**

The subject property at 77-79 Gore Street is located on the north side of Gore Street, between Wellington Street and King Street East. The subject property includes a one-and-a-half-storey limestone double-house, built circa 1830. The subject property is included in the Old Sydenham Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*.

It is staff's understanding that due to a miss-communication, the existing porch was removed prematurely. An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-088-2017) has been submitted to gain heritage approval to replace a recently removed wooden front porch with a new limestone porch/patio. The new porch will include two steps and be approximately 56 centimetres from grade. No railings or handrails are required; however, a single central metal rail is proposed. The new porch will have the same dimensions as the recently removed porch.

The subject property received *Ontario Heritage Act* approval earlier this year (File Number P18-024-2017) to make a number of alterations/restorations to the stone dwelling, including replacement of the doors and windows, new roofing and recladding of wood siding on an existing rear addition and minor repointing.

All submission materials 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 October 10, 2017. 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 January 8, 2018.

Reasons for Designation

The subject property was included in the Old Sydenham Heritage Conservation District created pursuant to Part V of the *Ontario Heritage Act* in 2015. The Property Inventory Evaluation rates this property as "significant" to the district. The description of the value of this property as outlined in the inventory (Exhibit C - Property Inventory Evaluation) includes the following:

"The most distinct feature of this double-house is its coursed rubble stone walls. Each of its outer two of four bays contains a large rectangular window, presently with a 6/1 window pattern. A doorway is located on each inner bay. Their wood-plank outer doors appear to be of significant age. Wide chimneys rise from each side elevation of its side-gable roof. Full-width dormers have been added to front and rear of the building."

Cultural Heritage Analysis

The subject property is located within the North to Bagot sub-area as defined in the Old Sydenham HCD Plan. The list of heritage attributes in the HCD Plan (section 2.2) and those of the North to Bagot sub-area (section 2.3.2) include "varied ages, styles and types of buildings,

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with both vernacular and architect-designed examples of over two centuries of architectural styles” and “closely packed buildings forming a strong street edge”. The subject property is a contributing factor to a number of attributes in the district plan, making it a culturally important part of the district.

Section 4.3.4 of the Old Sydenham HCD Plan provides guidance with respect to porches. It notes that original versions of porches should be retained and repaired. The plan also discourages the use of plastic or fiberglass. It is unlikely that the previous porch was original to the building. The new porch will be simple in design and will not detract from the heritage character of the District and will be similar to porches found throughout the area. Limestone is a common material in the district.

Upon review of all of the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed application, subject to the conditions outlined herein.

Previous Approvals

P18-024-2017DA Alterations to windows, doors, roofing and cladding, and minor repointing throughout.

Comments from Agencies and Business Units

The following internal departments have commented on this application:

Building Division: No objections, the landing size, stair width and lack of handrail are in compliance with applicable Ontario Building Code requirements.

Engineering Department: The front porch is located entirely in the City’s right-of-way. An Encroachment Permit will be required to rebuild the existing porch and for the ongoing encroachment into the right-of-way.

Licensing and Enforcement Division: No comments.

Kingston Hydro: No comments.

Planning Division: The subject property is currently located within the Three to Six-Family Dwelling ‘B’ Zone in the Comprehensive Zoning By-Law Number 8499 and is designated ‘Residential’ in the Official Plan. It appears the entire porch is located within the City’s right-of-way. As such, no relief may be sought from the applicable provisions of the by-law. The porch will require encroachments as noted. No concerns from a planning perspective.

Utilities Kingston: Utilities Kingston has no concerns with the Heritage Application. The applicant is responsible for obtaining locates prior to any excavation and to ensure no utilities are being obstructed (i.e. shutoffs, etc.).

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee’s comments have been compiled and attached as Exhibit D - Consolidated Comments from Heritage Kingston Members.

November 15, 2017

Page 6 of 7

No concerns were expressed by responding members. One member suggested that the applicant consider the use of wood as an alternative to stone, but had no objection to stone. Staff provided this suggestion to the applicant, who considered it, but have chosen to proceed with the limestone design. While staff do not object to the proposed use of limestone, we would also support the use of wood as an alternative. Staff have included the option of a wooden deck in the recommendation.

Conclusion

Staff recommend approval of the application (File Number P18-088-2017), 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 or members of the Committee.

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)

Old Sydenham Heritage Area Heritage Conservation District Plan

City's Policy on Masonry Restoration in Heritage Buildings

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.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:

The application was circulated internally for review and all comments have been incorporated.

November 15, 2017

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Exhibits Attached:

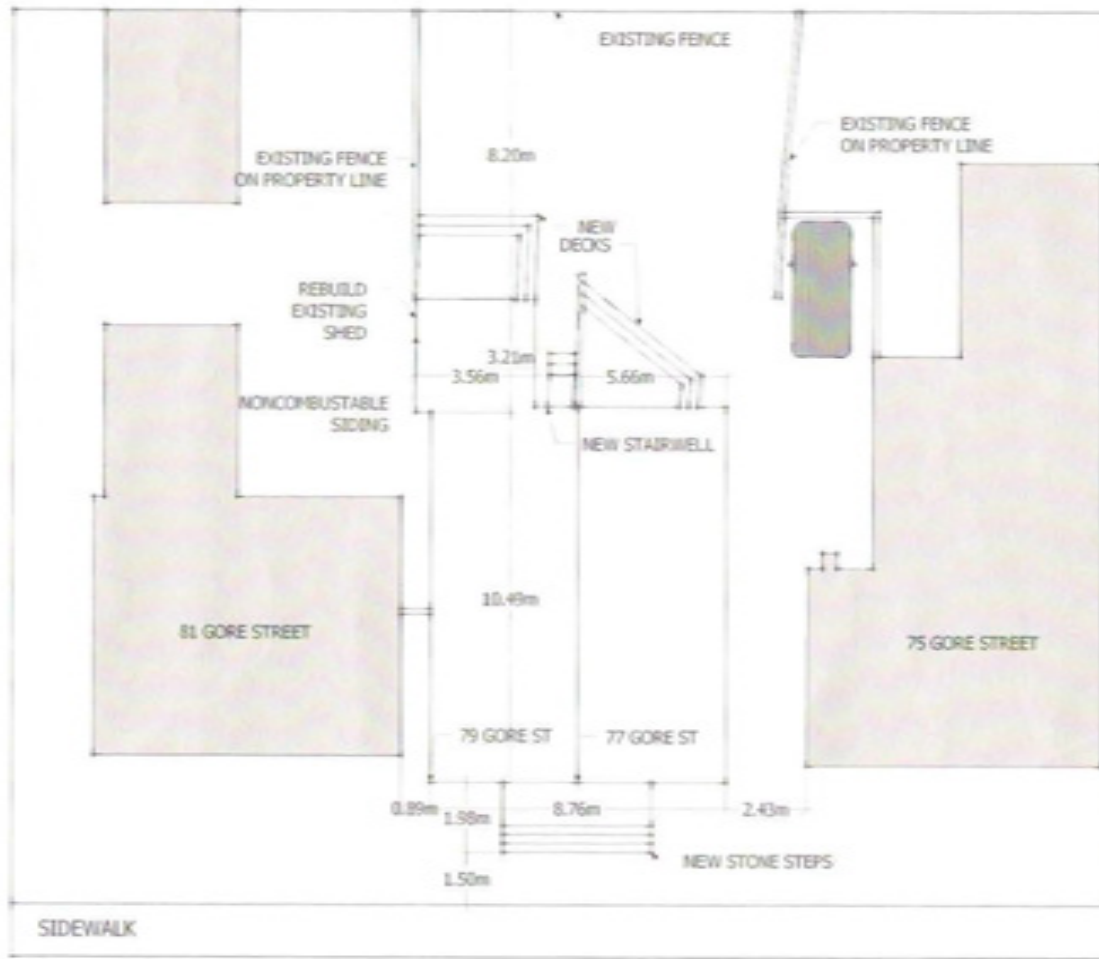
- Exhibit A Context Map and Photographs of Building
- Exhibit B Conceptual Porch Plans, Prepared by Applicant
- Exhibit C Property Inventory Evaluation
- Exhibit D Consolidated Comments from Heritage Kingston Members
- Exhibit E Final Comments from Heritage Kingston – November 15, 2017

Context Map





View from Gore Street with existing porch
31



THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS AND FINISHED BASEMENTS WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK AND AM QUALIFIED IN THE APPROPRIATE CATEGORY AS AN 'OTHER DESIGNER' REGISTERED UNDER SUBSECTION 3.2.5. OF DIVISION C. OF THE ONTARIO BUILDING CODE.

23891
IND. BCIN #
SEPT 26, 2017

77-79 GORE ST
Kingston, Ont

PLOT PLAN

DRAWN BY: STACEY KIMBERLEY
NO SCALE
PAGE # **A-1**



77-79 GORE STREET**Built: by 1850****Rating: S**

Instruments from 1830 and an 1832, pertaining to the sales of parts of this lot, refer to a stone house on the property.* The rough coursed limestone of this building is consistent with a structure erected in the early 19th-century. The 77-79 Gore Street building may date to that time, although it does not appear on Howlett's map of 1829. Gibbs' map of 1850 and Innes' map of 1865 show the same two structures on this lot, which were likely the present 75 and 77-79 Gore Street buildings.

The most distinct features of this double-house is its coursed rubble stone walls. Each of its outer two of four bays contains a large rectangular window, presently with a 6/1 window pattern. A doorway is located on each inner bay. Their wood-plank outer doors appear to be of significant age. Wide chimneys rise from each side elevation of its side-gable roof. Full-width dormers have been added to front and rear of the building.

**Southeast elevation**

* Property Records for Lot 148 OS, Instruments K14, Roll A253, and L169, Roll A254

Heritage Kingston

Summary of Input from the Technical Review Process

P18-088-2017

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Liz Schell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Goheen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meghan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamie McKenzie-Naish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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:	October 4, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Donald Taylor"/>
Application Type:	Alteration and/or repair
File Number:	P18-088-2017
Property Address:	77 GORE ST

Description of Proposal:

The applicant wishes to gain Heritage Act approval to reconstruct a recently removed front porch. The property is located on the north side of Gore Street, between Wellington Street and King Street East. The property is designated as part of the Old Sydenham Heritage Conservation District, pursuant to Part V of the Ontario Heritage Act. The previous porch was wooden (see photo). The proposed porch/patio, at 56 cm high, is to be constructed of limestone and have no railings. The new porch will have the same dimensions as the previous porch.

Comments for Consideration on the Application:

The proposed stone deck design is reasonable and acceptable. However the applicant might consider a couple of suggestions. The deck is planned to fit between two trees, and I am concerned that the stonework will soon be damaged by the growth of the trees. An alternative is to build a wood deck resting on concrete pillars - a wood deck would be quite appropriate for this modest building. Also it might be desirable to have separate steps for the two houses, as was the case for the previous porch, so that it is clear that there are two residences

Final Comments from Heritage Kingston – November 15, 2017

The following final comments were provided at the November 15, 2017

Heritage Kingston meeting:

(to be added following meeting)



**City of Kingston
Information Report to Heritage Kingston
Report Number HK-17-061**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 15, 2017
Subject: Heritage Pre-Consultation Application
Address: 411 Wellington Street (P18-520)
File Number: F32-019-2017

Executive Summary:

The property at 411 Wellington Street, being the site of the former J.E. Horton Public School, is currently vacant and is the subject of a proposal for redevelopment.

The owners have requested a pre-consultation meeting with Heritage Kingston prior to advancing an application for a Heritage Permit. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing may pre-consult with the Committee, where deemed necessary, due to the complexity of the alteration proposed.

The owners of the subject property are proposing a retirement community/campus comprised of a three-storey apartment style residence containing 145 units and a 16 unit two-storey terraced row house fronting onto Wellington Street (Exhibit C - Concept Plans). Detailed design plans related to the appearance of the new buildings (i.e. material, colour, arrangement of openings, etc.) have not yet been finalized.

Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a Heritage Permit application.

Recommendation:

This report is for consultation purposes.

November 15, 2017

Page 2 of 6

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

November 15, 2017

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Options/Discussion:**Proposal/Background**

The subject property at 411 Wellington Street, being the former location of the J.E. Horton Public School, is currently vacant (Exhibit A – Context Map) and is the subject of a proposal for redevelopment. The former school was closed in 2013 and the building was demolished in 2017 through Heritage Permit Number P18-078-2016. The property is located on the north side of Wellington Street in the Barriefield Heritage Conservation District (Exhibit B - Property Inventory Evaluation).

The new owners of the subject property are proposing a retirement community/campus, which includes a three-storey (12,646 square metre) apartment style residence containing 145 units and a 16 unit two-storey terraced row house fronting onto Wellington Street (Exhibit C - Concept Plans). The new three-story C-shaped building is to be set to the rear (northeast side) of the subject property and accessed by a private driveway from Wellington Street. The new two-storey row house is proposed to screen the new residence from the public realm. All parking will be located to the rear of the row house and will be framed by the C-shaped building. A large open space is proposed along the western half of the property, including the formalization of and improvement to the commonly used pathway connecting Wellington Street to St. Mark's Anglican Church.

Detailed design plans related to the appearance of the new buildings (i.e. material, colour, arrangement of openings, etc.) have not yet been finalized. A Heritage Impact Statement has been requested in order to evaluate the conformity of this proposal to the policies of the Village of Barriefield Heritage Conservation District Plan.

Official Plan and zoning by-law amendments and Site Plan Control applications will be required for this proposal. No subdivision of the property is proposed.

The applicants have requested a pre-consultation meeting with Heritage Kingston prior to advancing a full Heritage Permit application. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing may consult with the Committee, where deemed necessary, due to the complexity of the alteration proposed. This report is for information purposes. Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a Heritage Permit application.

Reasons for Designation

The property is part of the Barriefield Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*. It is noted as a 'non-heritage' property for the purposes of the policies and guidelines of the Village of Barriefield Heritage Conservation District Plan. The Property Inventory Evaluation has been included as Exhibit B.

Section 4.5.5 of the HCD Plan includes specific policies related to the future development of this property including: the requirement for a Heritage Impact Statement; the need to adequately locate new parkland; the need to respect the existing built form and cultural heritage value of the

November 15, 2017

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District; and the need to respect the existing grid pattern of the streets. The subject property also plays an important role in the conservation of two significant historic views of St. Mark's Church. These views must be conserved, particularly from specified "vantage points" as outlined in Section 4.8.7 of the Plan.

Previous Approvals

P18-062-2010	Addition of new portable.
P18-051-2013	Removal of sun shelter.
P18-071-2013	Removal of two portable buildings.
P18-078-2016	Demolition of existing school building(s).

Comments from Agencies and Business Units

The subject application was circulated to internal departments for review. These departments have provided the following comments (summarized by Heritage staff) for Committee consideration:

Building Division: More detailed comments relating to the proposed construction will be provided when technical drawings are made available. No comments based on the modelling provided. Development and impost charges would be applicable for the proposed development; credits may be available depending on the date the demolished structure was vacated and when the proposal is submitted for a Building Permit. Any proposed lighting may not be directed onto neighbouring properties.

Engineering Department (general): There are no objections with a future Heritage Permit. This site would be subject to various other planning applications that would be subject to further technical review by the Engineering Department. Grading and Servicing Plans prepared by a qualified professional will be required through Site Plan Control. A sidewalk will be required along the street frontage of this property for the proposed development.

Engineering Department (noise): A noise feasibility study will be required at the time of the future development application. The study will need to address potential impacts on the development due to stationary and/or transportation noise sources in the vicinity and potential impacts on sensitive land uses in the vicinity due to stationary and/or transportation noise sources associated with the proposed development. The study is to be prepared by a qualified individual with experience in environmental acoustics and is to demonstrate compliance with NPC 300.

Engineering Department (stormwater): A stormwater management report will be required through the review of a development application. The report must demonstrate, with supporting calculations and documentation, that the post-development flows do not exceed the pre-development flows.

Engineering Department (traffic): A Traffic Impact Study will not be required.

Environment Division: No comments.

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Forestry: A Tree Inventory/Preservation Plan, as per the Tree By-Law, Site Plan Control (SPC) guidelines and the Barriefield Village Heritage Conservation Plan will be required. A landscape plan will also be required at the time of the SPC.

Kingston Hydro: Kingston Hydro will need further details of concept at application stage. Kingston Hydro will be completing an economic evaluation to determine the capital contribution by the customer to bring three phase power along Main Street and Wellington Street to the site. The Wellington Street portion of the distribution will be underground from Main Street.

Licensing and Enforcement Division: No comments.

Parks: Parkland conveyance or parkland easement is required for this development. Parkland is only accepted if the land has a large frontage with a more traditional shape. A different parkland configuration with a smaller frontage can be accepted provided that there is public access to a larger park space. We need to know what the applicant would like to convey to the City to satisfy parkland requirements during zoning and site plan. At site plan, a landscape plan prepared by a landscape architect is required. Also at site plan, we would be interested to know the proposed grades of the site and park space due to the significant grades in the area.

Planning Division: The subject property is located in the special "I-8' Institutional Zone" in Zoning By-Law Number 32-74, and is designated 'Residential' in the City's Official Plan 2010. Applications for Official Plan amendment, zoning by-law amendment and Site Plan Control will be required.

Public Works Operations: No objections to this proposal. Public Works will be circulated future development applications and will offer comment.

Real Estate: No comments.

Solid Waste: No comments.

Transportation Services: Transit service for this site is concentrated along Highway 15 to the east. Transportation Services is supportive of internal pathways and a sidewalk section along the frontage of the site to provide future accessible connections to the transit service.

Utilities Kingston: No comments.

Heritage Kingston

The Committee's comments have been compiled and attached as Exhibit D - Consolidated Comments from Heritage Kingston Members. These comments will be provided to the applicant and discussed as a formal Heritage Permit application is advanced through the municipal review and approval process.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

November 15, 2017

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Ontario Heritage Act, R.S.O. 1990, C. O.18. (Province of Ontario)

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

Village of Barriefield Heritage Conservation District Plan

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:

The application has been circulated to internal departments for review and comment.

Exhibits Attached:

Exhibit A Context Map

Exhibit B Property Inventory Evaluation for 411 Wellington Street

Exhibit C Conceptual Plans, Prepared by Applicant

Exhibit D Consolidated Comments from Heritage Kingston Members

Context Map



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

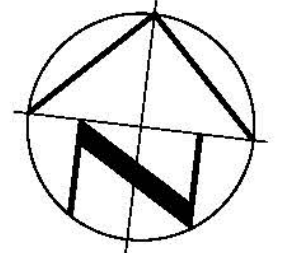
Description of Historic Place:

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.



Project North
 Certificate of Practice Number: 42438
 4 General Street, Suite 206, Kingston, ON K7K 1Z7
 Tel: 613 541 9776 Fax: 613 541 0804
 mail@szaarch.com www.szaarch.com

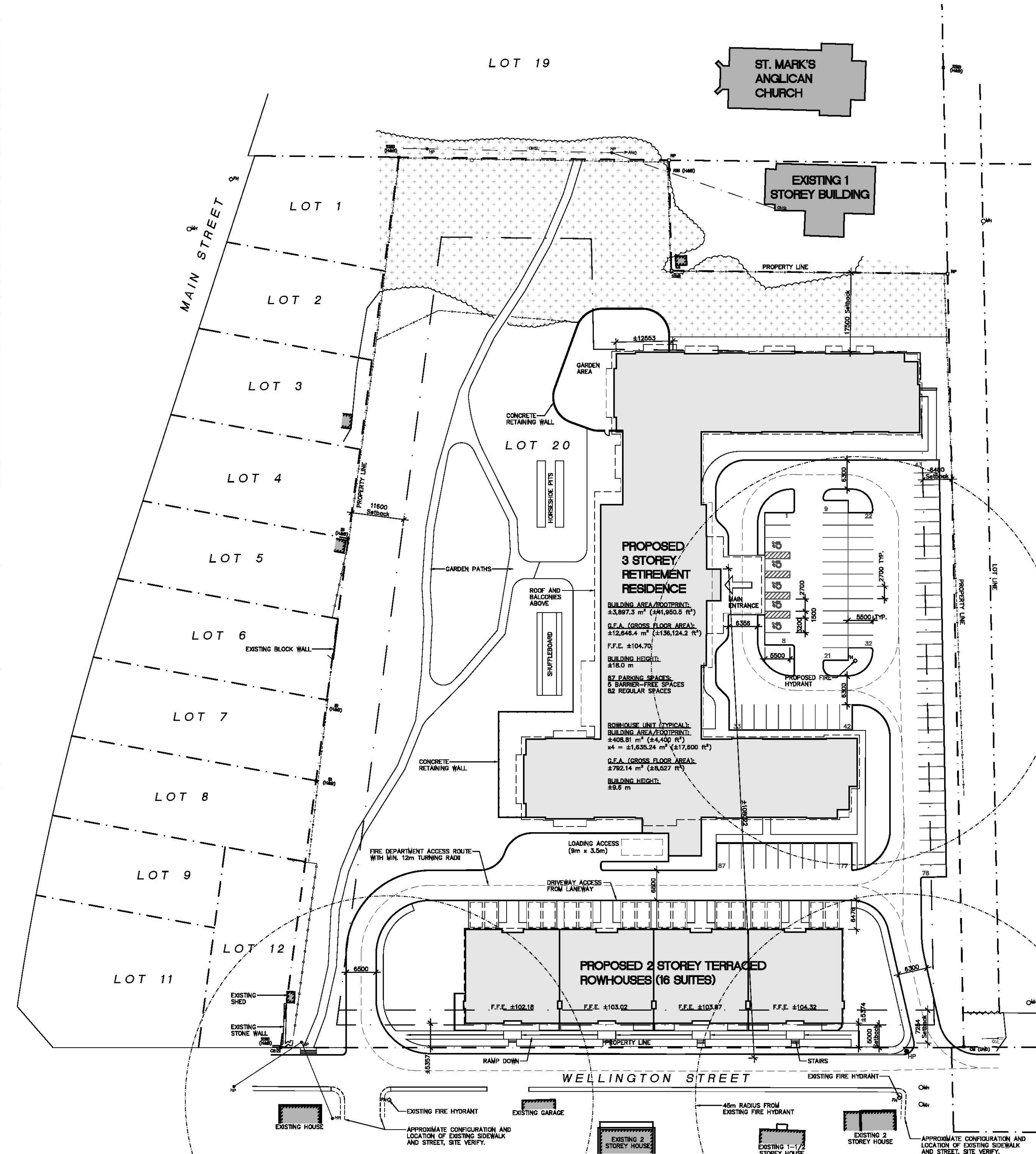
This is a copyright drawing and design and shall not be used, reproduced or related without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing work. These drawings are not to be used for construction without the approval of the Architect. It is solely the responsibility of the Contractor.

Drawing Legend

- PROPERTY LINE
- - - LOT LINE
- - - CHAIN LINK FENCE
- - - BOARD FENCE
- - - WIRE FENCE
- HP HYDRO POLE
- MH MANHOLE
- FH FIRE HYDRANT

411 Wellington Street, Retirement Home, Site Statistics Table

Provision	Zoning By-law Requirement (R3)	Current Concept Plan
Permitted Use(s)	Residential - an apartment dwelling house - a boarding house - a row dwelling house Non-Residential - a public use	- an apartment dwelling house - a row dwelling house (RH)
Number of Units (main building)	N/A	145
Number of Units (Horizontal Multiple Dwelling)	N/A	16
Lot Area (min)	(i) Apartment dwelling house: 205m ² per unit (29,725m ² @ 145 units) (ii) Apartment dwelling house: 35m	173m ² per unit (25,085m ² @ 145 units) 150.7m
Lot Frontage (min)	(i) Apartment dwelling house: 7.5m, + 10% of the amount exceeding 10.5m (ii) Other uses: 7.5m	(i) 8.25m (@ 18m height) (ii) RH: 5m
Front Yard Depth	(i) Apartment dwelling house: 10.5m, + 15% of the amount exceeding 10.5m (ii) Other uses: 3m	(i) 11.6m (@ 18m height, west side); 6.4m (east side) (ii) 3m
Interior Side Yard Width (min)	(i) Apartment dwelling house: 10.5m, + 15% of the amount exceeding 10.5m (ii) Other uses: 7.5m	(i) 17.5m (ii) 6.4m
Rear Yard Depth (min)	(i) Bachelor dwelling unit: 58.5m ² (ii) 1 bedroom unit: 75m ² (iii) 2 bedroom unit: 88m ² (iv) >2 bedrooms: 92m ² , plus 14m ² per bedroom in excess of 2	None required.
Dwelling Unit Area (min)	(i) Apartment dwelling house: 45% (ii) Other uses: 30%	53.4%
Landscaped Open Space (min)	12m	18.0m
Height of Building (max)	Min. distance between opposing walls in a court: 22m	>22m
Courts	No requirement for this use.	1 space
Loading Spaces (9m x 3.5m with vertical clearance of 4m)	A privacy yard shall be provided adjoining each exterior wall of every dwelling unit with a minimum width in accordance with the following: - in the case of a wall containing a first storey living room window: 10.5 metres, provided that where the yard adjoins a direct line or vehicular driveway, the minimum width shall be 7.5 metres. - in the case of a wall containing a first storey habitable room window other than a living room window: 7.5 metres, provided that where the yard adjoins a vehicular driveway, the minimum width shall be 6 metres.	Site Specific Exemption
Privacy Yards	An unobstructed yard, clear of any public pedestrian access, shall be provided adjoining the window of every first storey dwelling unit in an apartment dwelling house. Such yard shall extend not less than 3.5 metres from any portion of the window. For the purpose of this Section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres above the adjacent finished grade.	
Parking	1 per dwelling unit.	- Parking space size: 6.5m x 2.7m - 0.6 spaces per unit - 2 retirement home suites count as 1 dwelling unit - Retirement Home Suite: Shall be defined as a habitable space designed for living and sleeping consisting of studios, one or two bedrooms, private bathroom and separate entrance from a common hall, and a kitchenette which may include convenience facilities but without full cooking facilities.
Accessible Parking	Accessible parking spaces are provided at a rate of 4% of the required parking spaces. A minimum of one Type A (Van accessible) accessible space required, rounded up to the nearest whole number. Equal numbers of Type A (Van accessible) and Type B are required. If an odd number is required, the additional space may be either type. Accessible parking is not required for single detached and semi-detached houses, duplexes, triplexes, town houses, and row houses that do not have shared parking arrangements.	5 provided.
Amenity Area (m ²)	N/A [there is a City-wide ZBA application that will set a requirement of 18.5m ² per unit. This may be in effect by the time we submit.]	97.8m ² per unit (14,153.67 m ² @ 145 units)



1 Proposed Site Plan
 A010 1:500

DRAFT

PRELIMINARY
 NOT FOR CONSTRUCTION

C	ISSUED FOR REZONING	28 SEPT, 2017
B	ISSUED FOR CLIENT REVIEW	12 SEPT, 2017
A	ISSUED FOR CLIENT REVIEW	14 JUL, 2017

Project Description Date
 Project: Barriefield Retirement Residence

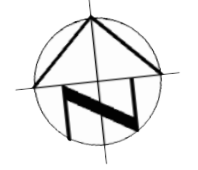
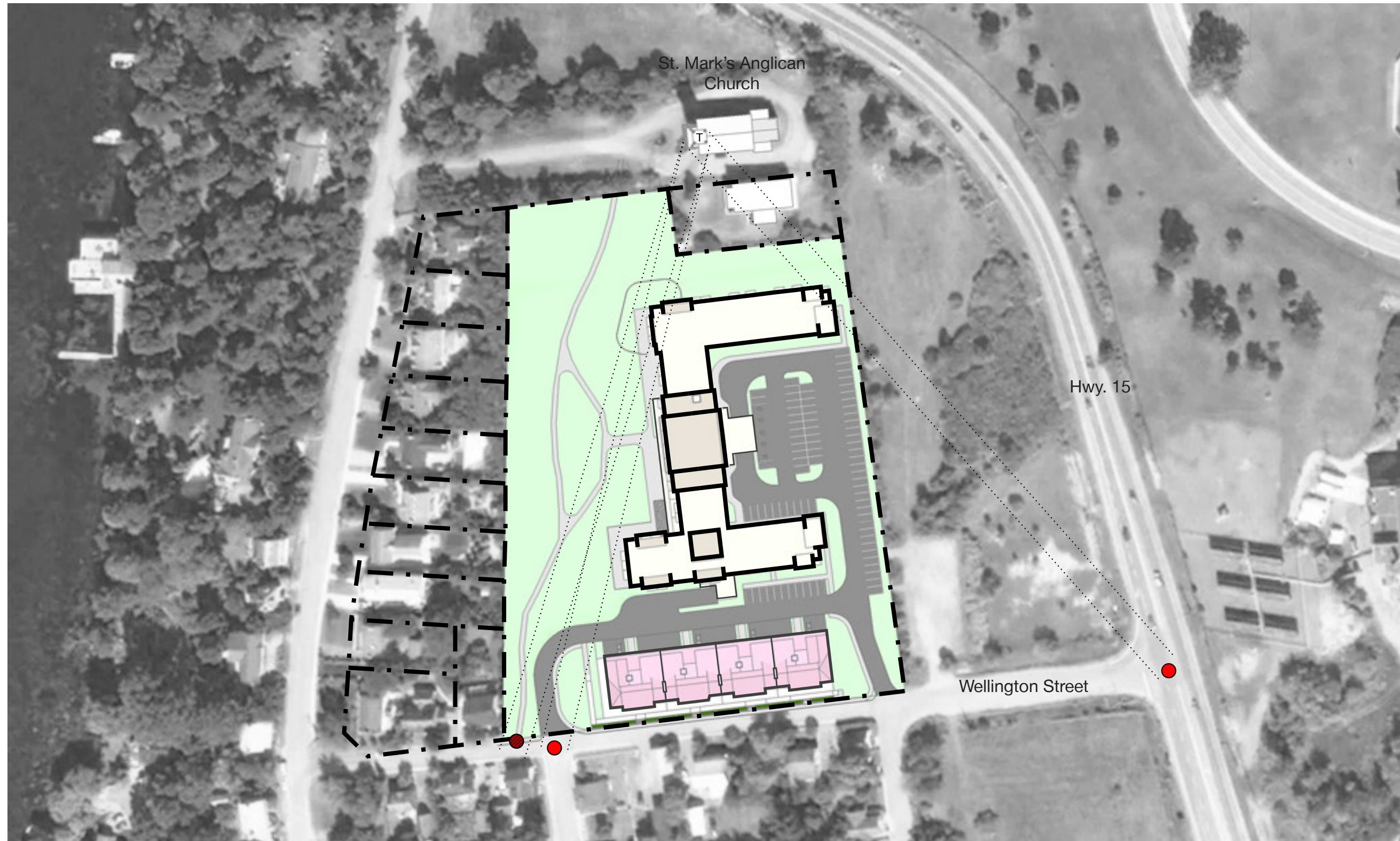
Location
 Wellington and Drummond Streets
 Barriefield, Kingston, ON

Client
 Reichmann Seniors Housing Dev. Corp.
 22 St. Clair Avenue East, Suite 1200
 Toronto, ON

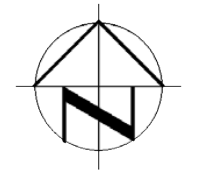
Drawing
 Proposed Site Plan

Drawn by AJ, JS	Date 28 Sept, 2017
File Name 16090 - SP01e	Scale As Noted
Client Project #	Drawing Number
Project # 16090	Revision # A010

Exhibit C



Project North



True North

- Sightline
- Adjusted Sightline

Main Street

Drummond Street

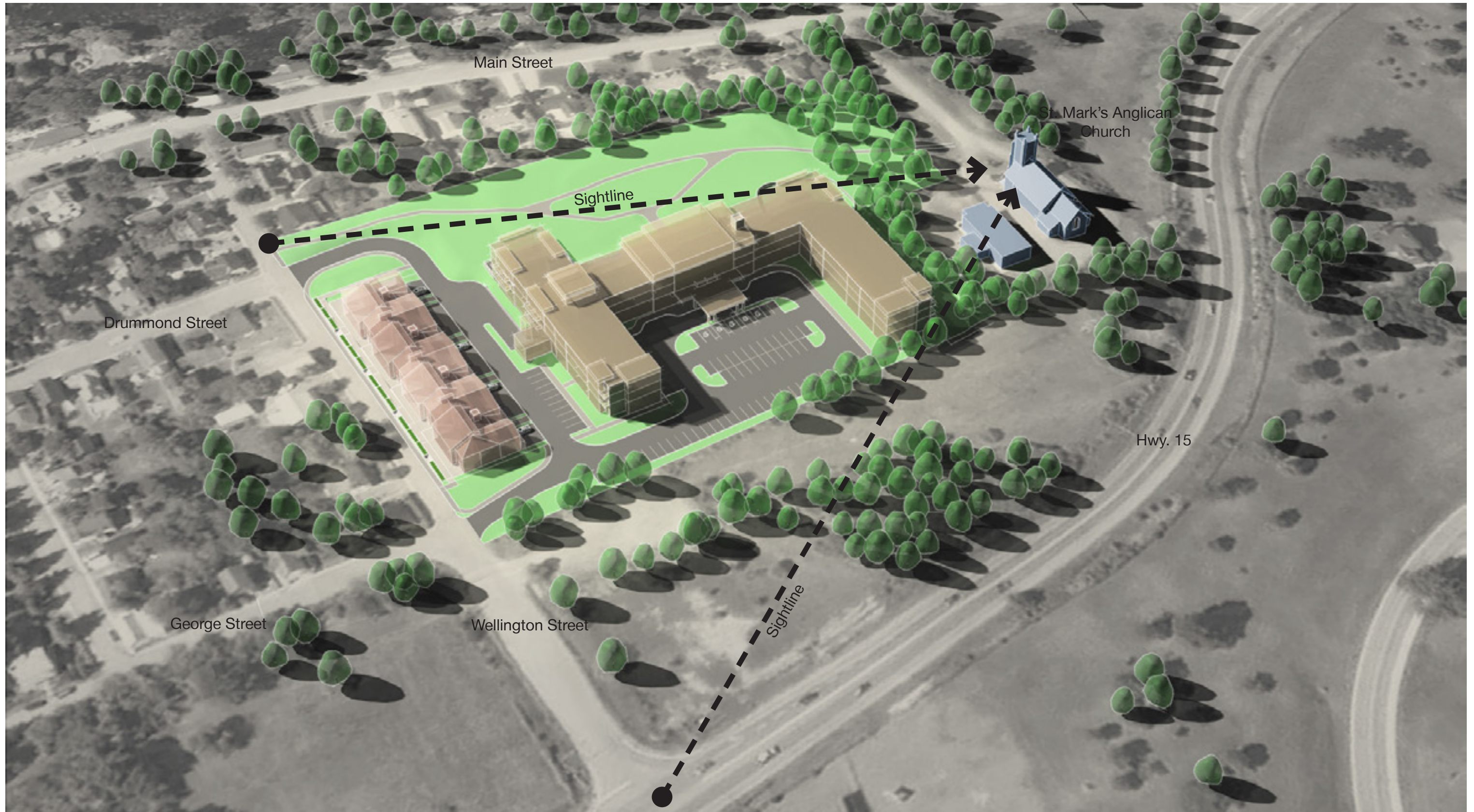
George Street

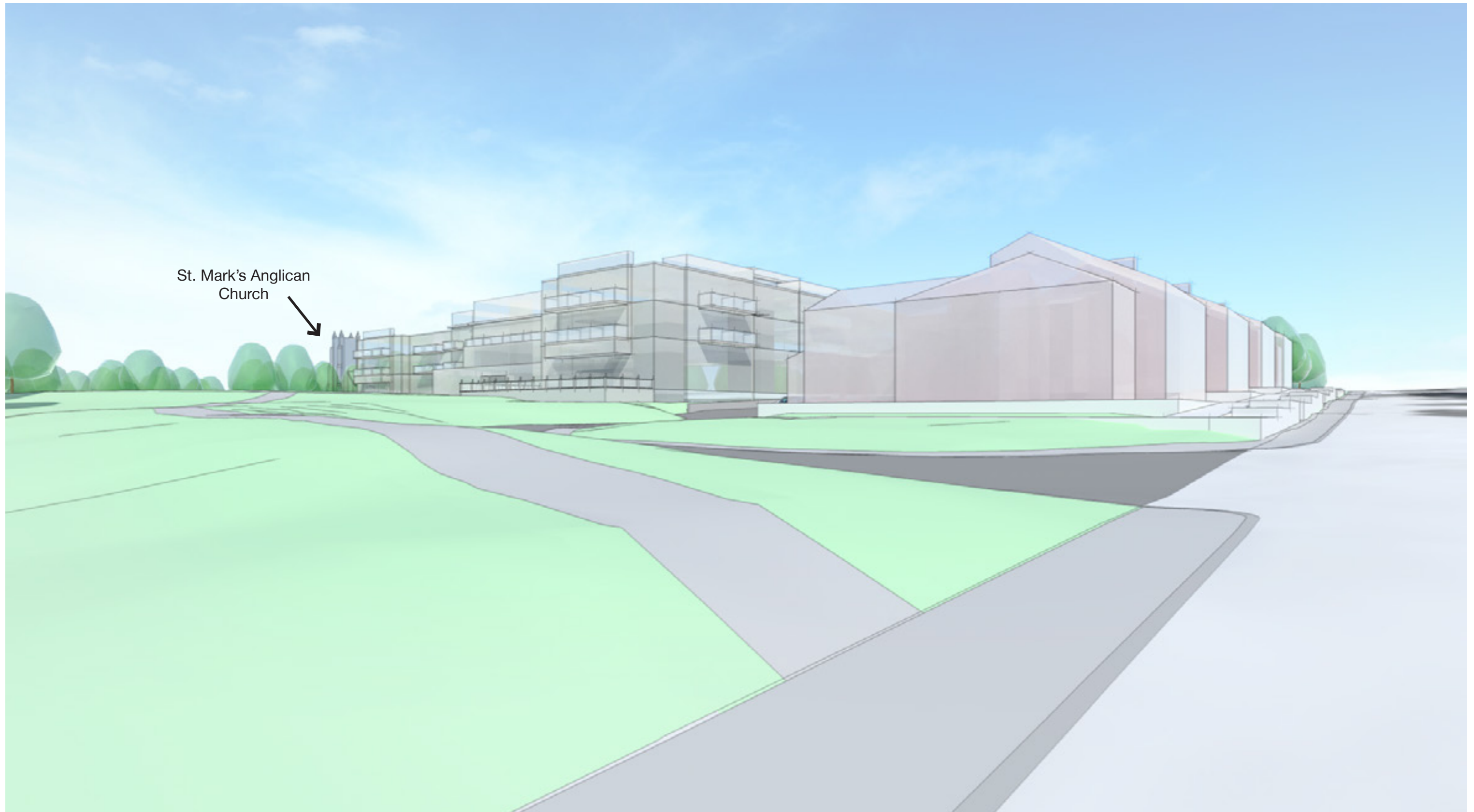
Wellington Street

Hwy. 15

St. Mark's Anglican Church

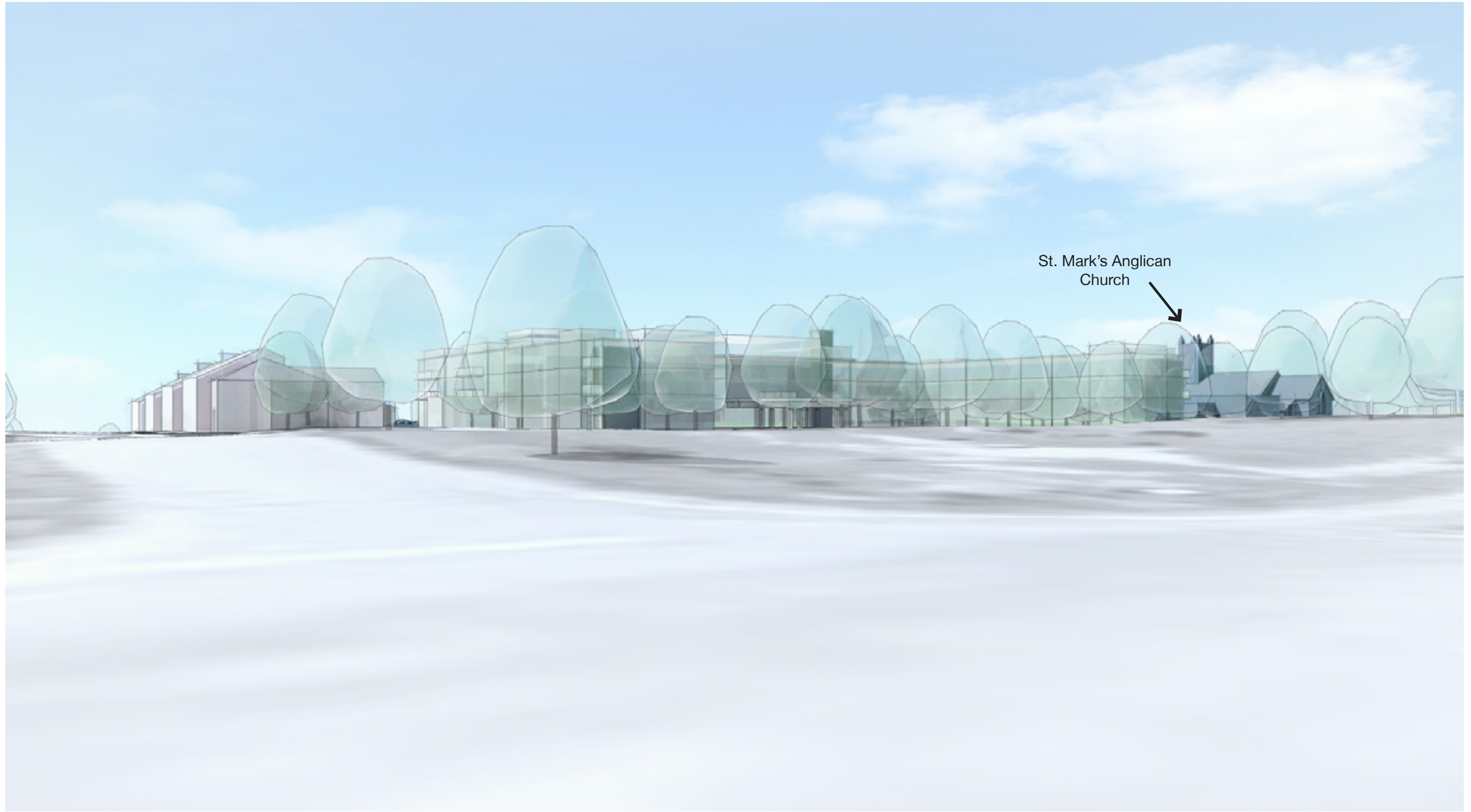






St. Mark's Anglican Church





St. Mark's Anglican
Church



Heritage Kingston

Summary of Input from the Technical Review Process

F32-019-2017

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Liz Schell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Goheen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meghan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamie McKenzie-Naish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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:	October 2, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Liz Schell"/>
Application Type:	Pre-Consultation
File Number:	F32-019-2017
Property Address:	411 Wellington ST

Description of Proposal:

The applicants would like to gain preliminary comments from Heritage Kingston regarding their conceptual plans for the redevelopment of the former J.E. Horton Public School site. The subject property is located at 411 Wellington Street in the Barriefield Heritage Conservation District, which was designated under Part V of the Ontario Heritage Act. The school building and accessory structures were demolished earlier this year through Heritage Permit P18-078-2016. The redevelopment proposal includes a three-storey (12,646 square metre) retirement residence containing 145 units, and a 16 unit, 2 storey terraced row house fronting onto Wellington Street. Rezoning and site plan control applications will also be required.

Comments for Consideration on the Application:

The proposed buildings are wildly different from what is allowed under the Barriefield Heritage District guidelines.

A huge apartment house and 16 townhouses is not sympathetic to the area.

I believe a nursing home could be built under the present zoning? – but this is a huge residence for retired people with market rates.

I can't see this moving ahead at all.



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:	October 4, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Paul Carl"/>
Application Type:	Pre-Consultation
File Number:	F32-019-2017
Property Address:	411 Wellington ST

Description of Proposal:

The applicants would like to gain preliminary comments from Heritage Kingston regarding their conceptual plans for the redevelopment of the former J.E. Horton Public School site. The subject property is located at 411 Wellington Street in the Barriefield Heritage Conservation District, which was designated under Part V of the Ontario Heritage Act. The school building and accessory structures were demolished earlier this year through Heritage Permit P18-078-2016. The redevelopment proposal includes a three-storey (12,646 square metre) retirement residence containing 145 units, and a 16 unit, 2 storey terraced row house fronting onto Wellington Street. Rezoning and site plan control applications will also be required.

Comments for Consideration on the Application:

I would like to hear from the Barriefield Community before saying more if they are supportive of this. As this seems to be a very large project for the community to have and to me does not seem to fit with the current Barriefield housing density.



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:	October 9, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Donald Taylor"/>
Application Type:	Pre-Consultation
File Number:	F32-019-2017
Property Address:	411 Wellington ST

Description of Proposal:

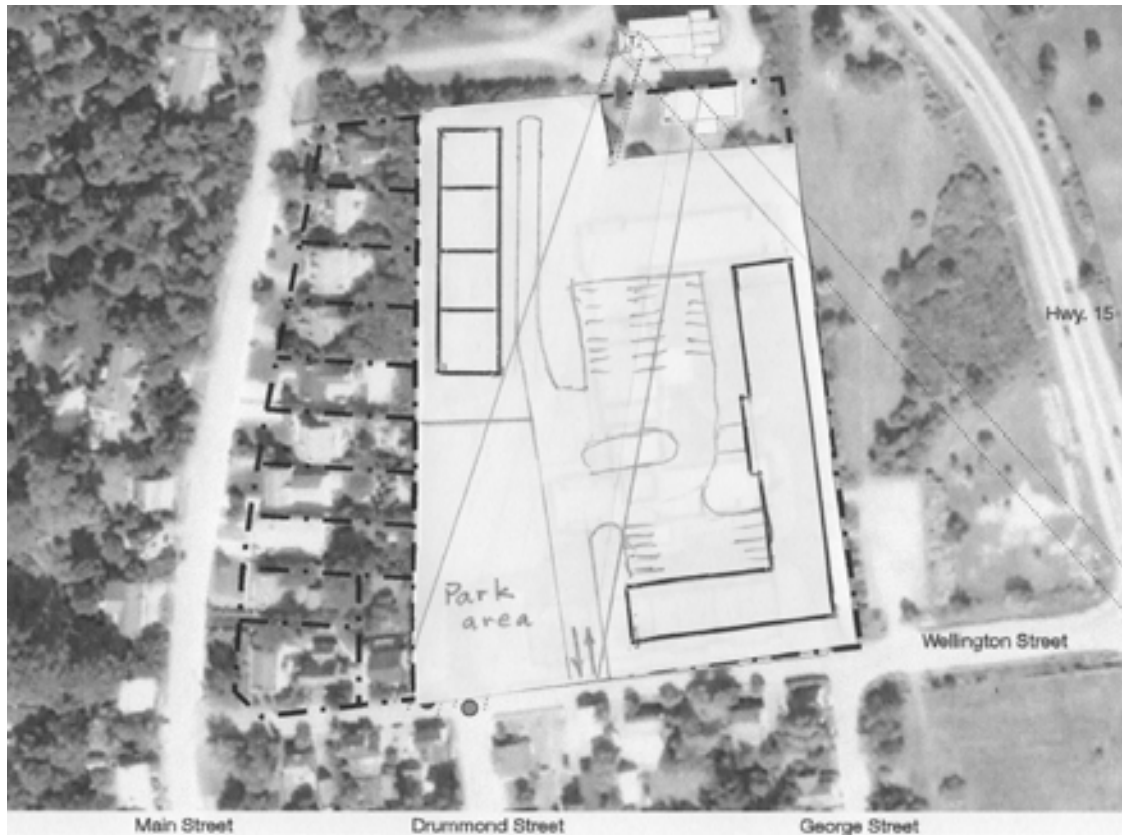
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Comments for Consideration on the Application:

Thanks for the opportunity for Heritage Kingston members to view and comment on these conceptual plans. I expect that there will be considerable input from the Barriefield Village Association, from the public, and from city planning and heritage staff before detailed plans are presented.

Heritage Kingston will be concerned with protecting heritage views relative to Barriefield village and views of St Mark's church. The applicants appear to be conscious of the need to limit the scale and massing of new buildings to protect these views. The site plan attempts to achieve these objectives, but it appears that the view of the church from Wellington Street will be mostly blocked by the north wing of the apartment building. I hope that other building configurations can be considered, recognizing that many restrictions and requirements are involved in the site plan, and every plan has positives and negatives. As an example I have sketched a different arrangement of buildings that would provide a more extensive view of the church from Wellington Street

and from a small park area there. In this plan the housing footprint is the same, while the apartment block footprint is slightly smaller.



My other concern is limiting the height of new buildings to prevent them from overpowering those in the village. The two-storey height of the row houses and the three-storey height of the apartment block seem reasonable, but the actual heights must be carefully controlled. It is surprising that the apartment buildings are planned to be 18 metres high. That's close to 60 feet, which I would have supposed appropriate for a five-storey building. Surely 12 metres should be adequate, and additional superstructures for mechanical services should be avoided by locating them in the basement. For the row housing, their height should be consistent with the District Plan guidelines for height from grade to ridge.



**City of Kingston
Information Report to Heritage Kingston
Report Number HK-17-060**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 15, 2017
Subject: Heritage Pre-Consultation Application
Address: 305-323 Rideau Street (P18-1246)
File Number: F32-018-2017

Executive Summary:

The subject property at 305-323 Rideau Street, known as the Bailey Broom Factory, contains an L-shaped, former industrial building, built in 1894 with additions added circa 1909.

The owners have requested a pre-consultation meeting with Heritage Kingston prior to advancing an application for a full Heritage Permit. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing may pre-consult with the Committee where deemed necessary due to the complexity of the alteration proposed.

The owner would like to restore and reuse the brick office and wing portions of the building fronting Cataraqui Street. The concrete wing, adjacent to Rideau Street, is proposed to be largely removed. A portion of the concrete walls of the Rideau Street wing are to be retained and incorporated into two new steel structures/shelters. Extensive landscaping is also proposed throughout the property. A future phase of the proposal includes the construction of a nine (9) unit residential townhouse block adjacent to the heritage building to the north, fronting onto Rideau Street. Detailed design plans related to this phase of the project have not yet been finalized.

Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a full Heritage Permit application.

Recommendation:

This report is for consultation purposes.

November 15, 2017

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

November 15, 2017

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Options/Discussion:**Proposal/Background**

The subject property at 305-323 Rideau Street, known as the Bailey Broom Factory, is located on the east side of Rideau Street, at the corner of Rideau and Cataraqui Street. The L-shaped, former industrial building was built in two stages beginning with the brick wing along Cataraqui Street in 1894, while the corner office building and concrete wing along Rideau Street were added circa 1909.

The property was acquired by the City through tax arrears and was subsequently sold to the current owner in 2016. Through the Agreement of Purchase and Sale with the City, the owner is required to restore the existing heritage building prior to commencing with further development of the property.

The owner would like to restore and reuse the brick office and wing portions of the building fronting onto Cataraqui Street. These portions of the building are to be repurposed for office space, meeting room and a café with a patio. Masonry, roofing and all structural matters are to be repaired and/or replaced as needed. New windows and doors are proposed where existing units cannot be repaired. Some existing window openings are to be enlarged to accommodate more light into the building.

The concrete wing, adjacent to Rideau Street, is proposed to be largely removed. A portion of the concrete walls are to be retained and incorporated into two new steel structures/shelters; the larger one for bicycle storage and the smaller for waste receptacles. These two structures are to flank the automotive entrance into the property. Extensive landscaping is proposed throughout the property, including surface treatment that reflects and interprets the location of the footprint of the former concrete wing.

A future phase of the proposal includes the construction of a nine (9) unit residential townhouse block, adjacent to the heritage building to the north, fronting onto Rideau Street. These buildings will be three storeys tall with rear yard parking accessed by a private lane from Rideau Street. Detailed design plans related to this phase of the project have not yet been finalized.

The applicant has provided concept plans for the proposed renovation/restoration of the Bailey Broom Factory, which have been included as Exhibit C.

The applicants have requested a pre-consultation meeting with Heritage Kingston prior to advancing a full Heritage Permit application. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing may consult with the Committee where deemed necessary due to the complexity of the alteration proposed. This report is for information purposes. Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a full Heritage Permit application.

Reasons for Designation

The property was designated under Part IV of the *Ontario Heritage Act* through By-Law Number 2015-19 in 2015 and it is subject to the terms of a heritage conservation easement. This

November 15, 2017

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property's cultural heritage value is reflected largely through its association with the Bailey family and well-known architect, William Newlands, and its contribution in supporting and acting as a gateway for the industrial character of Catarauqui and Rideau Streets. The cultural heritage attributes include the following:

- Central office section, designed by W. Newlands;
- The simple, functional qualities of the brick wing along Catarauqui Street;
- The visibility and legibility of these attributes from Rideau and Catarauqui Streets; and
- The visual relationship to other historic industrial buildings in the area.

The designating by-law has been included as Exhibit B.

Previous Approvals

None on file

Comments from Agencies and Business Units

The subject application was circulated to internal departments for review. These departments have provided the following comments (summarized by heritage staff) for Committee consideration:

Building Division: A Building Permit will be required for the alteration to the existing structure as well as proposed residential development. Building Code compliance will be evaluated when more detailed drawings are available. Development and Impost fees would be applicable to the existing commercial redevelopment (it appears to have been unoccupied for a minimum of 5 years) as well as each residence. The current fees for commercial are \$17.91/square foot of gross floor area, excluding water meter fees. The current residential fees are dependent on the number of bedrooms per dwelling unit. This number can be clarified if additional details are provided. Lighting cannot be directed onto neighbouring properties.

Engineering Department (general): There is no concern with the future Heritage Permit. The concept plan in general looks acceptable. The proposed works will be subject to Site Plan Control and other planning applications that Engineering will review for further technical detail. At Site Plan Control, grading and servicing plans will be required, prepared by a qualified professional. The applicant should be aware that no new encroachments will be approved within the right-of-way. The residential units are abutting the property line, so the applicant should ensure that no foundations, steps, etc. are located on the City right-of-way. If the residential units are planned to be privately owned, and separate services are proposed, this will require a large amount of road works. An off-site construction agreement would be required for this. This will be confirmed through Site Plan Control. The submitted drawing shows a sidewalk along Rideau Street. This sidewalk must be 1.5 metres wide. The applicant should be aware of the North King's Town secondary plan which is underway. Technical studies from this project may lead to changes to the road networks in this area.

Engineering Department (noise): A noise feasibility study will be required for zoning/OP and a detailed study for site plan, the study is to address potential impacts on the proposed development due to stationary and/or transportation sources in the vicinity. The study is to

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include potential impacts associated with the future Wellington Street Extension (this location is identified as an area which may require attenuation in the Wellington Street Environmental Assessment) as well as potential impacts on sensitive land uses in the vicinity due to stationary and/or transportation noise sources associated with the proposed development. The study is to be prepared by a qualified individual with experience in environmental acoustics and is to demonstrate compliance with NPC 300.

Engineering Department (stormwater): At the detail design stage, a stormwater management report will be required which demonstrates with calculations and documentation that the post-development flows do not exceed with pre-development flows.

Environment Division: The proponent should be notified that for any proposed lot which would include residential uses, or with zoning for potential future residential uses, we will require a copy of a Record of Site Condition(s) submitted to the Province, signed by the Qualified Person who prepared it, along with a copy of all supporting studies; as per Ontario Regulation 153/04 (as amended).

Forestry: A Tree Inventory and Preservation Plan, prepared by an ISA Certified Arborist, will be required at the time of Site Plan Control (SPC). Trees on adjacent properties in close proximity to property limits should be noted but not necessarily part of the inventory. A Landscape Plan will be required at the time of SPC with a focus on tree canopy reestablishment/development.

Kingston Hydro: Two new hydro poles for the line rebuild on Rideau Street are proposed. The pole to the south will need an anchor toward the bicycle storage. Kingston Hydro will require a load calculation for each of the four buildings (or lots). Removals of existing electrical services (if required) will need to be coordinated with Utilities Kingston; a service request is required for removals. The applicant will need to submit a service request to a services advisor at Utilities Kingston. If the lots are to be severed, each lot will require a separate service and service request. Maximum service size from Kingston Hydro secondary is 400A at 120/240V single phase or 120/208V three phase. Service sizes greater will require primary feed from Kingston Hydro's 5kV distribution system along with a 4 x 4 metre area for a pad mounted transformer. A pad mounted transformer will require an area approximately 4 metres x 4 metres. The 4 metre x 4 metre areas will need to be shown on the site plan drawings. In the concept plan, trees are shown along Rideau Street; trees will not be permitted in this area as there is a power line at this location. All structures are to maintain a minimum clearance of 3 metres from overhead lines.

Licensing and Enforcement Division: No comments.

Parks: Cash-in-Lieu of Parkland is required for the development (approximately \$40,000 to \$60,000 following confirmation of land value). Based on the proposed development, approximately 167.9 square metres is required for parkland dedication. We will need a market appraisal by a certified appraiser that reflects any new Official Plan or zoning amendments. A Landscape Plan by a landscape architect is required at site plan. Suggest buffering between the commercial and residential land use proposed. Tree Inventory is required at site plan.

November 15, 2017

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Planning Division: The subject property is located in the special “B1.207’ Three to Six-Family Dwelling Zone” in Zoning By-Law Number 8499, and is designated as part of the Inner Harbour special ‘Residential’ policy area in the City’s Official Plan 2010. Applications for Official Plan and zoning by-law amendments and Site Plan Control will be required. This area is also subject to the North King’s Town Secondary Plan project, which may have future planning policy implications.

Real Estate: The owners are subject to all sections/terms of the Agreement of Purchase and Sale with the City of Kingston, including the restriction that no new development will be permitted on the vacant lands until the existing building is restored. Completion of all restoration works on the heritage building is required by September 30, 2020.

Transportation Services: No comments.

Utilities Kingston: More information would be required; however, general comments are as follows:

- Utilities Kingston will require a servicing report (or brief) for the proposed development assessing required and available fire flows, water design estimated loading and capacity evaluation as well as an evaluation of available existing sanitary capacity at the street and estimated loading on the immediate downstream sewer.
- Utilities Kingston will require a servicing plan showing any existing and proposed services. As per City of Kingston by-laws, only one service is permitted per property. Any existing services not being retained are required to be abandoned at the main(s).
- For industrial, commercial and institutional developments, a control manhole must be provided at the private side of the property line for the purpose of effluent sampling under the Municipal Industrial Strategy for Abatement (M.I.S.A) to the satisfaction of the City and Utilities Kingston. The manhole is to be constructed to approved Ontario Provincial Standards Drawings (OPSD) and allow for 24/7 access to Utilities Kingston personnel.
- The submission of a Sewer Use By-Law Schedule A is also required for industrial, institutional or commercial developments.
- A Gas Load summary should be filled out and submitted to a Utilities Kingston Service Advisor as well as provided with the application.
- The applicant is encouraged to contact the Utilities Kingston Conservation Department to discuss their development and inquire as to whether there are any water and electricity conservation incentives and energy saving options available.

Heritage Kingston

The Committee’s comments have been compiled and attached as Exhibit D - Consolidated Comments from Heritage Kingston Members.

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)

November 15, 2017

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

Designation By-Law Number 2015-19

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:

The application has been circulated to internal departments for review and comment.

Exhibits Attached:

Exhibit A Context Map and Property Photos

Exhibit B Designation By-Law for 305-323 Rideau Street

Exhibit C Conceptual Plans, Prepared by Applicant

Exhibit D Consolidated Comments from Heritage Kingston Members

Context Map

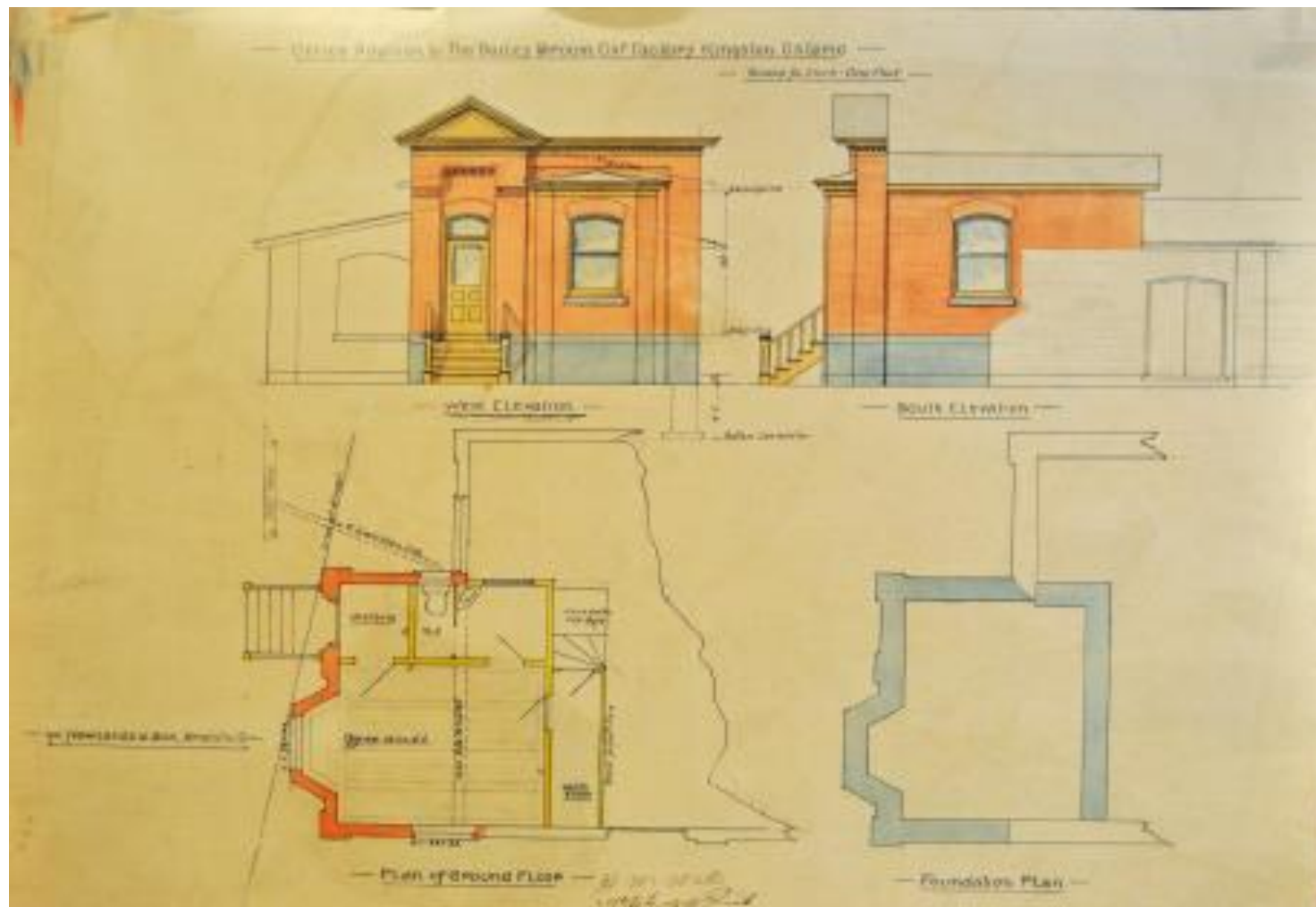




Looking east from Rideau Street



Looking north from Cataraqui Street



Undated plan by William Newlands for the Bailey Broom Factory office (Queen's archives)

By-Law Number 2015-19**A By-law To Designate Bailey Broom Factory At 305-323 Rideau Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)****Passed:** March 25, 2015

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value and interest; and

Whereas Council consulted with its Municipal Heritage Committee on November 24, 2014, and has approved the designation of a property located at 305-323 Rideau Street (Part of Lot 13, Registered Plan B3 now designated as Part 2 on Plan 13R-20924, being part of PIN 36001-0129 LT, City of Kingston); and

Whereas a notice of intention to designate the property was published in the *Kingston Whig-Standard*, which is a newspaper having general circulation in the municipality, on February 3, 2015; and

Whereas no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston.

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

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 305-323 Rideau Street, also known as the Bailey Broom Factory, more specifically described in Schedule A attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the land registry office. The City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner (City of Kingston) of the land described in Schedule A hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in the *Kingston Whig-Standard*;
3. For the purpose of interpretation the term 'Maintenance' will include the following:

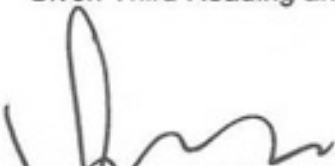
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Property, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of broken glass in windows; minor

exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings January 27, 2015

Given Third Reading and Passed March 25, 2015



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule A
Description and Reasons for Designation
305-323 Rideau Street

1. Legal Description

Civic Address: 305-323 Rideau Street
 Lot/Concession: Part of Lot 13, RP B3, now designated as Part 2 Plan 13R-20924,
 City of Kingston
 Property Number: PIN 36001-0129 LT

2. Introduction and Description of Property

The property at 305-323 Rideau Street is an irregular-shaped parcel located at the northeast corner of Catarauqui and Rideau streets in the City of Kingston. The only structure on the property is a one-storey, L-shaped building comprising three parts: a brick office facing onto Rideau Street; a brick warehouse/workshop extending east along Catarauqui Street; and a poured-concrete warehouse/workshop extending north along Rideau Street.

The building has recently become known as the "Bailey Broom Factory". It was built in stages between 1894 and 1911, while the property was owned by the Imperial Oil Company (1890-99), its subsidiary the Queen City Oil Company (1899-1903) and the Bailey Broom Company (1903-1923). The brick warehouse/workshop was built by Imperial Oil in 1894. The brick office and the concrete warehouse/workshop were built c1909 by the Bailey Broom Company. The office portion was designed by W. Newlands & Son, Architects. Builders/trades included: McKelvey & Birch (tin and plumbing); Harry W. Watts (contractor), and R. N.F. McFarlane.

3. Statement of Cultural Heritage Value/Statement of Significance:

The cultural heritage value of the Bailey Broom Factory lies in its architectural design, its historical value and its contextual value.

The property associated with the Bailey Broom factory has historical value because it includes the office section of the building, built circa 1909, a representative example of Queen Anne Revival style as applied to a commercial storefront.

The property has associative value because of its affiliation with the Bailey Broom Company, a local broom manufacturing company founded in 1903, and its principals, Samuel R. Bailey, John M. Hughes and William J. Lee. The Bailey Broom Company owned and operated a factory here from 1903 to 1923, adding the office section and the concrete wing. The Baileys were in the broom-making business is a good illustration of

the type of small industrial enterprise that thrived in Kingston during the late 19th and early 20th centuries.

Samuel Bailey was the son of William and nephew of Benjamin Bailey, both of whom operated broom companies at other locations in Kingston from at 1863 to 1903. Samuel was a broom maker from 1885 to 1909 and later became a town councillor and member of various city committees.

The office section was designed by W. Newlands & Son, Architects c1910-11. William Newlands practised from 1882 to 1926, primarily in Kingston, and designed many commercial and industrial buildings. The Bailey Broom Factory exhibits many features typical of Newland's designs and is an example of his work in a modest industrial/commercial setting.

This property has important contextual value because it is one of several late-19th century or early 20th century industrial buildings in the area surrounding Cataraqui Street and bounded by Rideau Street and the Cataraqui Rivers. It is important in supporting the industrial character of the area. Because of its location at the corner and Cataraqui Streets, its brick construction and its distinctive architecture, it acts as a visual and geographical gateway to the area.

4. Cultural Heritage Attributes

The heritage attributes essential to the cultural heritage value or interest of this property is the former Bailey Broom Company building. Key elements of the building include:

- the central office section designed by William Newlands in a modest Queen Anne Revival style, including: its asymmetrical form and projecting and receding planes; the parapetted front elevation with prominent, dentilled cornice and pediment; the gabled roof ; the projecting side-hall entrance with corbelled piers and arch; the entrance door with glazed and fielded panels; the three-sided bay with pyramidal roof and prominent cornice; and the segmental-arched door and window openings topped with brick voussoirs;
- the brick construction and concrete and stone foundations of the office section;
- the simple, functional qualities of the brick wing along Cataraqui Street, including its brick construction, rhythmic bays marked by brick piers, random-coursed stone foundation, and low-sloped gable roof;
- the visibility and legibility of its heritage attributes from Rideau Street and Cataraqui Street;

- its visual relationship to other late-19th century and early 20th century industrial buildings in the area, including the former National Grocers Building and the former Dominion Cotton Mill, both on Cataragui Street.

October 11, 2017

The Concept Plan for the site is to develop it in two phases. The first phase provides for the adaptive reuse of the Bailey Broom Factory building and the second introduces residential townhouses on the northern portion of the site.

The first phase will involve work to the existing buildings to allow for RAW Design's office, co-working office/meeting room and café with parking. The conservation approach for the building restoration and rehabilitation responds directly to the existing condition of the long vacant buildings. A recent building assessment found: the Office Addition in sound condition, the Concrete Wing in very poor condition and the Original Factory building varying from very poor to sound condition. The conservation approach therefore is to restore the Office Addition, rehabilitate the Original Factory and to retain a fragment of the Concrete Wing for interpretive purposes. The proposed new design interventions for the Original Factory aim to respect the existing proportions, form and organization of the architecture, in combination with upgrading the functionality and sustainability of the building. The retention of the lower wall of the Concrete Wing, sufficient to understand the historic evolution and footprint of the Bailey Broom Factory, provides an engaging interpretive remnant and entry point along Rideau Street that also screens parking, bicycle and waste storage facilities.

The second phase of work will involve the development of nine three and a half storey residential townhouses with associated access and parking. In keeping with heritage best practice, the design seeks to be visually compatible, yet distinct from, the industrial character and architecture of the Bailey Broom Factory.

Alexandra Rowse | MEdes (Planning), BAH (Geography)
ERA Architects Inc. 10 St. Mary Street, Suite 801
Toronto, ON, M4Y 1P9



BAILEY BROOM FACTORY

Project No.: 15021
 Date: September 26, 2017
 ISSUED FOR HERITAGE CONCEPT

ARCHITECTURAL DRAWINGS

- A000 COVER PAGE
- A010 OBC HISTORY AND FIRE SENSATION CONSIGN
- A020 ASSEMBLY, NOTES AND ABBREVIATIONS
- A030 ROOM, FINISH AND FIXTURE SCHEDULES
- A040 WINDOW AND DOOR SCHEDULES
- A100 SITE PLAN
- A130 RESTORATION PLAN
- A200 FOUNDATION PLAN
- A201 GROUND FLOOR PLAN
- A202 ROOF PLAN
- A400 ELEVATIONS
- A500 BUILDING SECTIONS
- A501 BUILDING SECTIONS
- A701 PLAN DETAILS
- A702 SECTION DETAILS

PROJECT CONSULTANTS

**STRUCTURAL, ELECTRICAL,
 MECHANICAL AND CIVIL ENGINEER**

WSP
 1224 Gardiners Road, Suite 201
 Kingston, ON K7P 5G2
 (613)854-0208

LANDSCAPE ARCHITECT

UrbanDesign
 171 East Liberty Street, Unit 206
 Toronto, ON M5K 3P6
 (416)236-3335

HERITAGE ARCHITECT

SEA Architects Inc.
 10 St. Mary Street, Suite 801
 Toronto, ON M4B 1P9
 (613)476-2220

ARCHITECT

RAW
 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729
 WWW.RAWDESIGN.CA

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ISSUED RECORD
 DATE: 09/26/17
 BY: [Signature]

REVISION RECORD

TITLE NORTH PROJECT NORTH

RAW
 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729
 WWW.RAWDESIGN.CA

15021
 BAILEY BROOM
 FACTORY

COVER

A000

RAW 150-07 ADELPHI STREET WEST
TORONTO CANADA M5H 3T6
416-593-8100 WWW.RAWINC.COM

RAW Inc. 150-07 Adelphi Street West
Project Data

Public Utility Data	Proposed/Current	Existing	Proposed
Electric Distribution	500 VOLT TAPPING OF 200 VOLT 3 PHASE TAPPING		
Part 1	500 VOLT		
Part 2	500 VOLT		
Water Distribution	500 VOLT		
Part 1	500 VOLT		
Part 2	500 VOLT		
Gas Distribution	500 VOLT		
Part 1	500 VOLT		
Part 2	500 VOLT		
Sanitary Sewer	500 VOLT		
Part 1	500 VOLT		
Part 2	500 VOLT		
Storm Sewer	500 VOLT		
Part 1	500 VOLT		
Part 2	500 VOLT		
Other Utilities			
Existing Sewer Part 1 (100)	100	100	100
Existing Sewer Part 2 (100)	100	100	100
Existing Sewer Part 3 (100)	100	100	100
Existing Sewer Part 4 (100)	100	100	100
Existing Sewer Part 5 (100)	100	100	100
Existing Sewer Part 6 (100)	100	100	100
Existing Sewer Part 7 (100)	100	100	100
Existing Sewer Part 8 (100)	100	100	100
Existing Sewer Part 9 (100)	100	100	100
Existing Sewer Part 10 (100)	100	100	100
Existing Sewer Part 11 (100)	100	100	100
Existing Sewer Part 12 (100)	100	100	100
Existing Sewer Part 13 (100)	100	100	100
Existing Sewer Part 14 (100)	100	100	100
Existing Sewer Part 15 (100)	100	100	100
Existing Sewer Part 16 (100)	100	100	100
Existing Sewer Part 17 (100)	100	100	100
Existing Sewer Part 18 (100)	100	100	100
Existing Sewer Part 19 (100)	100	100	100
Existing Sewer Part 20 (100)	100	100	100
Existing Sewer Part 21 (100)	100	100	100
Existing Sewer Part 22 (100)	100	100	100
Existing Sewer Part 23 (100)	100	100	100
Existing Sewer Part 24 (100)	100	100	100
Existing Sewer Part 25 (100)	100	100	100
Existing Sewer Part 26 (100)	100	100	100
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Existing Sewer Part 50 (100)	100	100	100

PROJECT STATS
SCALE: NA REF: DWG



KEY PLAN
SCALE: NA REF: DWG

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LEGEND

- LIGHT BOLLARD
- TRAFFIC BOLLARD
- FIRE HYDRANT AND VALVE
- STORM WATER LINE
- SEWER LINE
- WATER MAIN
- BARRIER FREE PARKING SPACE
- CURB CUT AS PER CITY STANDARDS
- FIRE DEPT. CONNECTION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- WELL POINT
- BARRIER FREE ADA COMPLIANT STAIR
- ACCESS ROUTE SIGN
- ELECTRICAL TRANSFORMER PER CITY STANDARDS
- LIGHT POLE
- HYDRO POLE
- SPOT DASHED TOP TO BE DEMOLISHED
- ACCESS ROUTE ON HO PAVING AND PROTECTED LANE FOR MUNICIPALITY
- TEMPORARY SNOW STORAGE AREA
- SAFETY MANAGEMENT
- OFF-SITE UNASSIGNED CONTRACT
- PAVED TRAFFIC LANE
- LIFT MARK
- GRASS
- CLEAR STONE STEP AT BUILDING PERIMETER
- TRAFFIC CONE
- CENTER MARK
- SPOT
- EQ DOWNPOUT (ground discharge)
- RWL SAN WATER UNDER GYM CONNECT
- HSB HOSE BIBB (code in part)
- CONCEPT FUTURE WORK
- NORTHING WALL

3 SITE PLAN LEGEND
SCALE: NA REF: DWG

RESIDENTIAL BIKE PARKING TYP:

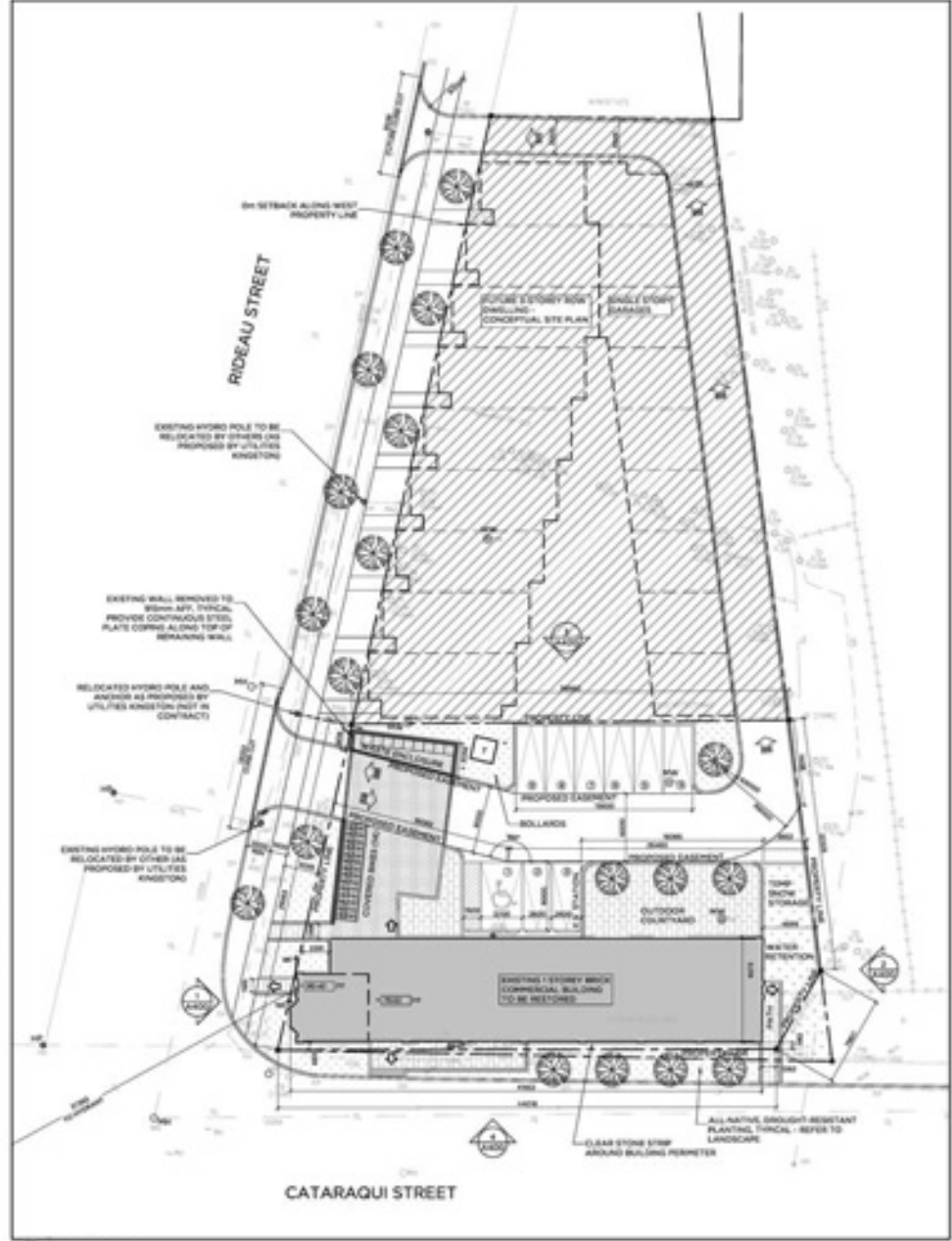
"SHARK UP" BY MADRAX

- THREE, FIVE, SEVEN OR NINE HORIZONTAL SPACES PER UNIT

1800
400

• VERTICAL DIMENSION FOR ALL AT LEAST 1.9M

2 BIKE PARKING SPECIFICATION
SCALE: NA REF: DWG



1 SITE PLAN
SCALE: 1:50 REF: DWG

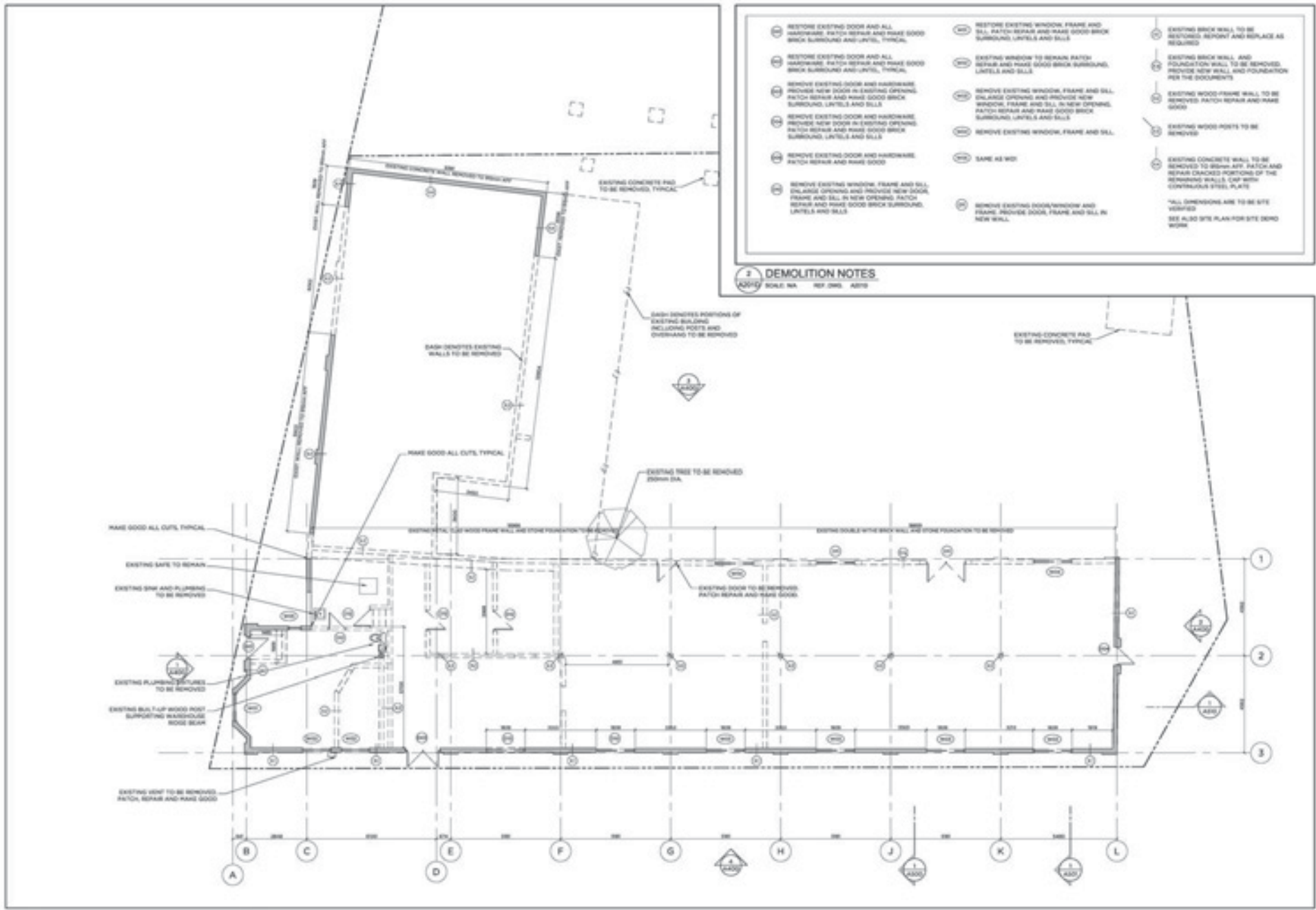
REVISION RECORD

NO.	DATE	DESCRIPTION
1	2022-08-10	ISSUE FOR PERMIT
2	2022-08-10	ISSUE FOR PERMIT
3	2022-08-10	ISSUE FOR PERMIT
4	2022-08-10	ISSUE FOR PERMIT
5	2022-08-10	ISSUE FOR PERMIT
6	2022-08-10	ISSUE FOR PERMIT
7	2022-08-10	ISSUE FOR PERMIT
8	2022-08-10	ISSUE FOR PERMIT
9	2022-08-10	ISSUE FOR PERMIT
10	2022-08-10	ISSUE FOR PERMIT

RAW

15021
BAILEY BROOM FACTORY

SITE PLAN
1:200
A100



- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ⊖ RESTORE EXISTING DOOR AND ALL HARDWARE. PATCH REPAIR AND MAKE GOOD BRICK SURROUND AND LINTEL, TYPICAL. ⊖ RESTORE EXISTING DOOR AND ALL HARDWARE. PATCH REPAIR AND MAKE GOOD BRICK SURROUND AND LINTEL, TYPICAL. ⊖ REMOVE EXISTING DOOR AND HARDWARE. PROVIDE NEW DOOR IN EXISTING OPENING. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ REMOVE EXISTING DOOR AND HARDWARE. PROVIDE NEW DOOR IN EXISTING OPENING. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ REMOVE EXISTING DOOR AND HARDWARE. PATCH REPAIR AND MAKE GOOD. ⊖ REMOVE EXISTING WINDOW, FRAME AND SILL. ENLARGE OPENING AND PROVIDE NEW DOOR, FRAME AND SILL IN NEW OPENING. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ REMOVE EXISTING WINDOW, FRAME AND SILL. ENLARGE OPENING AND PROVIDE NEW DOOR, FRAME AND SILL IN NEW WALL. | <ul style="list-style-type: none"> ⊖ RESTORE EXISTING WINDOW FRAME AND SILL. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ EXISTING WINDOW TO REMAIN. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ REMOVE EXISTING WINDOW, FRAME AND SILL. ENLARGE OPENING AND PROVIDE NEW WINDOW, FRAME AND SILL IN NEW OPENING. PATCH REPAIR AND MAKE GOOD BRICK SURROUND, LINTELS AND SILLS. ⊖ REMOVE EXISTING WINDOW, FRAME AND SILL. ⊖ SAME AS W/O. ⊖ REMOVE EXISTING DOOR/WINDOW AND FRAME. PROVIDE DOOR, FRAME AND SILL IN NEW WALL. | <ul style="list-style-type: none"> ⊖ EXISTING BRICK WALL TO BE REINFORCED. REPORT AND REPLACE AS REQUIRED. ⊖ EXISTING BRICK WALL AND FOUNDATION WALL TO BE REMOVED. PROVIDE NEW WALL AND FOUNDATION PER THE DOCUMENTS. ⊖ EXISTING WOOD-FRAME WALL TO BE REMOVED. PATCH REPAIR AND MAKE GOOD. ⊖ EXISTING WOOD POSTS TO BE REMOVED. ⊖ EXISTING CONCRETE WALL TO BE REINFORCED TO BRUSH UP. PATCH AND REPAIR CRACKED PORTIONS OF THE REMAINING WALLS. CUP WITH CONTINUOUS STEEL PLATE. ⊖ ALL DIMENSIONS ARE TO BE SITE VERIFIED. SEE ALSO SITE PLAN FOR SITE BOUND WORK. |
|---|--|---|

DEMOLITION NOTES
SCALE: NA REF: DRG. A150

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ISSUED: 08/20/2018
 REVISION: 08/20/2018
 REVISION: 08/20/2018
 ARCHITECT: [Signature]
 ARCHITECT: [Signature]

REVISION RECORD

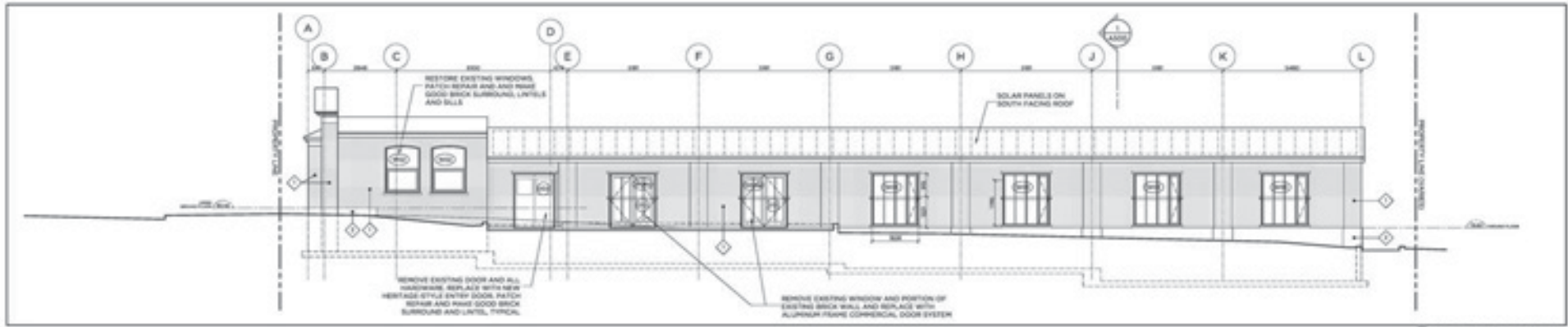


RAW
 225 517 530.430 STREET WEST
 TORONTO, CANADA M5T 1A7
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15021
 BAILEY BROOM
 FACTORY

RESTORATION PLAN
 GROUND FLOOR

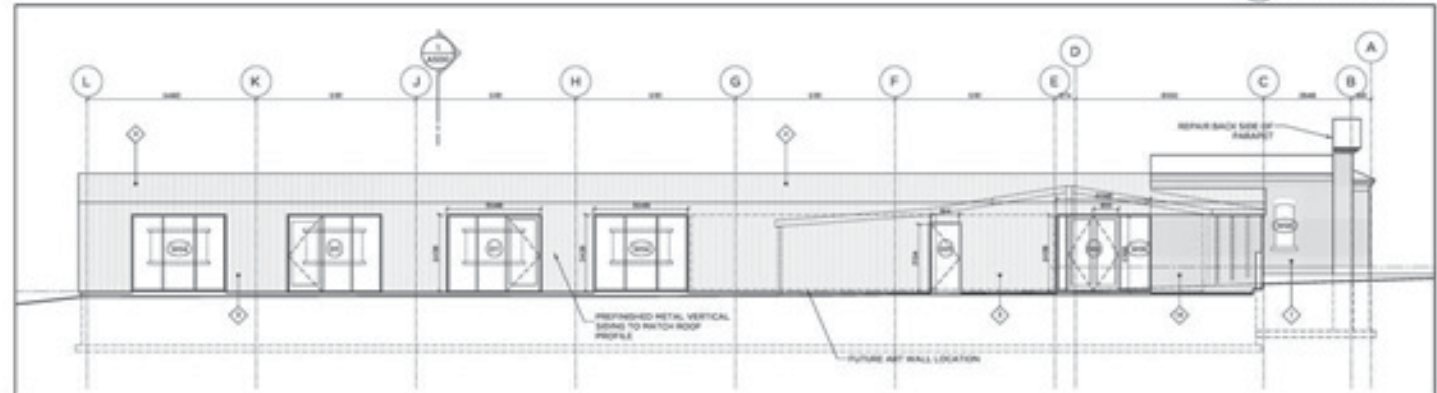
1/75
A150



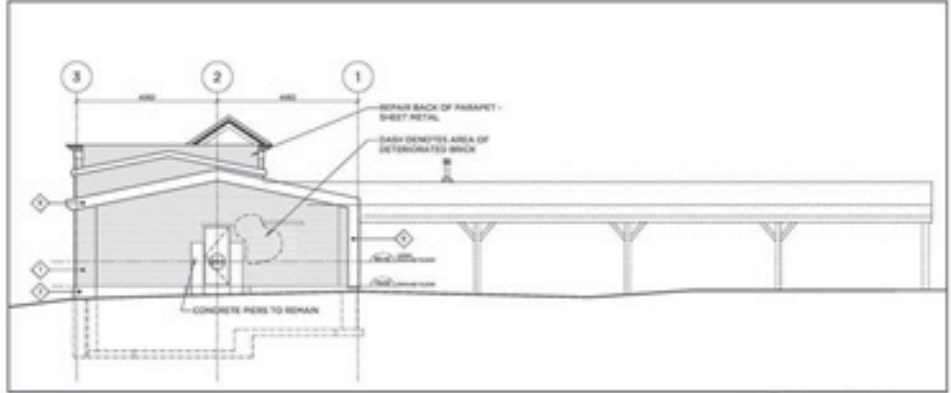
4 SOUTH ELEVATION
A400 SCALE 1/8" = 1'-0" REF. 0404

ELEVATION MATERIALS LEGEND

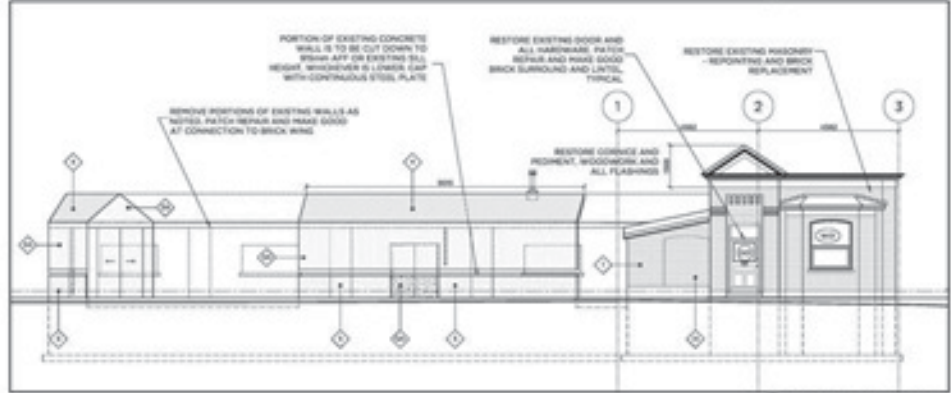
◆ PROPOSED PRE-FINISHED METAL FASCIA	◆ EXISTING BRICK MASONRY REPAIR-REPORTING AND SELECT BRICK REPLACEMENT
◆ PROPOSED BRICK MASONRY TO MATCH EXISTING	◆ EXISTING LIMESTONE FOUNDATION REPAIR-REPORTING AND SELECT REPLACEMENT
◆ EXISTING LIMESTONE FOUNDATION REPAIR-REPORTING AND SELECT REPLACEMENT	◆ PROPOSED PRE-FINISHED METAL CLADDING
◆ PROPOSED PRE-FINISHED METAL CLADDING - REPERFORATED	◆ PROPOSED PRE-FINISHED METAL CLADDING - REPERFORATED
◆ PROPOSED PRE-FINISHED METAL ROOFING	◆ EXISTING CONCRETE REPAIR
◆ EXISTING CONCRETE REPAIR	◆ PROPOSED ARCHITECTURAL FINISH CONCRETE



3 NORTH ELEVATION
A400 SCALE 1/8" = 1'-0" REF. 0404



2 EAST ELEVATION
A400 SCALE 1/8" = 1'-0" REF. 0404



1 WEST ELEVATION
A400 SCALE 1/8" = 1'-0" REF. 0404

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DESIGN: [REDACTED]
 DATE: [REDACTED]
 SCALE: [REDACTED]
 DRAWN: [REDACTED]

REVISIONS: [REDACTED]

TITLE NORTH PROJECT NORTH

RAW
 222-071 450-4108 STREET WEST
 TORONTO, CANADA M5T 1A7
 TEL: 416 249 8172
 WWW.RAWARCHITECTS.CA

15021
 BAILEY BROOM
 FACTORY

ELEVATIONS

1/8" = 1'-0"
A400

© 2022 Bailey Broom Factory/Drawings/04040001 - A400 - ELEVATIONS.rvt REV.004 / September 26, 2022 2:48:42 PM

Heritage Kingston

Summary of Input from the Technical Review Process

F32-018-2017

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Liz Schell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Goheen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meghan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamie McKenzie-Naish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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:	September 28, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Peter Stroud"/>
Application Type:	Pre-Consultation
File Number:	F32-018-2017
Property Address:	305-323 RIDEAU ST

Description of Proposal:

The applicants are seeking pre-consultation comments on a proposed restoration/adaptive reuse plan for the former Bailey Broom Factory building at 305-323 Rideau Street. The property is designated under Part IV of the Ontario Heritage Act and is subject to a heritage conservation easement. The conceptual plans include the restoration and reuse of the brick office and factory portion of the building fronting Cataragui Street, the removal of the concrete wing adjacent to Rideau Street, and the construction of nine residential townhouse units adjacent to the heritage building to the north, along Rideau Street. Formal Heritage and Planning Act applications will be submitted at a later date.

Comments for Consideration on the Application:

Acknowledging the challenges that this site contains, I am hopeful that a good balance can be achieved between heritage preservation and whatever new construction is needed to successfully rejuvenate the site through adaptive re-use.



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:	October 4, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Donald Taylor"/>
Application Type:	Pre-Consultation
File Number:	F32-018-2017
Property Address:	305-323 RIDEAU ST

Description of Proposal:

The applicants are seeking pre-consultation comments on a proposed restoration/adaptive reuse plan for the former Bailey Broom Factory building at 305-323 Rideau Street. The property is designated under Part IV of the Ontario Heritage Act and is subject to a heritage conservation easement. The conceptual plans include the restoration and reuse of the brick office and factory portion of the building fronting Cataragui Street, the removal of the concrete wing adjacent to Rideau Street, and the construction of nine residential townhouse units adjacent to the heritage building to the north, along Rideau Street. Formal Heritage and Planning Act applications will be submitted at a later date.

Comments for Consideration on the Application:

The proposed renovation and development plans for the Bailey Broom property recognize its heritage qualities and have my support. The original brick building is to be renovated and will not be spoiled by unsympathetic additions or overwhelmed by adjacent tall buildings. While the existing concrete wing along Rideau St will be largely removed, it was a later addition and it is primarily its scale rather than its fabric that needed protection. One suggestion for that section would be to keep the wall at a greater height - this would better retain the existing scale and provide more screening for the bicycle and recycling areas. Likewise while the proposed 3 storey row housing appears reasonable, care must be taken so that its actual height and massing do not overwhelm the heritage buildings - 2 or 2.5 stories would be more desirable.



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	October 2, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Liz Schell"/>
Application Type:	Pre-Consultation
File Number:	F32-018-2017
Property Address:	305-323 RIDEAU ST

Description of Proposal:

The applicants are seeking pre-consultation comments on a proposed restoration/adaptive reuse plan for the former Bailey Broom Factory building at 305-323 Rideau Street. The property is designated under Part IV of the Ontario Heritage Act and is subject to a heritage conservation easement. The conceptual plans include the restoration and reuse of the brick office and factory portion of the building fronting Cataragui Street, the removal of the concrete wing adjacent to Rideau Street, and the construction of nine residential townhouse units adjacent to the heritage building to the north, along Rideau Street. Formal Heritage and Planning Act applications will be submitted at a later date.

Comments for Consideration on the Application:

I have no comments at this point.

Since the whole property is designated – the townhouse plan becomes very important in terms of sympathetic heritage design – even if that means cutting edge glass and concrete, which I could agree to there.



Corporation of the City of Kingston

Heritage Properties Working Group

Briefing Notes

Members Present: Don Taylor
Ed Grenda
Helen Finley
Ryan Leary (staff)
Greg Newman (staff)

Regrets: Sherman Hill
Bob Cardwell

Date: October 10, 2017

Time: 1:00pm – 2:30pm

Location: Lake View Room, City Hall, 216 Ontario Street, Kingston

Contact: Ryan Leary, Senior Planner, Heritage
rleary@cityofkingston.ca

Notes:

87-89 Mowat Street

- Ryan presented this property as a project for the Working Group to review. It is currently listed on the Register and noted in Dr. McKendry's Portsmouth Village's Heritage inventory.
- Don offered to review and prepare a draft statement of cultural heritage value.

Update on Kingston Penitentiary (KP) / Portsmouth Olympic Harbour (POH) project

- Ryan provided a short overview of Andre Scheinman's initial assessment of the draft designating by-law.
- Greg spoke to the intangible heritage value and characteristics of the property and questioned how to define it. This includes the stories of Ernest Hemmingway and Charles Dickens attending the site and writing articles about it.

- A discussion around the possible use of Part V (heritage district) of the Ontario Heritage Act as a means of conserving the tangible and intangible heritage value of the property.
- Don asked about the inclusion of the 1933 “folly” tower in the designation. Andre’s report notes the walls as an important feature.
- Helen suggested we focus our tour on the lesser-known and less-spectacular features. Helen also asked if we should be looking at the future development potential of the site as well as other lands in the area.
- Greg noted that a review of the “description” part of the draft by-law was necessary in order to stream-line this detailed by-law. Greg asked about the importance of the “Greek Cross” pattern of the main cell block and south workshop buildings. Ed noted that in Dr. McKendry’s history, the cross pattern of the main cell block was part of the “architecture of surveillance” that was extremely important in the design of the building.
- Ed also noted that the Pen was used for the Kingston Road Runners 5 km race.

Miscellaneous

- Ryan requested a review/assessment of the heritage value of the stone building at 810 Middle Road. It was suggested that Bob would be the most knowledgeable person regarding this property. Ryan to contact Bob.
- Ryan noted that the property at 169 Union Street (former Queen’s University day care) was being removed from the Queen’s heritage agreement and needed a new Part IV by-law. Ed offered to put a statement of cultural heritage value together for this property.

Exterior Finishes Booklet

- Helen and Don presented their recent draft text for the booklet. Helen noted that she did not want the pictures to overwhelm the text, but noted some pictures were important. A number of addresses were suggested that provided grand examples of certain aspects of the text, including architectural detailing, cladding, and roofing.
- Ryan to arrange a meeting with Communications when list of addresses for pictures was complete.
- Helen to provide a digital copy of the draft text for circulation to Planning and Communications departments.

New Designations

- Don noted a recent site meeting with two property owners who did not, until recently, know that they were designated under the Heritage Act. Don suggested that we need to do a better job reaching out to new owners.
- Helen noted that we should be sending letters to owner annually to let them know to contact heritage staff regarding alterations and to advertise the grant program.

Next Meeting: Tuesday, October 30, 2017, 8 am, Kingston Penitentiary/ Portsmouth Olympic Harbour Building



Corporation of the City of Kingston

Heritage Properties Working Group

Briefing Notes

<i>Members Present:</i>	Don Taylor Ed Grenda Helen Finley Sherman Hill Bob Cardwell Councillor Stroud Ryan Leary (staff) Greg Newman (staff) Jennifer Campbell (staff)
<i>Guests</i>	Councillor Schell Andre Scheinman James Cox (Canada Lands Corp.) Ashley Maloney (Correctional Service Canada)
<i>Date</i>	October 30, 2017
<i>Time</i>	8:00am – 2:30pm
<i>Location</i>	Tour of Kingston Penitentiary, 560 King Street West Lobby Lounge, Portsmouth Olympic Harbour Building, 53 Yonge Street
<i>Contact</i>	Ryan Leary, Senior Planner, Heritage rleary@cityofkingston.ca

Notes:

Tour of Kingston Penitentiary

- The group met in the North Lodge and toured the site, including the interiors of the north lodge, women's prison, dining hall, main cell block, hospital, east workshop, south workshop,

mason's shed and west workshop buildings. A visual assessment of the exterior of the buildings was also conducted.

Discussion on Heritage Value of Kingston Penitentiary

- Andre started the discussion noting a number of format changes to the draft designating by-law, as well as including a description of the cultural heritage landscape value associated with the property.
- Andre also noted the 1895 Adams plan and 1919 Bishop air photo and the difference between the current location of the walls and scale of south wing of south workshop, and its importance in clearly defining the heritage value of the site.
- Helen questioned what to do with buildings that have exceptional interiors but compromised exteriors.
- Jennifer questioned how we are going to reflect the open space (including the First People's space) and continual use as a prison, in the designating by-law. She also asked how this designation was going to relate to the future heritage district for Portsmouth Village. She further noted that any excavation on the property in the future would require an archaeological assessment.
- Sherman asked if it made sense to protect this site under Part V of the Heritage Act, as a heritage conservation district. He noted that a district would better reflect the community feel/use of the site as well as the feeling of containment associated with the site.
- Councillor Stroud asked about the difference between a Part IV and V designation, including appeal rights for the owner(s). To which Ryan noted that interior features cannot be included in a Part V designation.
- Jennifer and Sherman noted that the stories associated with the Pen should be captured and shared, including those who experienced life in the prison. Ed noted that a lady at Queen's has been actively collecting stories of Kingston Pen. He will provide contact information for this person.
- Greg suggested that we compile all of our photographs in order to review each building and their respective attributes at the next Heritage Properties Working Group meeting.

Next Meeting: Tuesday, November 21, 2017, 1 pm, Loyalist Room, City Hall



Corporation of the City of Kingston

Heritage Assets Working Group

Notes

Present

Patricia Fiori
Kathy Karkut
Caroline Petznick
Barb Neatby
Bill Visser
Paul Robertson (staff)
Meaghan Eckersley (staff)

Regrets

Peter Gower
Jenn Nicoll

Date September 26, 2017

Time 4:00pm – 5:00pm

Location Heritage Resource Centre (1st Floor, Market Wing) City Hall, 216 Ontario Street, Kingston

Contact Paul Robertson, City Curator
porobertson@cityofkingston.ca

Agenda Items:

- Group Announcements, open comments, upcoming events.
- New Acquisitions (to be presented at meeting)

Notes:

A) Announcements/Other Discussion: The working group spent some time discussing other focus areas for future consideration that fall within the mandate of the HAWG mandate:

- 1) Long-range collections development;
- 2) Collections storage considerations and status of preservation conditions in civic collection storerooms and galleries;
- 3) Collections database and cataloguing issues.

Staff advised working group members that these topics all fall within existing or future staff work plans and that input from members will be valuable once staff have material to share over the next months.

B) Proposed new acquisitions. Staff presented the following items for consideration as potential new acquisitions for the civic collection:

- 1) **Quilt – Tercentenary commemoration, 1973.** Owner: Susan Saunders, Kingston ON.

Reason to acquire: This quilt was made by residents at Providence Manor in 1973 as a Tercentenary project. It features the names and terms of all Kingston mayors 1838-1973. The quilt was offered in a raffle at Providence Manor in 1973 and won by the donor's mother, Molly Saunders of Alfred Crescent, Kingston. The quilt was later recovered at the family cottage on Howe Island. The quilt relates to history of Kingston, tercentenary celebrations (1973), local retirement home and seniors' craft activities, and commemoration of the City's mayors.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the Tercentenary commemorative quilt owned by Susan Saunders for the civic collection.

- 2) Council Chair – presentation copy, circa 1997.** Owner: Dick Myers (City Councillor, 1994-97), Kingston ON.

Reason to acquire: Traditionally, retiring members of Kingston City Council receive a reproduction of the original Council chairs in use from the 1840s until 1973 – likely dating from the period when outgoing members were able to retain their Council seat as a memento of their time in office. Councillor Myers received this chair upon retirement from Council in 1997. The City Clerk’s Office maintains a supply of these chairs for this purpose. Each chair is plaqued with the outgoing member’s name and dates on Council. The chair documents the history of the City of Kingston and its governance and Council traditions.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the presentation Council chair owned by Dick Myers for the civic collection.

- 3) Door hardware – formerly on front door of Canadian Locomotive Company (CLC) Kingston office, Ontario St., pre 1971.** Owner: Christine Cannon, Kingston ON.

Reason to acquire: Owner acquired this hardware (door handles, lock mechanism, key, associated fasteners) from the Canadian Locomotive Company building caretaker in 1971 prior to demolition of the company offices and factory. The owner describes the hardware as coming from the front door of the offices. CLC closed in 1969. By association, these objects are connected with other CLC objects in civic collection (Locomotive 1095, plaque, archival materials), but they are tangential documentation of CLC history – they are standard early twentieth-century hardware not unique to CLC or its functions. They are, however, useful architectural demonstration pieces appropriate for displays in the Heritage Resource Centre, in part because they are complete locksets.

HAWG Recommendation: That Heritage Kingston recommend to Council to accept the Canadian Locomotive Company door hardware owned by Christine Cannon as demonstration objects for the Heritage Resource Centre.

- C) Next Meeting: at the call of the staff facilitator.**

Begin forwarded message:

From: frank dixon

Date: October 7, 2017 at 4:45:06 PM EDT

To:

Subject: Clerk: Official Correspondence: Belle Park developments

Saturday, October 7, 2017.

To: John Bolognone, Clerk, City of Kingston

From: Frank Dixon, member of 2017 Belle Park Working Group and 2017 Belle Park Fairways

Ref: Official Correspondence: Belle Park developments

Hello John,

I hope you are doing well. Happy Thanksgiving!

This letter is Official Correspondence, to Council and to Heritage Kingston Committee, for the above file. Please confirm as soon as possible. Due to the high time priority for this file, I will email it directly to the Mayor, Councillors (except for Councillor George), and selected senior City staff.

In response to the Motion on Belle Park passed by Council on Tuesday, Oct. 3, I am proposing to present my new Belle Park material formally to the next meeting of the Belle Park Working Group, scheduled for Thursday, October 12, from 5:30 to 7:30 p.m., in City Hall. City Councillors are eligible to attend this meeting, and I would strongly encourage their participation, should they have available time, since I do have some very important material to discuss, as will City staff and other BPWG members.

1) I will present a proposal to have Belle Park formally designated as a Heritage resource by Kingston City Council and Heritage Kingston. I briefly presented this concept at the meeting on October 4 of the Coalition of Kingston Communities, and it is written in the Minutes for that meeting, which are now available.

Note that heritage-related aspects of Belle Park have been almost entirely ignored during the five-year period of the staff-led Review process for the file, which began in early 2012.

Precedents for the province of Ontario, in this regard, include Heritage-designated municipal courses in both Mississauga (Lakeview Golf Course) and Windsor (Roseland Golf Course), as well as the very recent (within the past few weeks) Heritage designation, by Oakville Town Council, of the privately-owned Glen Abbey Golf Course, over the legal objection of its owners,

ClubLink Corporation. I have played all three of those courses, and fully support their designations as such.

Belle Park has important additional heritage elements which are NOT shared by any of those three courses, strengthening the case for its heritage designation.

2) I will present a schematic sketch (already shared briefly with Commissioner Lanie Hurdle on Oct. 5), with accompanying description, for what I believe is the ideal outcome for Belle Park's physical layout, going forward, as aspects of the future plans for the site, as explained in Council's Motion.

This material would include:

- a) retaining, and hopefully improving, the existing driving range and putting green,
- b) building a new nine-hole Pitch-and-Putt course, using some golf aspects already existing, with new construction as part of the comprehensive future redesign of the 80-acre space (this possibility was part of the Motion passed by Council);
- c) new and expanded pickleball court usage, using refurbished courts (part of Council's Motion);
- d) new rugby pitch (s) (part of Council's Motion);
- e) large areas of naturalized space (part of Council's Motion);
- f) retained, and possibly expanded, clubhouse (part of Council's Motion);
- g) picnic and playground areas;
- h) leaving the physical landscape as it is otherwise, NOT removing golf features which don't interfere with the above steps; this will save the City money; this is against part of Council's Motion.

3) I will present criticism of City staff's decision to not include the BPWG 2017 from the formal debate of the October 3 Council meeting.

Thank you very much for your time and consideration.

Respectfully submitted,

Frank Dixon

BPF member 2017, 2007-2014, and 1995

BPWG member 2017 and 2014

Thank you very much for your time and consideration.



29 October 2017

Dear Members of Heritage Kingston and Heritage Staff,

Re: 411 Wellington Street, Barriefield Village

The Barriefield Village Association (BVA) executive had two productive meetings with the CEO and architects for Reichmann Seniors Housing Development Corporation (RSHDC) about their site plans for 411 Wellington Street, Barriefield Village. At those meetings the BVA executive thanked RSHDC for their extensive consultation and communication regarding their plans. We also commented on the following aspects of the project plans:

- Appreciation for the extensive open space that will be open to the public.
- Appreciation for the retention of the historic grid pattern for road access.
- Concerns about the compromise to HCDP-prescribed views.
- Concerns about the height and massing of the buildings, both the townhouses on Wellington Street and the main building (the HCDP sets out 1.5-2 storeys for houses in the village; the former Horton School was 2 storeys high, in contrast to the 3 storeys for the main building in the project plans – in our original conversations with RSHDC we were told the building would be largely two storeys). It is difficult to determine the impact of the buildings without site sections that can show the elevation accurately or a diagram that includes the wider context.

At a subsequent general meeting of the BVA, attended by village residents, the proponents for RSHDC presented their plans and fielded questions and comments from those present. This was also a constructive discussion. The above points were again noted as well as the following:

- Concerns about the impact of delivery and other traffic on the village.
- Concerns about drainage that could adversely affect properties on Wellington and Main Streets.
- Concerns that the proposed setbacks of the townhouses would be inconsistent with the other setbacks along Wellington Street.
- Concerns about the row-house concept rather than, say, duplexes – though it was also noted that the row would look less like ‘monster houses’ and would better obscure the unsightly and noisy service activity behind the houses.
- Concerns about lighting and light pollution, since Barriefield is very dark at night.

Overall, the BVA is in favour of a development of this kind coming to the village. We look forward to future, more detailed plans that will give us a precise idea of the dimensions and character of the project. We trust that the final plans will be as consistent with the heritage of the village as possible.

Yours sincerely,

Christine Sypnowich, BVA President, on behalf of the BVA executive (David Bakhurst, Stephen Burnett, David Craig, Cheang-Ghee Khoo and Craig Sims)