



City of Kingston
Information Report to Kingston Heritage Properties Committee
Report Number HP-24-001

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Acting Director, Heritage Services

Date of Meeting: December 20, 2023

Subject: Request for Information

Address: 610 Montreal Street (P18-031)

File Number: File Number: P01-002-2023

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 610 Montreal Street is located on the southwestern corner of the intersection of Montreal Street and Rideau/Railway Street. The property contains a rectangular, two storey coursed limestone building where most of its architectural detail is concentrated on the front (eastern) façade. The property was designated under Part IV of the *Ontario Heritage Act* in 1976 through By-Law Number 8913 and was amended in 2013 through By-Law Number 2013-54. The property is also subject to a Heritage Easement Agreement.

The applicant wishes to gain preliminary feedback on their conceptual development as it relates to the removal of a rear (western) elevation addition to support a new addition that will not exceed 45 square metres with associated roof anchored solar panels; the addition of a new parking lot with an associated storage shed and garage enclosure; a new outdoor fire circle with associated seats, new paving and shade structure with associated solar panels; a new play centre and future sweat lodge near the southwestern property line; a new accessible ramp along

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the front (eastern) façade of the property; a new outdoor kitchen behind the new addition; updated landscaping throughout the property with new benches and a bike parking area; and a new fence that surrounds the property.

The applicant is seeking comments from the Kingston Heritage Properties Committee to further inform their development concept for a future application(s) to be submitted under the *Ontario Heritage Act*.

Recommendation:

This report is for information purposes.

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Authorizing Signatures:

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

Description of Application/Background

The subject property with the municipal address of 610 Montreal Street is located on the southwestern corner of the intersection of Montreal Street and Rideau/Railway Street. The property contains a rectangular, two storey coursed limestone building where most of its architectural detail is concentrated on the front (eastern) façade. The property was designated under Part IV of the *Ontario Heritage Act* in 1976 through By-Law Number 8913 and was amended in 2013 through By-Law Number 2013-54. The property is also subject to a Heritage Easement Agreement. This Easement mainly focuses on expectations for owners other than the City and is not relevant to this application.

Under Clause 17 of the Procedural By-Law for Heritage (By-Law Number 2023-38), the Director of Heritage Services may pre-consult with the Committee on complex applications when deemed necessary. The following report is provided for pre-consultation purposes. Pre-consultation with the Committee is not a statutory requirement under the *Ontario Heritage Act*.

The applicant wishes to gain preliminary feedback on their submitted conceptual development as it relates to the removal of a rear (western) elevation addition to support a new addition that will not exceed 45 square metres with associated roof anchored solar panels; the addition of a new parking lot with an associated storage shed and garage enclosure; a new outdoor fire circle with associated seats, new paving and shade structure with associated solar panels; a new play centre and future sweat lodge near the southwestern property line; a new accessible ramp along the front (eastern) façade of the property; a new outdoor kitchen behind the new addition; updated landscaping throughout the property with new benches and a bike parking area; and a new fence that surrounds the property.

The City of Kingston is the applicant and is proposing this project under Council's direction with the goal of building long standing partnerships with the local Indigenous population. The property is currently leased from the City for the operation of "The Kingston Native Centre and Language Nest" (KNCLN). The purpose of KNCLN is to "...lead the resurgence of Indigenous languages in Kingston and support its Indigenous population through community outreach programs by providing cultural spaces amenable to teaching and celebrating traditional practices and craftsmanship" (Exhibit C). This project aims to support the local Indigenous population by helping to create a safe and purpose built space to promote Indigenous cultural services. To achieve this goal while also allowing for 60 participants both inside and outside of the property, significant renovations to the interior and exterior of the building as well as the property are necessary. This proposal also seeks to achieve a Net Zero Energy Design target and increase on site accessibility both inside and outside of the building (Exhibit C).

There are certain aspects of the project that are still undetermined (i.e. the size/design of the fence, the location of the security lighting/cameras, the design of the solar panels, etc.) that are drawn from the project cover letter and applicant concept plan/renderings (Exhibit C). Despite

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this, the applicant has provided detailed information that provides a reasonable understanding of the proposal. While interior alterations are also proposed, only alterations to the exterior of the property are subject to the *Ontario Heritage Act*. As such, the exterior is the focus of this pre-application report.

Alterations to the Heritage Building

The property is prominently sited at the intersection of Rideau and Railway Street and is the only heritage property in the immediate vicinity. Currently, the property has an addition (built approximately between 1966 and 1978 according to the City's air photos) on the western side of the building and an associated parking lot further west. The building retains many period windows that have yet to be assessed by a qualified professional.

The proposal seeks to restore the heritage building by installing wooden doors, restoring the existing wooden period windows, and repairing the exterior masonry. The finalized location and method of installation for the proposed security and communications system is yet to be determined. The location of the interior/exterior kitchens, bathrooms and mechanical systems has not been determined. Once these locations have been proposed, potential impacts (like new building envelope openings) will be reviewed to ensure heritage attributes are conserved.

The proposal seeks to remove the westerly addition and replace it with a new two storey semi-circular addition and associated vestibule that will not exceed 45 square metres. The current proposal includes a 28.82 square metre addition, which will utilize a mass timber construction model, have a "[c]ombination of [n]atural [w]ood [c]ladding", and will have an asphalt shingle roof like the existing building, but with roof top solar panels (Exhibit C). The proposed 6.76 square metre vestibule will connect the semi-circular addition to the heritage building and will feature an accessible entrance. The semi-circular addition and vestibule will have large windows on both storeys that face north toward Railway Street to support a community sharing centre (or Gibanemindimin) on the first floor and a multi-purpose classroom on the second floor (Exhibit C).

Landscape Alterations to the Property

Most of the proposed changes to this property are related to new structures, areas, vegetation, pathways and access routes that aim to maximize KNCLN's utilization of this property. Much of the property is proposed to be fenced in with three access gates. Specific details on the design, height and material of this fence and associated gates have not been provided at this time but do appear in the provided renderings (Exhibit C).

Along the front (eastern) façade of the property, the southern portion of the property envisions a terraced garden with an accessible ramp, one fence gate, a bench and condensers. The rendering depicts a solid wood fence and gate that is slightly taller than the building foundation, and a planter box. Along the northern portion another ramp, but in a semi-circular shape that

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connects to the sidewalk, is proposed along with bicycle parking and additional fencing and gate that delineates the parking lot area (Exhibit C).

Along the rear (western) elevation of the property, the southern portion is proposed to be completely enclosed by the proposed fence and includes what appears to be a flagstone path that connects to several features, including: an outdoor classroom characterized by benches; several other independent benches; a large play structure; a play area for young children; a location for a sweat lodge; and a shaded fire circle area. Details on the proposed benches, play structure, children play area and sweat lodge were not provided, but in the renderings some of the benches appear to lack back support and are stone. Information regarding the shade canopy was provided and forms a major component of this project. The canopy will have solar panels on the roof and will project past the northern wall of the heritage building. According to the provided renderings, the canopy will be supported by several wooden pillars and appears to have a similar roof to the semi-circular addition (Exhibit C). Along the rear (western) elevation of the property, the northern portion will also be completely enclosed by the proposed fence/gate and includes the upgraded parking lot and related structures. These structures include a garage area, storage shed and two EV charging stations, but related design details have not been provided. It is possible that the garbage area will feature an enclosure or screening, but this has not been confirmed (Exhibit C).

Preliminary concept plans, floor plans and renderings were prepared by CVS Architects. A cover page that provides additional design details and background information was also submitted by CVS Architects. A general description of the proposed works as well as the intended goal for the proposed design are included in this submission (Exhibit C).

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.

Reasons for Designation/Cultural Heritage Value

The property is designated under Part IV of the *Ontario Heritage Act* through Designation By-Law Number 8913 and was amended in 2013 through By-Law Number 2013-54.

"The main building on this property, known as the Depot School, is of design value for its high degree of craftsmanship and merit. These qualities are exhibited by the simple design of this rectangular limestone structure, which was influenced by the c. 1860s Province of Canada guideline for schools. This value is further supported by the main building's symmetrical fenestration; front-gable roof; and more decorative elements that are found primarily on the building's façade, including round-arched 6/6 windows; verge brackets, and an original 6-panel wood door with a fanlight transom and an ornate ashlar hood mould."

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“610 Montreal Street is of historical/associative value because it has direct connections to Kingston's early school system, the City's railway history, a former community known as Grand Trunk village, and a well-known architect, John Power.”

“The contextual value of this property is partly derived from its prominent location at the intersection of two main traffic arteries: Montreal and Railway Streets. The property helps to define this intersection and its adjacent viewplanes. The Depot School's visibility is enabled by the open spaces surrounding the building.”

“John Power's restrained design for the Depot School is consistent with the United Province of Canada's circa 1860 guidelines regarding the importance of natural light and adequate ventilation to an educational environment. The building is austere but dignified in keeping with its function, with architectural detail concentrated at the front.”

“The physical/design value is also supported by a number of decorative elements that complement the structure's otherwise austere appearance. Flush, cut-stone quoins line each corner of the façade.”

“The five façade window openings feature half-round arches and ashlar sills. Those on the outer bays contain 6/6 round-headed windows. The window above the entranceway features a round-headed window with semi-circular wood muntins in its upper sash. Together, the arched openings and eave brackets lend the building a slightly Italianate impression. Casement windows, each with moderate wood trim and a half-round transom in two pieces, are located behind each second-storey façade window. The inner window of the façade's centre bay is divided by a heavy wood mullion.

“610 Montreal Street has historical/associative value because it has direct connections with Kingston's early school system, the city's railway history, and a former community within Kingston that was known as Grand Trunk Village.”

“...[T]he late eighteenth and early twentieth centuries had many reform movements that pressed for social improvement through the physical transformation of the built environments. The Enlightenment's focus on the improvement of the human condition facilitated the development of new ideas about society and built form. As a result, the Depot School survives as an example of this thinking expressed through the form of a small institutional building.”

The relevant parts of Designation By-Law Number 8913 and the amending Designation By-Law Number 2013-54 can be found in Exhibit B.

Previous Approvals

P18-031-025-2013 – New office sign on the front (eastern) lawn.

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P18-031-011-2014 – Construction of a barrier-free access ramp along the front (eastern) entrance.

P18-031-056-2014 – Installation of a new garage door and re-shingle garage.

P18-081-2022EA – Temporary alterations to address a damaged transom window on the front (eastern) façade.

P18-092-2022EA – Temporary alterations to install new camera and lighting equipment on the front (eastern) and back (western) elevations.

Pre-consultation Comments from Heritage Services

The subject property is designated under Part IV of the Ontario Heritage Act in 1976 through By-Law Number 8913 and was amended in 2013 through By-Law Number 2013-54. The property is also subject to a Heritage Conservation Easement.

A heritage permit is necessary to review the potential impacts to the property's cultural heritage value.

The Master Plan indicates that the subject property requires further archaeological study. If a *Planning Act* application is required to support these works, archaeological clearance of the property will be required. Please provide copies of the assessment report(s) and correspondence from the Ministry of Citizenship and Multiculturalism to City Heritage Services staff, prior to any ground disturbance.

Comments from Department and Agencies

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

Environmental Services:

The programming of outdoor community space at a former commercial use is interpreted as a prohibited change of land use requiring a Record of Site Condition (RSC). Staff from the City's Environment Division have conducted preliminary studies and provided a remedial action plan to City of Kingston Facilities Management & Construction Services staff to be undertaken during construction. We will continue to work with the project team to initiate the plan and filing of the RSC. Any questions should be directed to Brodie Richmond, Manager, Environmental Operations & Programs.

Engineering Services – Storm Water Review:

A Stormwater Management Report prepared by a qualified individual will be required to describe current drainage conditions and post development conditions. No Quantity Control required for flows discharging to water body. Post development flows cannot exceed pre-development levels

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for any flows discharging to storm sewers. Quality Control must demonstrate an 80% TSS Removal. Stormwater management reporting should be completed in conformance with the City of Kingston Site Plan Control Guidelines and Appendix 1G: Design Standards – Storm Sewer System of the Subdivision Development Guidelines & Technical Standards January 30, 2014, as applicable and stamped by a professional engineer. An Environmental Conformance Approval may be required depending on the stormwater management methods chosen. Contact engineering@cityofkingston.ca for additional information when these details are finalized.

Engineering Services – Noise Review:

A noise study is required to address potential impacts on the outdoor living area and new addition of the proposed development due to stationary and transportation noise sources in the vicinity, the study is to be prepared by a qualified individual with experience in environmental acoustics and demonstrate compliance with NPC-300.

Engineering Services – Traffic Review:

A traffic memo/brief (signed by a professional engineer) must be provided by the developer to confirm the number of new trips (all modes of travel) to be generated versus existing conditions. The memo should also confirm the access points for the development and confirm that there will be no adverse impacts with the access points and Railway Street. The brief should also confirm there are no sight distance issues with site access onto Railway. Entrance should be relocated to the western limits of the property if possible.

Kingston Hydro:

A service request will be required for a service upgrade (if required)
<https://utilitieskingston.com/Electricity/NewServices/ServiceRequest>

Forestry Services:

Tree Preservation Plan as per the guidelines at www.cityofkingston.ca/trees will be required to address tree preservation concerns of both on-site and off-site (border) trees during construction/installation of building addition and landscape elements. Plan to be prepared by an ISA Certified Arborist.

Utilities Kingston:

No Comment.

Building Services:

A more thorough plans review will be conducted at time of building permit application. Fees provided are an estimate based on submitted documents and may change based on actual approved drawings, date of application and any exemptions or credits that may apply. An initial review of the current submitted documents yielded the following comments: (1) Building permit cost approximately \$4,515.50, DCs \$9,225.00, Impost Fees \$13,213.20; (2) Ensure minimum one barrier free entrance to building; (3) Design and review by an Architect and Professional Engineer(s) required; (4) Solar panels on roof(s) will require a separate permit at \$310.75 each; (5) Signs will require a separate building permit and may require heritage approval; (6) A fire

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alarm system may be required as per 3.2.4.1.(2)(f) as well as an annunciator panel; (7) Every building must face a street (or fire access route) in conformance with 3.2.5.5. (sent from 3.2.2.10.); (8) Ensure the travel distance to egress is not more than 15m; (9) Fire separations around elevator to conform to OBC Div B 3.5.3.3; (10) Fire hydrant location not currently indicated on site plan.

Planning Services:

The proposal will require site plan control approval, as non-residential development on a Collector Road. The proposed use of the property is permitted in accordance with the applicable UR5 zone of the Kingston Zoning By-Law. While additional details will be required to confirm zoning compliance of specific components, such as short-term bike space requirements, the location of the proposed addition complies with the Kingston Zoning By-Law.

Consultation with the Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The committee's comments have been compiled and attached as Exhibit E and have been provided to the applicant for their consideration.

Existing Policy/By-Law:

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

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

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

Designation By-Law Number 8913, amended in 2013 through By-Law Number 2013-54

Heritage Easement Agreement enacted through By-Law Number 2013-77

Notice Provisions:

None

Accessibility Considerations:

None

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Financial Considerations:

None

Contacts:

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

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Designation By-Law Number 8913 & Amending By-Law Number 2013-54

Exhibit C Project Cover Letter, Concept Plan, Floor Plans & Renderings

Exhibit D Site Visit Photos


Exhibit E Correspondence Received from the Heritage Properties Committee

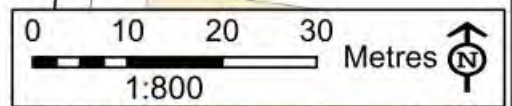
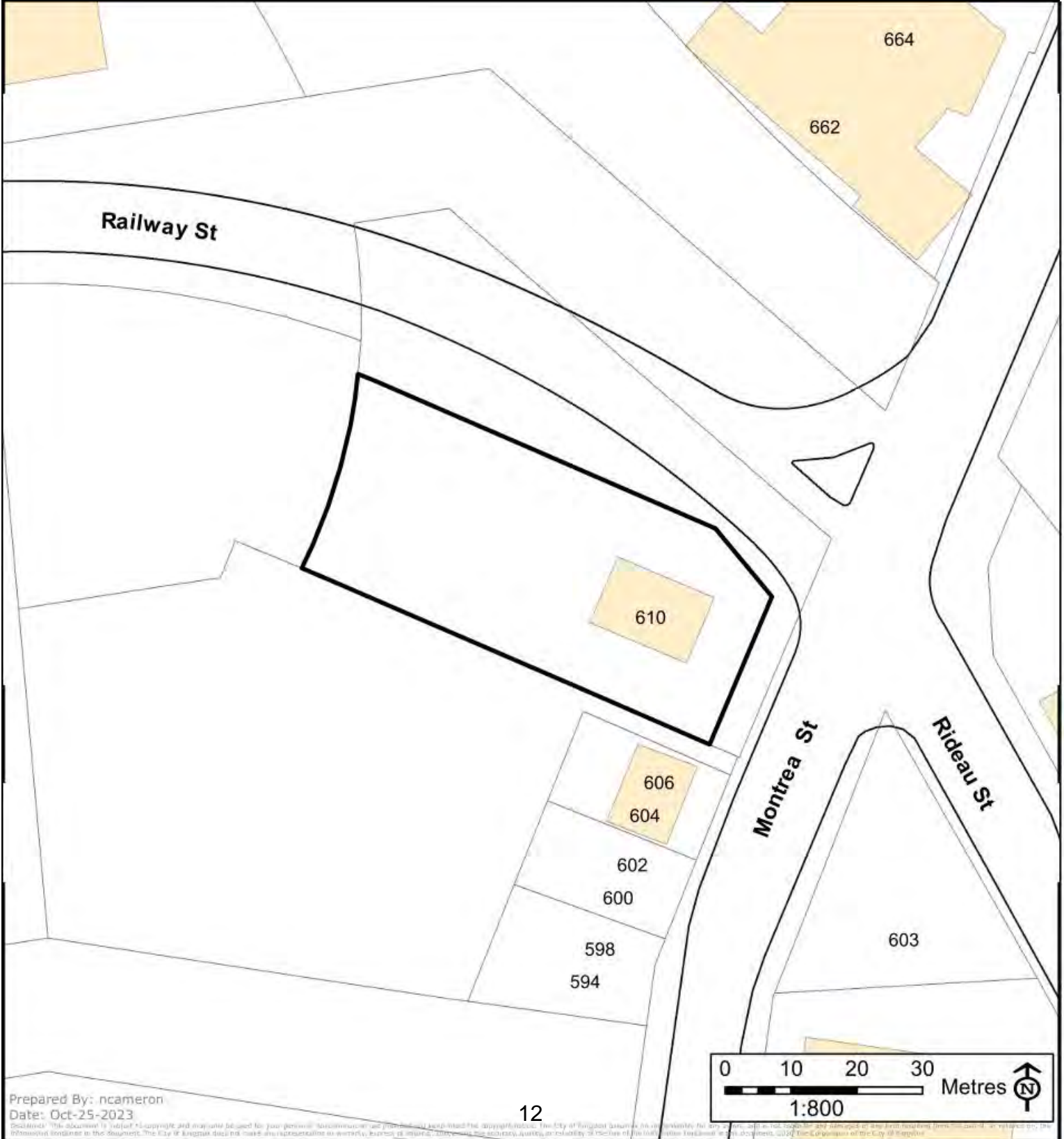


Kingston Heritage Properties Committee

Key Map

Address: 610 Montreal Street
File Number: P01-002-2023

 Subject Lands





Kingston Heritage Properties Committee Neighbourhood Context (2023)

Address: 610 Montreal Street
File Number: P01-002-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



APPROVED AS TO FORM

DATE

September 13, 1976

Levstam

CITY SOLICITOR

Report No. 75
Clause 2

BY-LAW NO. 8913

A BY-LAW TO DESIGNATE THE GRAND TRUNK RAILWAY TERRACE AND THE DEPOT SCHOOL DAY CARE CENTRE TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED: September 13th, 1976.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, provides that the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate the Grand Trunk Railway Terrace was served on the owner of the property and The Ontario Heritage Foundation on July 20th, 1976, and was published in the Whig-Standard on July 20th, 27 and August 3rd, 1976;

AND WHEREAS notice of intention to designate the Depot School Day Care Centre was served on the owner of the property and The Ontario Heritage Foundation on July 28th, 1976, and was published in the Whig-Standard on July 28th, August 4th and 11th, 1976;

AND WHEREAS no objections were received against the designation of the Grand Trunk Railway Terrace and the Depot School Day Care Centre as a result of the aforementioned notices;

THEREFORE the Council of the Corporation of the City of Kingston enacts as follows:

1. That the following properties be and are hereby designated to be of historic or architectural value or interest:

(1) GRAND TRUNK RAILWAY TERRACE - 1-3-5 Cassidy Street

Built: c.1854

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lot 5 (sometimes referred to as Lot 7) in the Concession West of the Great Cataraqui River, as described in Instrument #272415.

Owner: St. Lawrence Youth Association

CK. BL#8913

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(1) GRAND TRUNK RAILWAY TERRACE - 1-3-5 Cassidy Street (cont'd)

Reason for Designation: (cont'd)

There are gable end parapets on this central section with heavily moulded ashlar corbel stones and circle corbelled stone end chimneys.

In the flanking sections the extreme inner bay has a door, the central bay a pair of windows and the extreme outer bay has one window, although it appears to have originally been a door. The second storey is blank except for a pair of windows in the central bay. The sash have three by three lights on the second storey and three by four on the first.

All the corners of the facade have quoining and all the window surrounds are quoined; all the lintels are bevelled with ashlar band borders. The windows that are in pairs are separated by a single vertical block of stone. The base course has an ashlar band border at the top and all the courses below it are projected. On either flanking gable end is a corbelled stone chimney, smaller than the two central ones. There is an ashlar sill course around the entire building. The end walls are blank.

There are three doors in the rear wall, all recessed and a slightly irregular pattern of fenestration. There are eight windows on the second and nine on the first; of these latter three appear to have been intended for doors since the quoined surrounds continue below the sill right to the base course. All of the window surrounds are the same as those on the facade.

There are three modern windows on the second storey which lead onto metal fire escapes, the others on that storey have three by three lights; the ones on the first have three by four lights.

This plain stone terrace is somewhat dignified by the central projection - a common feature for late Georgian terraces - and the embellished entranceway that includes Greek Revival consoles.

The facade's well-balanced arrangement of fenestration and doors has been left untouched throughout the years.

(2) DEPOT SCHOOL DAY CARE CENTRE - 610 Montreal Street

Built: 1872-73

Architect: John Power

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lot 198, Registered Plan C-22, as described in Instrument #196423.

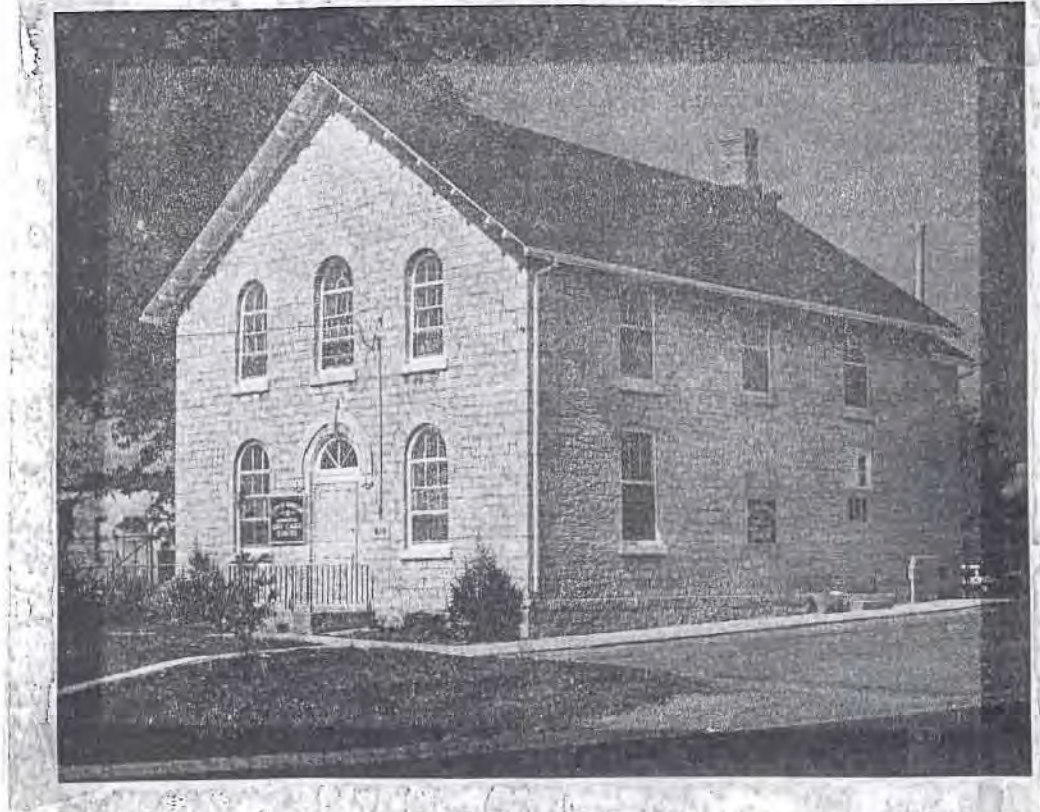
Owner: The Corporation of the City of Kingston

CK. BL# 8913

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(2) DEPOT SCHOOL DAY CARE CENTRE - 610 Montreal Street (cont'd)

Reason for Designation:



Significance: From the time the Grand Trunk Railway came to Kingston (1854) the inhabitants of the Kingston station area petitioned the Kingston Public School Board for a school. One finally opened in an empty freight shed in 1864 with fifty students and one teacher. Conditions were not ideal and repeated requests resulted in this small school being erected in 1872-73.

The property was obtained from John Frazer and John Duff and the Board requested John Power to submit plans. He did so in the summer of 1872 and construction began under Isaac Newlands, mason. Plans were slightly changed in the spring of 1873 before the upper storey was completed to include an apartment for a caretaker.

Miss Harriet Keys was the first teacher when the school opened in August, 1873, with a salary of \$200. per annum. Then known as Frontenac School, its name was changed to the Depot School after 1896 when the present Frontenac School was built. The City of Kingston obtained the property in 1970 from the Frontenac County School Board and now operates a Day Care Centre here.

This two-storey, three bay, hammer-dressed stone building with flush quoining has a central six-panelled door whose transom is decorated with an ashlar hood mould with key-stone and label-stops.

The transom and all the windows on the facade are round-headed; all the windows in the building appear to have their original sash.

The north and south walls are both regularly fenestrated with twelve paned double-hung sashes; the central window on the first storey of the north wall is blocked; the west bay of this same wall contains a doorway.

C.K. BL#8913

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(2) DEPOT SCHOOL DAY CARE CENTRE - 610 Montreal Street (cont'd)

Reason for Designation: (cont'd)

The west wall is covered by a two-storey, shallow, gabled concrete addition.

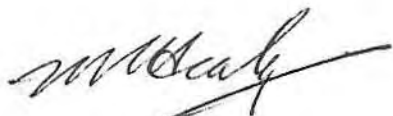
The roof has its gable end over the facade and there is a brick chimney at the west end.

This vernacular styled building has the traditional Georgian plan facade, adapted to a gable end wall - after the Gothic Revival fashion - with a strong presence of Italianate windows.

This by-law shall come into force and take effect on its passing.

GIVEN THREE READINGS AND FINALLY PASSED the 13th day of September,

1976.



DEPUTY CITY CLERK



MAYOR

BY-LAW NO. 2013-54

A BY-LAW TO AMEND BY-LAW 8913, TO REFLECT THE CULTURAL HERITAGE VALUE AND INTEREST OF 610 MONTREAL STREET, ALSO KNOWN AS THE DEPOT SCHOOL, PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter O.18)

PASSED: March 5, 2013

WHEREAS Section 30 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 authorizes the Council of a Municipality to update designation by-laws for real property;

WHEREAS the description of 610 Montreal Street does not meet the current requirements of the Ontario Heritage Act;

WHEREAS the cultural heritage values of 610 Montreal Street identified within the Building Conservation Master Plan, which was accepted by Council on October 19, 2004, are not reflected within the existing designation by-law;

WHEREAS Council has consulted with its Municipal Heritage Committee and has recommended approval of the amendment to the designation by-law for 610 Montreal Street; and

WHEREAS Council has served Notice of Proposed Amendment of a Designation By-law on the property owners and the Ontario Heritage Trust, and published this notice in the Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality.

NOW THEREFORE BE IT RESOLVED, the Council of The Corporation of the City of Kingston hereby **ENACTS** as follows:

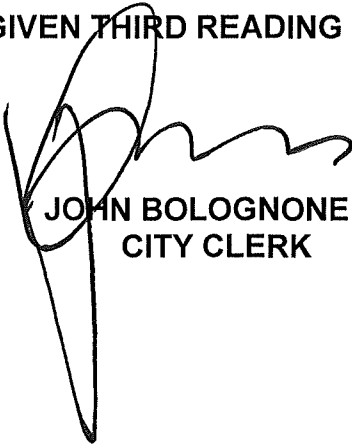
1. To delete both Schedule 'A' and the Reasons for Designation for 610 Montreal Street as found within By-law 8913 and replace them with the document hereto attached as Schedule "A" and forming part of this By-law;
2. For the purpose of interpretation the term 'Maintenance' on this property will include the following:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodic inspection; general property cleanup; general gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs (including replacement of roofing material where there is little or no change in colour or design); repainting in the same or similar colour; any efforts necessary to safeguard the property from illegal use and entry; repointing areas of wall space under 1.5 square metres; and landscaping works on the yard and gardens.

3. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to have a copy of this By-law 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.
4. The City reserves the right to install a designated property plaque or interpretive panel.
5. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READING February 19, 2013

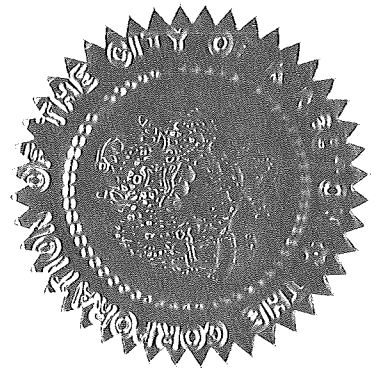
GIVEN THIRD READING AND PASSED March 5, 2013



JOHN BOLOGNONE
CITY CLERK



MARK GERRETSEN
MAYOR



Schedule "A"
Description and Reasons for Designation
610 Montreal Street, also known as the Depot School

Legal Description

Civic Address: 610 Montreal Street
Lot/Concession: Lots 197-198, Plan C22 and Part Lot 196, Plan C22, City of
Kingston, being Part of PIN 36053-0005(LT)
Property Number: 101104010003600

Description of Property

610 Montreal Street (Lots 197-198, Plan C22 and Part Lot 196, Plan C22, City of Kingston, being Part of PIN 36053-0005(LT)) is located at the corner of Montreal and Railway Streets in Kingston. The main building on this property, known as the Depot School, is of design value for its high degree of craftsmanship and merit. These qualities are exhibited by the simple design of this rectangular limestone structure, which was influenced by the c. 1860s Province of Canada guideline for schools. This value is further supported by the main building's symmetrical fenestration; front-gable roof; and more decorative elements that are found primarily on the building's façade, including round-arched 6/6 windows; verge brackets, and an original 6-panel wood door with a fanlight transom and an ornate ashlar hood mould. 610 Montreal Street is of historical/associative value because it has direct connections to Kingston's early school system, the City's railway history, a former community known as Grand Trunk village, and a well known architect, John Power. The contextual value of this property is partly derived from its prominent location at the intersection of two main traffic arteries: Montreal and Railway Streets. The property helps to define this intersection and its adjacent viewplanes. The Depot School's visibility is enabled by the open spaces surrounding the building.

Statement of Cultural Heritage Value/Statement of Significance:

Design/Physical Values

Built to a design by John Power in 1872-73, the main building located on the 610 Montreal Street property has design/physical value because it displays a high degree of craftsmanship and artistic merit.

John Power's restrained design for the Depot School is consistent with the United Province of Canada's circa 1860 guidelines regarding the importance of natural light and adequate ventilation to an educational environment. The building is austere but dignified in keeping with its function, with architectural detail concentrated at the front. As a result, this 2-storey, regularly-coursed limestone structure is simple and rectangular in its overall design. It has symmetrical fenestration, a steeply-pitched front-gable roof, and a limestone water table extending around its base. A short and simple brick chimney extends from the apex of the building's rear gable end. Each storey of the building's south elevation contains three regularly-spaced 6/6 rectangular windows. Each window has a flat arch, stone voussoirs, and rests on an ashlar sill. Corresponding openings are found on the north elevation, although the middle window on its first storey was in-filled with stone, circa 1950. A wood entranceway door, with a large 6-piece transom and three tall rectangular lights, occupies the west bay on the first storey. The second-storey windows of each side elevation contain inner 1/1 casement windows with moderate wood trim. A narrow, gable-roofed concrete block addition projects from the building's rear (west) elevation. This addition is of no heritage value.

The physical/design value is also supported by a number of decorative elements that complement the structure's otherwise austere appearance. Flush, cut-stone quoins line each corner of the façade. The original wood entranceway door, centred along the façade, contains six recessed panels and older hardware. The door is topped by a fanlight transom with three wood radials, and a half-circle ashlar hood mould. The mould contains a dominant, vermiculated, keystone, and finely-carved label stops. The five façade window openings feature half-round arches and ashlar sills. Those on the outer bays contain 6/6 round-headed windows. The window above the entranceway features a round-headed window with semi-circular wood muntins in its upper sash. Together, the arched openings and eave brackets lend the building a slightly Italianate impression. Casement windows, each with moderate wood trim and a half-round transom in two pieces, are located behind each second-storey façade window. The inner window of the façade's centre bay is divided by a heavy wood mullion.

Historical/Associative Values

610 Montreal Street has historical/associative value because it has direct connections with Kingston's early school system, the city's railway history, and a former community within Kingston that was known as Grand Trunk Village. The Grand Trunk Railway opened Kingston's first train station in 1856. It was located a little more than 600 metres north of 610 Montreal Street. However, this location was also three kilometres from the city's centre, and well-outside its populated areas. As a result of this relatively distant location, a distinct community, known as Grand Trunk Village, developed around the station and supported services such as taverns and Inns. Between 1864 and 1872 the children of this community attended school in an abandoned freight shed. The need for adequate facilities resulted in the construction of the present building. Land for the school was obtained by the Kingston School Board in 1872, and the building was completed the following year. The building was originally known as the Frontenac School. In 1896, when a second school of that name was erected, it became known as the Depot School. The Depot School operated until 1970, when the building was

purchased by the City of Kingston and converted to a day care facility. It is currently used for office space.

The Depot School building has further historic/associative value in that it was designed by a well known Kingston architect John Power, and was built to reflect contemporary thinking about the relationship between architecture and human behaviour. John Power of Devonshire, England, came to Kingston in 1846 and died in 1882, aged 66. He was the City of Kingston's architect, associate architect for the Kingston Psychiatric Hospital, and designed a number of significant buildings in the City, including the dome additions to City Hall, the Hotel Belvedere, the Hochelaga Inn, the McIntosh Castle and the Masonic Building. Power's design, and the circa 1860 Province of Canada guidelines for schools, reflected contemporary beliefs that symmetry, proportion in design, importance of natural light, and adequate ventilation would be translated into a student's outlook and demeanour. Indeed, the late eighteenth and early twentieth centuries had many reform movements that pressed for social improvement through the physical transformation of the built environments. The Enlightenment's focus on the improvement of the human condition facilitated the development of new ideas about society and built form. As a result, the Depot School survives as an example of this thinking expressed through the form of a small institutional building.

Contextual Values

610 Montreal Street has contextual value because it is important in defining, maintaining, and supporting the character of its surrounding area. The property occupies a prominent location at the corner of two major traffic arteries: Montreal Street and Railway Street. Montreal Street in particular is a heavily-travelled route which links the downtown Kingston area with Highway 401. The Depot School building is highly visible from both streets and their intersection. This visibility is enabled by the open areas that surround the building, which emphasize the history of the property as a school and a day care facility, and play an important role in maintaining the character of the building.

Character Defining Features/Heritage Attributes

Physical/Design Attributes:

- Simple, rectangular limestone building with symmetrical fenestration, short brick chimney and limestone water table
- Gable roof with verge brackets
- Flush, cut-stone quoins
- Central front entrance with 6-panel wood door, fanlight transom, and ornate hood mould
- 6/6 façade windows with half-round arches, ashlar sills, and round-headed upper sashes
- 6/6 rectangular windows with ashlar sills and stone voussoirs on north and south elevations

Historical/Associative Attributes:

- Erected to service Grand Trunk Village, Kingston, which developed around the Grand Trunk Railway station.

Contextual Values:

- Prominent location at the intersection of two main traffic arteries
- Highly visible from the Montreal—Railway Street intersection and adjacent viewplanes
- Open spaces emphasize the history of the property, and play an important role in supporting the character of the 610 Montreal Street building

Attention:	Heritage Planning	Date:	October 16, 2023
	City of Kingston	Items/pages:	3 pages
Street Address:	610 Montreal Street	From:	Camille Lewis
City, Province:	Kingston, ON	CSV Project No.:	2023-0330
Postal Code:	K7K 3J2		

Transmitted for: Comment Approval Distribution Action Information As Requested

Via: Facsimile E-mail Courier Mail By Hand

MESSAGE:

HERITAGE PROJECT OVERVIEW

Name of Property

610 Montreal Street
(Formerly the Depot School)

Date of Construction

January 1, 1872 – January 1, 1873

Heritage Designations

Individually Designated property, Part IV of the Ontario Heritage Act (1976)
Listed on the Canadian Register (2009)

Project Description

The project entails fully renovating and rehabilitating this heritage building Designated under Part IV of the Ontario Heritage Act and Listed on the Canadian Register.

The scope of work includes: completely reconceptualizing the site to allow for outdoor programming; the interior and exterior rehabilitation of the heritage building; demolition of the existing addition; and the design and construction of a small addition (max 45m²), to expand the Kingston Native Centre and Language Nest’s indoor programming. Following both non-destructive and invasive site investigations of the heritage limestone mass masonry walls, the City of Kingston must determine the masonry scope of work for the project between either extensive repairs as part of this project, or deferred maintenance to be completed in stages.

The two-storey limestone building located at 610 Montreal Street in Kingston, ON was originally constructed from 1872 to 1873 as the Depot School. Presently, The Kingston Native Centre and Language Nest (KNCLN) leases the building from the City of Kingston. KNCLN’s passion and vision is to lead the resurgence of Indigenous languages in Kingston and support its Indigenous population through community outreach programs by providing cultural spaces amenable to teaching and celebrating traditional practices and craftsmanship. A collaborative design process will be key, where KNCLN is included and consulted through all stages of the design process. The renovated indoor and outdoor spaces shall allow for 60 occupants.

There is an overarching mandate to significantly improve the existing building's energy efficiency. Net Zero Energy Design is the target, where all existing natural gas services shall be abandoned, and 100% Electrical Technology used in its place. If Net Zero Energy cannot be attained, an 80% reduction in energy consumption or better is acceptable. Other sustainability initiatives involve insulating the exterior heritage stone walls; performing envelope upgrades; restoring heritage wood windows; introducing interior storm windows; and exploring the use of photovoltaic technologies.

Improving interior and exterior accessibility is a key focus in the project scope. This will be achieved by: accessible parking; access ramps on site; a new barrier-free building entrance; barrier-free washroom facilities; and the introduction of a LULA lift to provide full accessibility to all floors and spaces.

Special Funding

A major source of project funding will be a grant received from *Green and Inclusive Community Buildings* (GICB). To meet the guidelines of the GICB grant, the new addition cannot have a footprint greater than 30% of the existing building area which has been calculated as 45m².

Project Scope

- Two (2) new Electric vehicle (EV) chargers.
- Security and Communications design including a camera, intercom system, intrusion system, exterior security lighting and fencing.
- Large windows in the new addition providing visual connection to nature capable of bringing nature indoors.
- A universal washroom on the ground floor and an accessible washroom on the Second Floor.
- Re-designed floor plans to allow for open and flexible spaces with sightlines to all areas.
- A residential grade kitchen to host Indigenous cooking programs.
- Family-focused spaces with childcare, and youth friendly spaces.
- Spaces for intergenerational programming with different levels, circles. Seating for Elders and dynamic space for movement and song.
- A Gibanemindimin, sharing centre, stocked with staple supplies for the community.
- Group gathering spaces.
- Staff offices.
- Storage.
- LULA Lift.
- Building automation system (BAS) for major equipment (Johnson Controls Facility Explorer server platform).
- Fully accessible entrance.
- Outdoor children's area.
- Gardens.
- Outdoor gathering space and fire circle.
- Shade structure with photovoltaic panels.

- Addition with photovoltaic panels on roof.

Proposed Materiality

Heritage Building

- Light frae wood construction (interior)
- Wood dors (interior and exterior)
- Porcelaiile and hardwood flooring (interior)
- Gypsum Cilings

Proposed Additio

- Mass timer construction
- Combaioe of Natural Wood Cladding
 - Weahered wood plank (cedar, pine, spruce, etc.)
 - Chared wood (Shou Sugi Ban) siding (cedar, pine, spruce, etc.)
 - Woo accents (warm tones)
- Asphalt sngle roofing (to match heritage building)

<u>CC.:</u>	Cameron Burns	ccburns@cityofkingston.ca
	Jeff Rempel	jrempel@cityofkingston.ca
	Darryl Hood	hood@csv.ca
	Elizabeth Farrell	farrell@csv.ca
	Yigit Cuhacibasi	cuhacibasi@csv.ca



Rideau Heights
Montreal Street + Railway Street

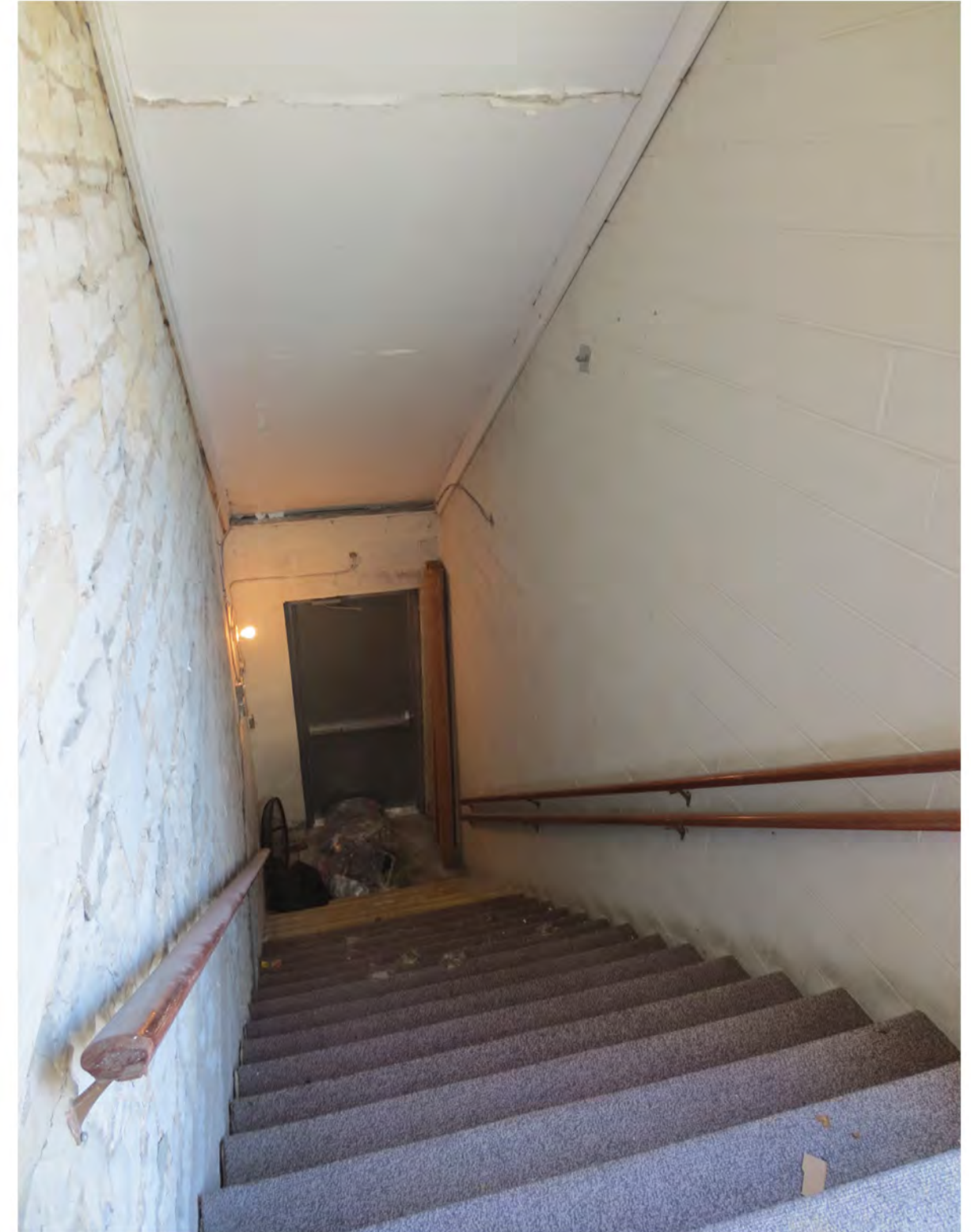


Existing heritage building with addition, and parking lot on site.
View from Railway Street looking South-East

Existing heritage building exterior,
view from Montreal Street



Existing addition exterior



Existing addition interior

Second floor office
and multipurpose area
(Top and bottom photos)



Ground floor main entrance



Ground floor multipurpose area





A2.05 Kingston Native Centre + Language Nest | PERSPECTIVE VIEW

1 : 100 | 17/10/2023

CSV ARCHITECTS

sustainable design · conception écologique



A2.06 Kingston Native Centre + Language Nest | PERSPECTIVE VIEW

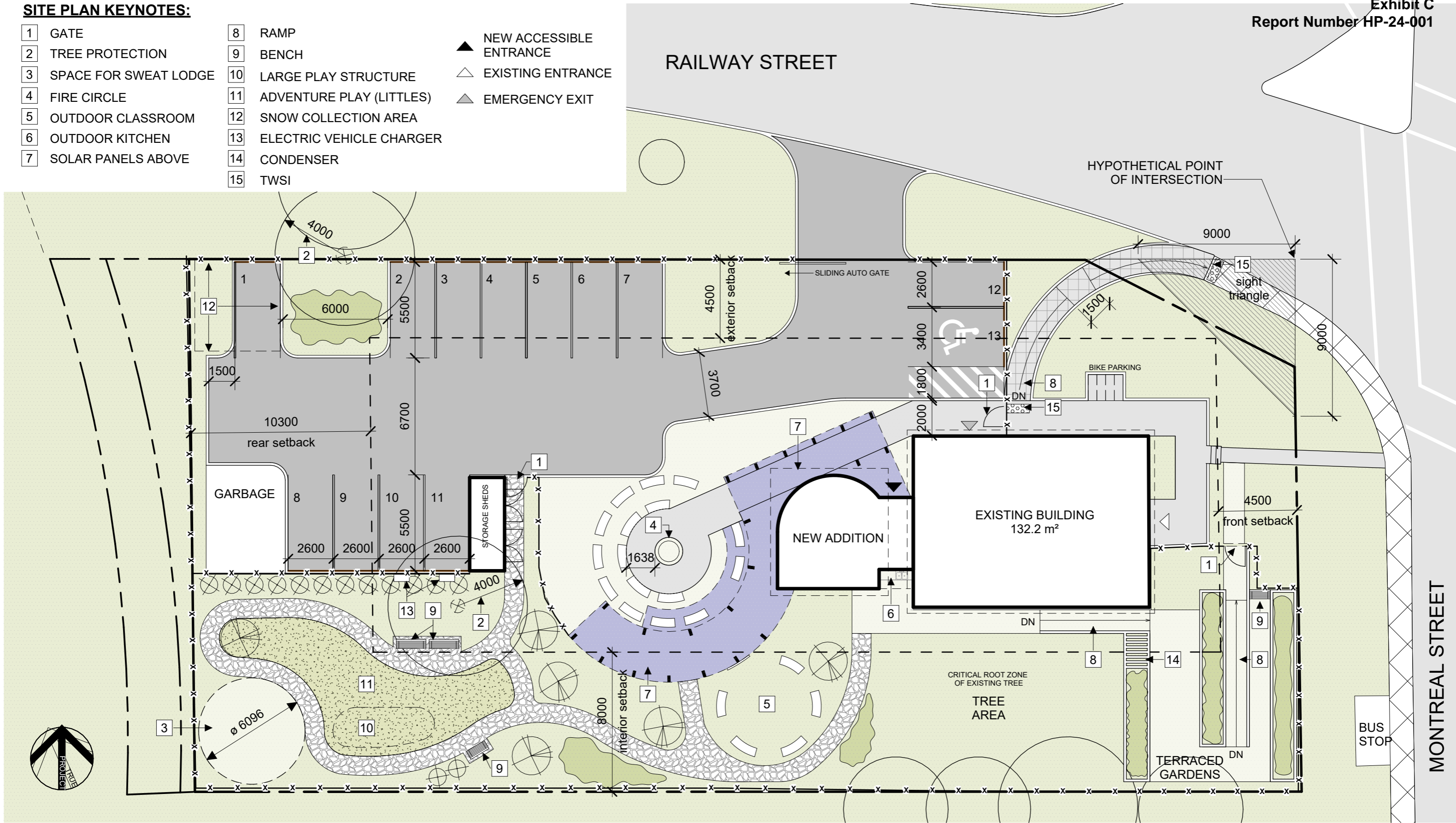
1 : 100 | 17/10/2023

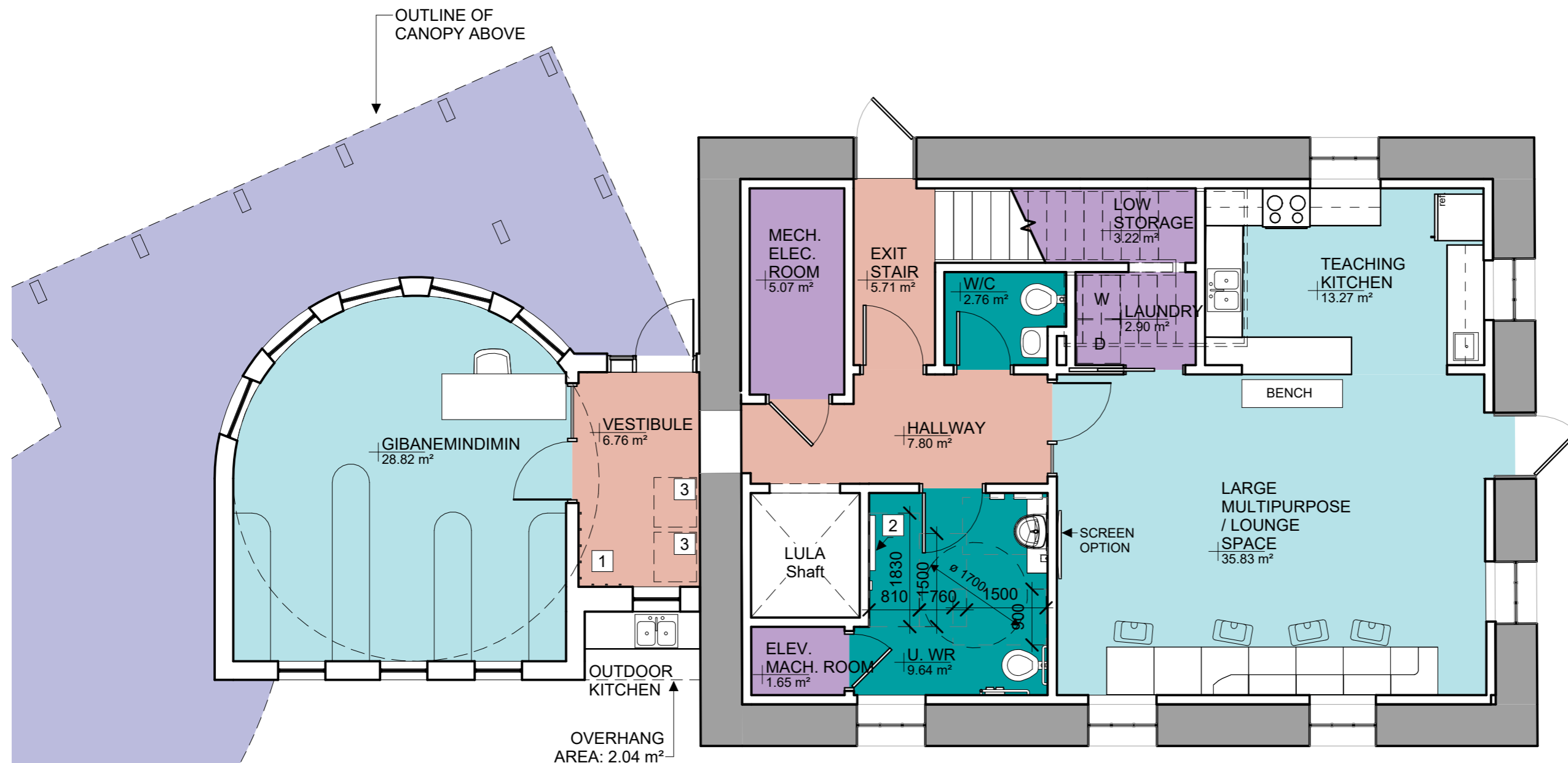
CSV ARCHITECTS

sustainable design · conception écologique

SITE PLAN KEYNOTES:

- 1 GATE
- 2 TREE PROTECTION
- 3 SPACE FOR SWEAT LODGE
- 4 FIRE CIRCLE
- 5 OUTDOOR CLASSROOM
- 6 OUTDOOR KITCHEN
- 7 SOLAR PANELS ABOVE
- 8 RAMP
- 9 BENCH
- 10 LARGE PLAY STRUCTURE
- 11 ADVENTURE PLAY (LITTLES)
- 12 SNOW COLLECTION AREA
- 13 ELECTRIC VEHICLE CHARGER
- 14 CONDENSER
- 15 TWSI
- ▲ NEW ACCESSIBLE ENTRANCE
- △ EXISTING ENTRANCE
- ▲ EMERGENCY EXIT





Areas
Existing Building Footprint: 132.12 m²

Allowed Addition Calculation: $132.12 \text{ m}^2 + 20.12 \text{ m}^2 = 152.24 \text{ m}^2$
(GICB) $29.9\% = 45.52 \text{ m}^2$

Addition Footprint (Proposed):
Ground Floor: 42.42 m²
Second Floor: 45.04 m²

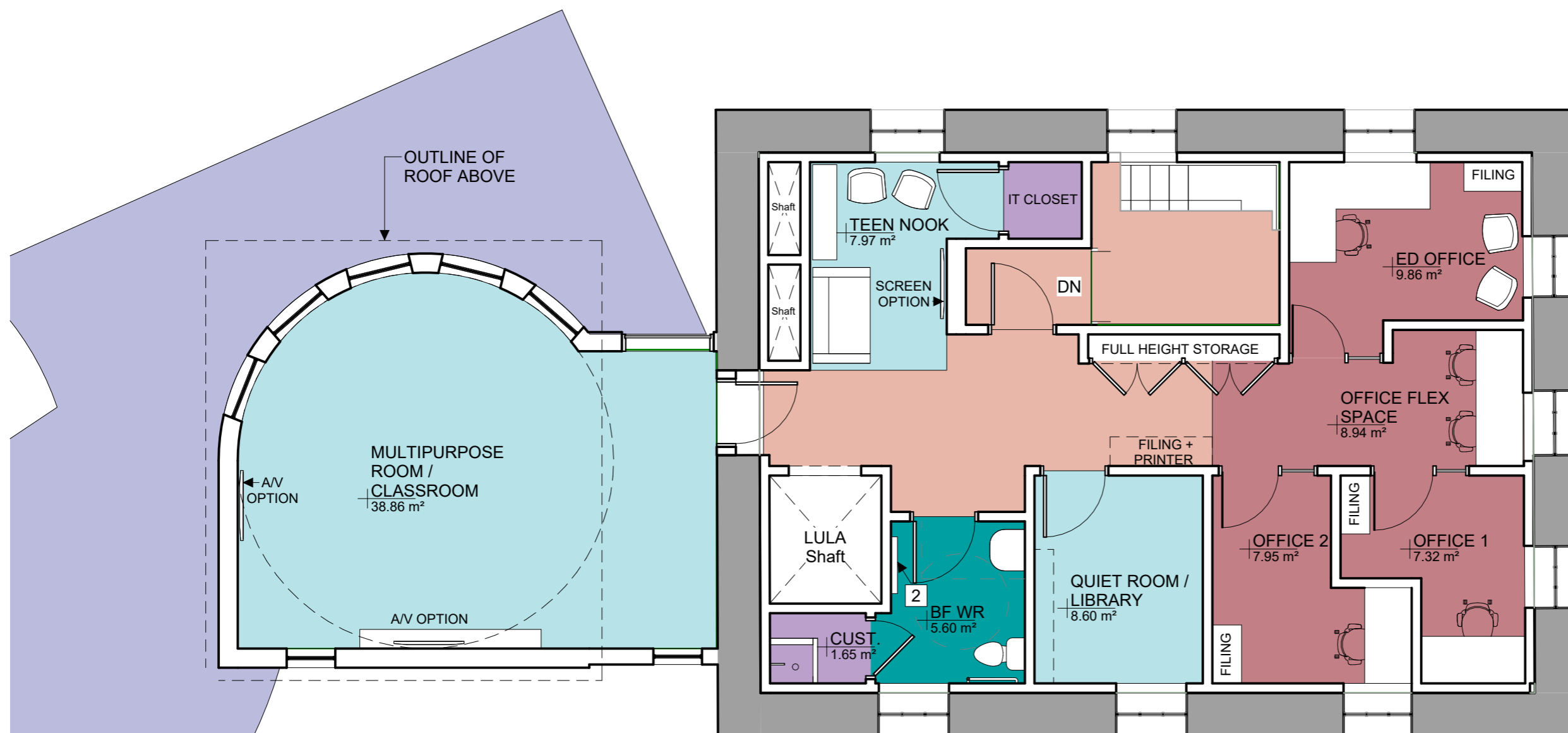


LEGEND

- Circulation
- Common Facilities
- Community Space
- Utilities

KEYNOTES

- 1 COAT HOOKS
- 2 BABY CHANGE TABLE
- 3 STROLLER PARKING



Areas
Existing Building Footprint: 132.12 m²

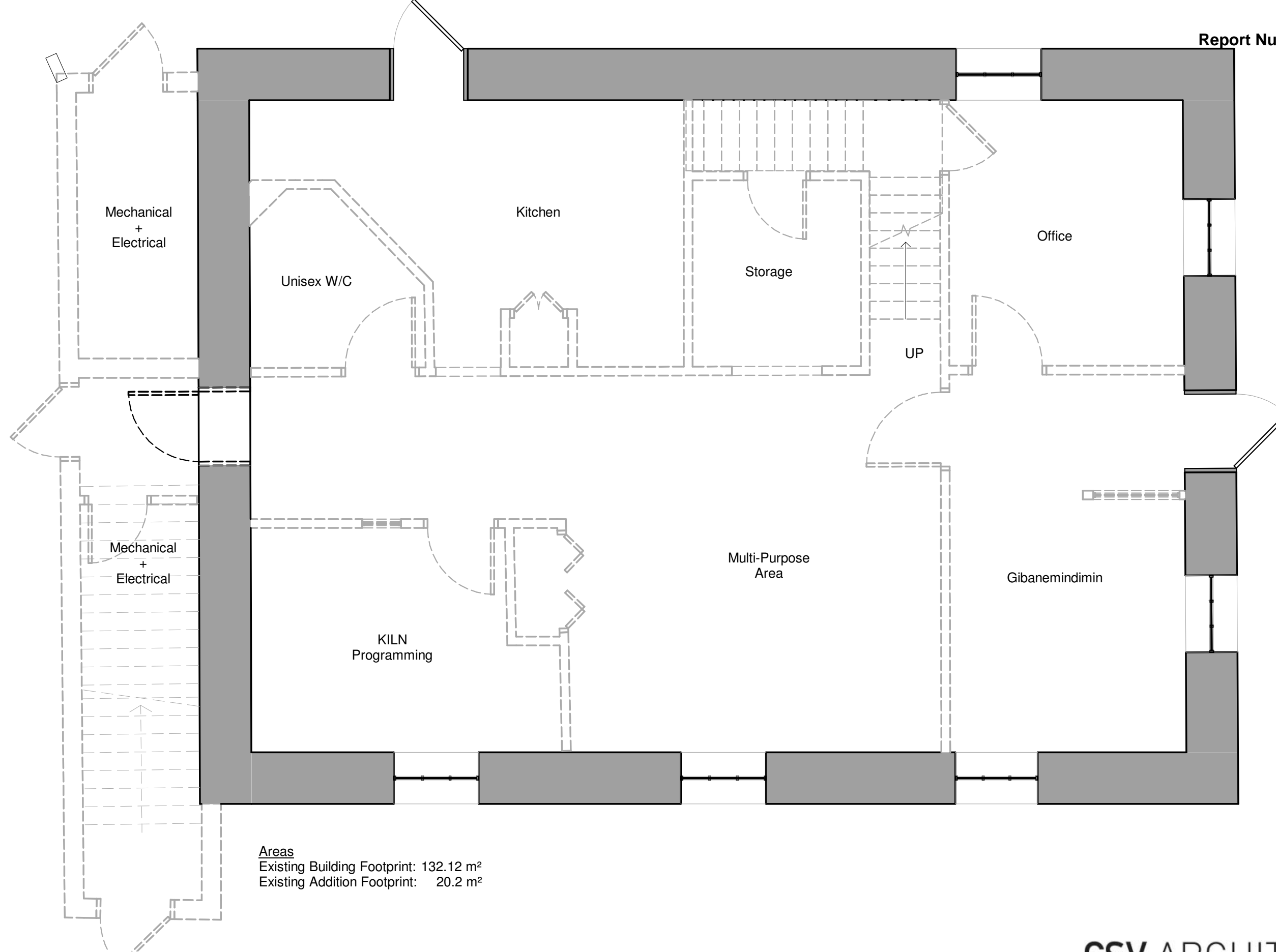
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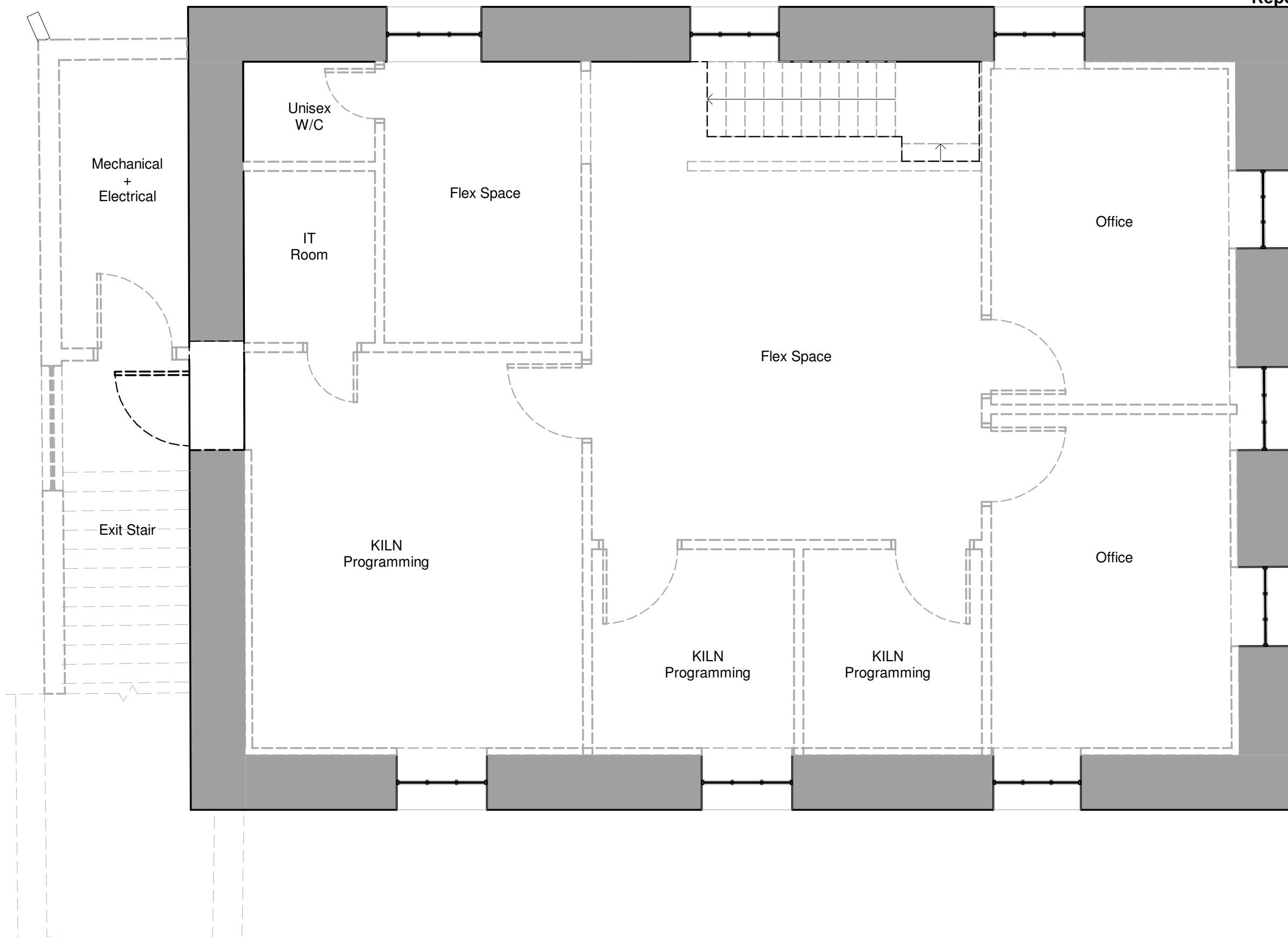
LEGEND

- | | |
|---|--|
| Circulation | Work Environment |
| Common Facilities | KEYNOTES |
| Community Space | 1 COAT HOOKS |
| Utilities | 2 BABY CHANGE TABLE |
| | 3 STROLLER PARKING |



D2.01 Kingston Native Centre + Language Nest | GROUND FLOOR EXISTING

1 : 50 | 12/09/2023



Staff Site Visit 11-7-23:













Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P01-002-2023

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



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 24, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Pre-Application
File Number:	P01-002-2023
Property Address:	610 Montreal Street

Description of Proposal:

Proposal to redesign the subject property including the removal of the modern westerly addition to support a purpose built design for the Kingston Native Centre and Language Nest. This redesign will entail restoring the exterior of the heritage building as well as building a new semi circular addition with a new canopy (with solar panels above), fire circle, landscaping, fencing, and various associated structures elsewhere on the property. Interior alterations are also anticipated including a new elevator, kitchen, etc. While the interior is not designated under the Ontario Heritage Act, interior alterations that could impact the exterior necessitate review via a heritage permit.

Comments for Consideration on the Application:

I am generally supportive of this application as it will bring new life to that corner and help support our Indigenous people here.

Recommended Conditions for the Application:



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	November 7, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Gunnar Heissler
Application Type:	Pre-Application
File Number:	P01-002-2023
Property Address:	610 Montreal Street

Description of Proposal:

Proposal to redesign the subject property including the removal of the modern westerly addition to support a purpose built design for the Kingston Native Centre and Language Nest. This redesign will entail restoring the exterior of the heritage building as well as building a new semi circular addition with a new canopy (with solar panels above), fire circle, landscaping, fencing, and various associated structures elsewhere on the property. Interior alterations are also anticipated including a new elevator, kitchen, etc. While the interior is not designated under the Ontario Heritage Act, interior alterations that could impact the exterior necessitate review via a heritage permit.

Comments for Consideration on the Application:

We start with a heritage building: we remove some alterations that are offensive to the heritage architecture; we assign the use of the building to the native american community for indigenous language education. Aside from restoration this undertaking is to provide additions as required for the program. The proposed design is not complementary with the heritage architecture of the building and nor is reflective of the native american culture.

In this period of reconciliation would it not be appropriate to recognize the two cultural streams in the design of the building elements: old and new?

The amount of emphasis that has been given to solar energy capture compromises the available energy for passive climate enhancement of the outside play, educational, and recreational areas. The area that would be shielded by the proposed Lower 7 solar energy collectors would significantly compromise it as outdoor program space.

Recommended Conditions for the Application:

Consideration should be given profile indigenous culture in a respective partnership magnitude. Correct the past by making the addition as indigenous american as the existing is european colonial.

Provide something substantial from native american culture to act as a counter point to the heritage building.

Enhance the utility of the outdoor program space using wind, light, solar, rain to the fullest for most of the year; if solar energy is so important consider using the south facing roof of the heritage building for that purpose.