



**City Of Kingston
Heritage Kingston
Meeting Number 09-2018
Agenda
Wednesday September 19, 2018 at 9:30 a.m.
Council Chamber, City Hall**

Please provide regrets to Mr. James Thompson, Committee Clerk at 613-546-4291, extension 1268 or jcthompson@cityofkingston.ca

Committee Composition

Councillor Peter Stroud; Chair
Councillor Liz Schell
Mac Gervan
Catherine Hyett
Jane McFarlane
Hailey Smith
Donald Taylor

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) **That** the Minutes of Heritage Kingston Meeting Number 08-2018 held Wednesday August 15, 2018 be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Presentations**
- 6. Delegations**
- 7. Briefings**

8. Business

a) Cultural Heritage

i. Civic Collection Acquisitions

Report HK-18-072 of the Commissioner of Community Services is attached.

Schedule Pages 1 – 5

Recommendation:

That Heritage Kingston recommend to Council to accept these four acquisitions for the civic collection:

1. Commemorative memorabilia – Centennial programme, 1967; Tercentenary coaster, 1973;
2. Certificate – Mayor’s Tercentenary Levée, 1973;
3. Steam Gauge, Kingston Water Works (1890s); PumpHouse historical material;
4. Coin holder/key ring – Kingston Transit, circa 1987; and

That the acquisition outlined below as a non-collection display object (heritage asset):

- a) Hockey sweater – “Rogers Hometown Hockey,” 2017.

ii. Your Stories, Our Histories Public Engagement Project, 2018-2019

Report HK-18-073 of the Commissioner of Community Services is attached.

Schedule Pages 6 – 12

Recommendation:

This report is for information purposes only.

b) Policy Development and Implementation

c) Heritage Assets

i. Pump House Steam Museum

ii. MacLachlan Woodworking Museum

d) Statutory Business

i. Subject: Application for Heritage Permit

Address: 4314 Highway 2 (P18-041)

File Number: P18-081-2018

Report HK-18-063 of the Commissioner of Community Services is attached.

Schedule Pages 13 – 45

Recommendation:

That it is recommended to Council that alterations to the property at 4314 Highway 2, be approved in accordance with the details described in the application (File Number P18-081- 2018), which was deemed complete on August 17, 2018, with alterations to include:

1. Demolition of the existing detached garage;
2. Construction of a new garage in the same location;
3. New structure will be 1,476 square feet in size, 16 feet in height;
4. Constructed in a Saltbox design in the local vernacular, with a front portico and glazed cupola;
5. Roof will be clad using EnviroShake shingles in natural grey colour;
6. Exterior will include 1 x 9 inch pine cladding;
7. Foundation will be clad in sandstone to a height of 24" above grade; and

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

1. A Building Permit shall be obtained for the demolition and new construction, as required; and
2. The applicant is encouraged to install tree protection fencing in the form of either metal modular or 1.2 metre high snow fencing to establish a tree protection zone around existing live trees in an effort to preserve the integrity of the root systems and minimize compaction.

ii. Subject: Application for Heritage Permit

Address: 305-323 Rideau Street (P18-1246)

File Number: P18-096-2018

Report HK-18-066 of the Commissioner of Community Services is attached.

Schedule Pages 46 – 127

Recommendation:

That alterations to the property at 305-323 Rideau Street, be approved in accordance with the details described in the application (File Number P18-096-2018), which was deemed complete on August 17, 2018, with said alterations to include the following:

1. Restore the brick wing along Cataraqi Street (south elevation), with works to include: repointing, stabilizing and repairing the southern and eastern brick walls (including rebuilding arches and infilling bricks as needed); enlarging

- two existing windows along Cataraqui Street to create sliding doors/full length windows; reconstructing the roof in the same profile as the existing roof; and installing new metal roofing and low profile solar panels on the south pitch of the roof;
2. Rebuild the north side of the brick wing (north elevation), clad in prefinished metal siding, including the installation of five full length patio door/full length windows and one access door;
 3. Restore the former office at the corner of the building, including: repairing and repainting the parapet, cornice, downspout, door and windows; replacing the existing metal roofing; cleaning, repointing and stabilizing the brick walls; removing the security gate from the front door; and replacing the concrete steps;
 4. Removal of the concrete wing along Rideau Street, retaining portions of the front wall (approximately 0.9 metres high) and portions of the foundation, to be incorporated into the landscaping/paving;
 5. Construct a steel one-sided roofed bicycle shelter, immediately behind the retained concrete knee-wall;
 6. Installing landscaping, including new patios areas on the south and north sides of the building, a paved parking area and new plantings and grassed areas; and

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

1. All Building permits shall be obtained, as required;
2. All Planning Act approvals shall be obtained, as required;
3. All Tree Removal permit(s) shall be obtained, as required;
4. A Municipal Business License(s) shall be obtained, as required;
5. The roofing on the brick portion of the building shall have a standing seam profile;
6. A minimum clearance of 3 metres from the high voltage powerlines shall be maintained. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant shall complete a service request and submit to Utilities Kingston for isolation of the powerlines;
7. All masonry works, including cleaning, shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
8. All window and door works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
9. A heritage permit shall be obtained, outside of the scope of this approval, for any alterations to the windows in the brick wing facing Cataraqui Street;
10. Details pertaining to the paint colour and the metal siding shall be provided to Heritage Planning staff for review and approval, in order to ensure the colours emphasize the heritage attributes of the property;
11. Details pertaining to the landscaping shall be provided to Heritage Planning staff for review and approval, as part of the site plan control process, in order to ensure the heritage attributes of the property are not concealed or obstructed;

12. Details pertaining to the solar panels shall be provided to Heritage Planning staff for review to ensure the panels are discrete and conserve the existing roof profile of the building; and
13. Heritage Planning staff shall be circulated the drawings and design specifications, tied to the Building Permit application to ensure consistency with the scope of the Heritage Permit sought by this application.

iii. Subject: Application for Heritage Permit

Address: 85 Stuart Street (P18-322)

File Number: P18-080-2018

Report HK-18-069 of the Commissioner of Community Services is attached.

Schedule Pages 128 – 146

Recommendation:

That alterations to the property at 85 Stuart Street, be approved in accordance with details described in the application (File Number P18-080-2018), with said alterations to include:

1. The removal of a basement window to accommodate the routing of mechanical ducting;
2. The construction of a painted wood and steel enclosure on the eastern half of the north elevation to accommodate waste receptacles and mechanical units; and

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

1. Details pertaining to the colour selected for the wood and metal enclosure shall be provided to Heritage Planning staff in order to ensure the minimization of its visual impact on the limestone building.

iv. Subject: Application for Heritage Permit

Address: 216 Ontario Street (P18-273)

File Number: P18-082-2018

Report HK-18-068 of the Commissioner of Community Services is attached.

Schedule Pages 147 – 203

Recommendation:

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

That alterations to the property at 216 Ontario Street, be approved in accordance with the details described in the application (File Number P18-082-2018), which was deemed complete on August 17, 2018, with said alterations to include the application of MG-Krete 1260 structural repair product to the north and south exit stairs, as identified on Exhibit B to Report Number HK-18-068; and

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

1. The applicant shall carry out test patch(es) of the proposed product in a discrete location on the stairs to ensure the best possible colour match with the existing limestone stairs and building and notify Heritage Planning staff when the patch(es) are complete for their review;
2. An encroachment permit shall be obtained, if required;
3. Any minor deviations from the submitted plans, which conserve the heritage attributes listed in the designation by-law and do not result in irreparable damage to the stones that are subject to alterations presented in this proposal, be delegated to the Director of Planning, Building & Licensing Services for review and approval; and
4. The applicant is encouraged to bring future plans for the reconstruction of the north and south stairs to Heritage Kingston for pre-consultation prior to advancing construction designs and a related heritage permit application.

v. Subject: Application for Heritage Permit

Address: 58 William Street (P18-915)

File Number: P18-086-2018

Report HK-18-067 of the Commissioner of Community Services is attached.

Schedule Pages 204 – 222

Recommendation:

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

That alterations to the property at 58 William Street, be approved in accordance with the details described in the application (File Number P18-086-2018), which was deemed complete on August 20, 2018, with said alterations to include:

1. The demolition of the existing rear greenhouse addition;
2. The construction of a new rear porch addition with balcony above;
3. The removal of the second floor window on the rear elevation and the vertical extension of the window opening to accommodate French doors to the second floor balcony;
4. The removal of non-period metal shutters on the front elevation and the installation of traditional wood louvered shutters; and

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

1. A Building Permit shall be obtained for construction of the rear porch addition;
2. Details pertaining to the design of the windows and French doors shall be submitted to Heritage Planning staff to ensure their compatibility with the architectural composition of the rear elevation and their consistency with the City's Policy on Window Renovations in Heritage Buildings; and
3. Details pertaining to the finalized colour scheme for the rear addition and shutters on the front elevation shall be submitted to Heritage Planning staff to

ensure their compatibility with the architectural style and cultural heritage value of the property.

vi. Subject: Application for Heritage Permit
Address: 221 King Street East (P18-198)
File Number: P18-093-2018

Report HK-18-065 of the Commissioner of Community Services is attached.

Schedule Pages 223 – 247

Recommendation:

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

That alterations to the property at 221 King Street East, be approved, in accordance with the details described in the application (File Number P18-093-2018), which was deemed complete on August 17, 2018, with alterations to include the erection of a 2.5 metre high ground sign in the front yard of the property; and

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

1. A Sign Permit shall be obtained.

vii. Subject: Application for Heritage Permit
Address: 200 Ontario Street (P18-271)
File Number: P18-090-2018

Report HK-18-064 of the Commissioner of Community Services is attached.

Schedule Pages 248 – 308

Recommendation:

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

That alterations to the property at 200 Ontario Street, be approved in accordance with the details described in the application (File Number P18-090-2018), which was deemed complete on August 13, 2018, with said alterations to include the following by street elevation:

1. Ontario Street: Replacing the existing mast-arm sign faces at the north and south corners of the building with new signs of similar size with updated light fixtures;
2. Market Street: Removing all three of the existing black awnings; repairing or replacing, if necessary, the western most double doors; installing a new bracketed wooden canopy over the entrance; installing slightly recessed wooden panels, in a “herring bone” pattern, into the three door openings (one to include signage); relocating the existing mast-arm sign further east and replacing the sign face; installing new signage above and beside the door canopy;
3. Clarence Street: Cleaning all bricks; installing a new painted sign within the blinded window opening; combining and enlarging the former openings in

order to install a new barrier-free entrance and two roll-up garage door type windows; replacing the existing wooden fence with a free-standing wooden fence attached to stone (or stone clad) pillars; installing new wall mounted lighting and a new chase to hide exterior wiring; and

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

1. All Building and/or Sign permits shall be obtained, as required;
2. Encroachment permit(s) shall be obtained, as required;
3. Patio permit(s) shall be obtained, as required;
4. Municipal Business license(s) shall be obtained, as required;
5. The metal chase to be installed along the southern wall of the building shall be painted in a mat grey tone in order to be as invisible as possible;
6. The requirement of Ontario Regulation 490, with respect to the disturbance of hazardous materials during construction, shall be met;
7. All masonry works, including cleaning, shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
8. All window and door works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
9. A heritage permit shall be obtained, outside of the scope of this approval, for any exterior painting of the building or structure;
10. Approval from the Ontario Heritage Trust, as per Part II of the *Ontario Heritage Act*, shall be obtained, as necessary; and
11. Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application.

viii. Subject: Application for Heritage Permit

Address: 81 Gore Street (P18-938)

File Number: P18-084-2018

Report HK-18-062 of the Commissioner of Community Services is attached.

Schedule Pages 309 – 323

Recommendation:

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

That alterations to the property at 81 Gore Street be approved in accordance with the details described in the application (File Number P18-084-2018), which was deemed complete on August 28, 2018, with said alterations to include the recreation of the three wooden upper storey window shutters; and

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

1. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;

2. Any necessary masonry works, including installing the shutters, shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
3. A minimum clearance of 3 metres from the high voltage powerlines shall be maintained. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant shall complete a service request and submit to Utilities Kingston for isolation of the powerlines; and
4. The applicant shall take all necessary measures, as directed by the City's Forestry Division, to avoid compaction of the root system of the City-owned tree in the front yard.

ix. Subject: Application for Heritage Permit

Address: 95 King Street East (P18-180)

File Number: P18-063-2018

Report HK-18-061 of the Commissioner of Community Services is attached.

Schedule Pages 324 – 351

Recommendation:

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

That alterations to the property at 95 King Street East be approved in accordance with the details described in the application (File Number P18-063-2018), which was deemed completed on August 27, 2018, with said alterations to include the removal of the upper portion of a later rear addition, retaining the foundation walls, and the construction of a one-storey, hipped roofed, wood and glazed rear addition on top; and

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

1. A Building Permit shall be obtained, including confirmation of zoning compliance;
2. Any necessary *Planning Act* applications shall be completed;
3. All new windows shall be designed in a two over two or one over one glazing pattern under an undivided transom;
4. All masonry works, including cleaning, shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
5. A minimum clearance of 3 metres from the high voltage powerlines shall be maintained. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant shall complete a service request and submit to Utilities Kingston for isolation of the powerlines; and
6. Heritage planning staff shall be circulated the drawings and design specifications, tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application.

- x. **Subject: Heritage Pre-Consultation Application**
Address: 225 King Street East (P18-201)
File Number: F32-037-2018

Report HK-18-070 of the Commissioner of Community Services is attached.

Schedule Pages 352 – 396

Recommendation:

This report is for consultation purposes.

- xi. **Heritage Easement Agreement – 81-83 King Street East**

Report HK-18-071 of the Commissioner of Community Services is attached.

Schedule Pages 397 – 417

Recommendation:

This report is for information purposes only.

- e) **Working Group Reports**

- i. **Heritage Properties Working Group**

- ii. **Cultural Heritage Working Group**

Schedule Pages 418 - 422

- iii. **Heritage Assets Working Group**

Schedule Pages 423 - 426

- f) **Update regarding Emergency Approvals**

P18-085-2018 – 87 Wellington Street – stabilization of rear addition.

- 9. **Motions**

- 10. **Notices of Motion**

- 11. **Other Business**

- 12. **Correspondence**

- 13. **Date and time of Next Meeting**

The next meeting of Heritage Kingston will be held on Wednesday October 17, 2018 at 9:30 a.m.

- 14. **Adjournment**