



**City of Kingston**  
**Report to Heritage Properties Committee**  
**Report Number HP-24-012**

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**To:** Chair and Members of the Heritage Properties Committee  
**From:** Jennifer Campbell, Commissioner, Community Services  
**Resource Staff:** Kevin Gibbs, Director, Heritage Services  
**Date of Meeting:** February 21, 2024  
**Subject:** Application for Heritage Permit  
**Address:** 47 Wellington Street (P18-386)  
**File Number:** File Number: P18-096-2023

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property with the municipal address of 47 Wellington Street, known as the Wellington Street School, is located midblock between Gore and Earl Street on the eastern side of the street approximately 200 metres from City Park. This two-and-one-half-storey stone building with a prominent central three-storey tower has seven bays and sits on a high stone foundation with pitch-faced quoins along the entire height of the façade. This property is designated under Parts IV & V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-096-2023) has been submitted to support a total of 17 condominium units for the entire property by building a rear yard, four-storey flat-roofed addition with an associated service elevator that will attach to the existing schoolhouse. This application was deemed complete on January 4, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 3, 2024.

February 21, 2024

Page 2 of 24

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

**Recommendation:**

**That** the Heritage Properties Committee supports Council approval of the following:

**That** alterations to the property at 47 Wellington Street, be approved in accordance with details as described in the application (File Number: P18-096-2023), which was deemed complete on January 4, 2024 with said alterations to include the construction of a rear yard, four-storey flat-roofed addition attached to the existing former schoolhouse and landscape/schoolhouse alterations, specifically:

1. Rear Addition:
  - a. The addition will include 11 of the 17 condominium units;
  - b. The design includes a service elevator/staircase to the roof top amenity space/mechanical units approximately 4 metres above the four-storey addition parapet wall and approximately 5 metres about the roof of the rear addition;
  - c. The roof will include glass guards, solid parapet walls and a fenced mechanical unit screen approximately 0.7 metres taller than the guards and wall;
  - d. The addition will be clad in exterior insulation and finish system (EIFS), fiber cement shiplap siding and/or stone masonry;
  - e. The design includes multiple modern windows on each storey and glazed doors at grade with associated canopies;
  - f. Installation of four LED wall lights along entrances at grade;
2. Landscaping:
  - a. The rear of the property will be paved in asphalt to accommodate up to 17 parking spaces;
  - b. The asphalt area will also include sidewalks, a charging station, accessible parking signage and a parking lot light fixture;
  - c. The northeastern alcove will include a 2.4 metre tall, 3.9 metre wide and 1.4 metre deep structure attached to the schoolhouse that will house 14 bicycles;
  - d. A relocated transformer and a new fire hydrant will be located in the northern corner;
  - e. The southwestern elevation will support three outdoor amenity spaces at grade;
  - f. Various tree removals and replacements are necessary to reconfigure the site;
  - g. Removal of three concrete planters;
  - h. Removal of the concrete vault on the northeastern elevation;
  - i. Installation of four bollard style LED light fixtures along the northwestern elevation to highlight the building;
  - j. Installation of 11 LED bollards and one LED pole mounted parking light to illuminate the parking lot and driveway;
  - k. Replacement of existing northeastern fencing with new wood fencing approximately 1.9 metre tall;

February 21, 2024

Page 3 of 24

## 3. Schoolhouse:

- a. The schoolhouse will include 6 of the 17 condominium units;
- b. The existing wooden front steps will be replaced with textured concrete stairs in a grey tone, but will maintain/restore the existing metal handrail/limestone retaining walls;
- c. The Period Windows that make up the northwestern façade will be repaired/repainted to the greatest extent possible;
- d. The replacement of 38 non-period windows will occur on all elevations of the building with metal-clad wood windows that match the existing window patterns/styles, where appropriate, and with modern style windows, where appropriate;
- e. Installation of new dark coloured asphalt architectural shingles similar to the existing;
- f. To accommodate the rear addition, portions of the enclosed rear wall will be opened/enlarged while two rear yard facing dormers and existing windows/doors will be removed;
- g. The rear yard facing roof will be modified to support a shed dormer with modern windows and fiber cement shiplap siding attached to the four-storey addition;
- h. Portions of select rear (southeast) facing openings with stone will be infilled and recessed to accommodate new windows;
- i. Repair/replacement of the main front door with a new wooden door with glazing, and repair the arched transoms above;
- j. Replacement of eavestroughs/downspouts with a similar grey aluminum product;
- k. Installation of one wall-mounted LED light on the building;
- l. Installation of a firehose outlet near grade on the northern most double bay on the northwestern façade;
- m. Removal of a portion of a small retaining wall along the north elevation while salvaging the masonry to repair the schoolhouse;
- n. Reinstatement of tower cresting based on historical photographs;
- o. Repair of existing wooden features as needed, with like materials while matching existing profiles and repaint in a light grey tone;
- p. Repair/repoint of masonry as needed; and

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

1. That Heritage Planning staff review/approve the finalized material/design/location of the proposed bicycle parking structure and sidewalk, prior to installation;
2. That Heritage Planning staff review/approve the finalized design/location and installation strategy of the proposed firehose attachment, prior to installation;
3. That details related to the colour(s) of the new windows/trim, roofing and rear addition cladding be submitted to Heritage Planning staff for review/approval, prior to installation;
4. That details related to the final cladding materials be submitted to Heritage Planning staff for review/approval, prior to installation;

February 21, 2024

Page 4 of 24

5. That Heritage Planning staff be provided an opportunity to review/comment on the exterior building lighting performance, once installed, to confirm no negative impacts to the heritage attributes of the property;
6. That Heritage Planning staff be consulted on the installation strategy of the LED light fixture attached to the schoolhouse prior to installation;
7. That the transformer on the northern portion of the property be screened with foliage/trees, and that Heritage Planning staff review/approve the species/location/age of the proposed foliage/trees, prior to installation;
8. That the new tower cresting be designed to match the profile of the original, as shown in historic photographs, and be subtly dated with the year of creation;
9. All replacement windows shall sit within existing openings without the use of “in-fill” windows, and all muntin bars shall be on the exterior of the glass;
10. Infilling portions of southeast facing door openings with matching limestone, recessed approximately 7centimetres, to accommodate new windows. The other opening will be blinded;
11. That the existing limestone knee-walls with arched basement access opening and metal railing that form part of the front stairs, be repaired/retained in their existing profile, as needed;
12. That the proposed “textile warning indicator” strips on the replaced front steps, be a dark (non vibrant) colour in accordance with accessibility requirements, as applicable;
13. That the new concrete steps have a grey tone to minimize contrast with limestone patina;
14. That as much of the small southeast elevation masonry wall be retained as possible while still allowing for safe access, and salvage the rest for use on the property;
15. That the owner retain a qualified heritage carpenter/joiner to assess the condition of the existing main front doors to determine the extent of the deterioration and feasibility of their repair, to the satisfaction of Heritage Planning staff. Should the doors be beyond a reasonable ability to repair, their replacement with new wooden doors that mirror the style, proportions, detailing and material of the existing doors shall be permitted, with glazing only permitted in the top panels;
16. Should any Period Windows or transoms require replacement, the request shall be accompanied with a window assessment by a qualified professional for each related window in according with the existing Window Policy prior to their removal/replacement;
17. That all repairs to wooden features be done with like materials and match existing features in scale and profile;
18. All window works shall be completed in accordance with the City’s Policy on Window Renovations in Heritage Buildings;
19. All masonry works shall be completed in accordance with the City’s Policy on Masonry Restoration in Heritage Buildings; and
20. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.



February 21, 2024

Page 6 of 24

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

The subject property with the municipal address of 47 Wellington Street, known as the Wellington Street School, is located midblock between Gore and Earl Street on the eastern side of the street approximately 200 metres from City Park. This two-and-one-half-storey stone building with a prominent central three-storey tower has seven bays and sits on a high stone foundation with pitch-faced quoins along the entire height of the façade. This property is designated under Parts IV & V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-096-2023) has been submitted to support a total of 17 condominium units for the entire property by building a rear yard, four-storey flat-roofed addition with an associated service elevator that will attach to the existing former schoolhouse. This application was deemed complete on January 4, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 3, 2024.

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 both Parts IV and V of the *Ontario Heritage Act* through Designation By-Law Number 84-65 and the Old Sydenham Heritage Area Heritage Conservation District Plan.

By-Law 84-65 provides the following relevant information:

- “The Wellington Street School, [designed by] architect John Power, was built in 1873 to provide proper quarters for a school which had held classes in an old furniture warehouse. This is an excellent example of a fine building being put to a new use.”

The District Plan Property Inventory Evaluation provides the following relevant information related to this proposal:

- “...[D]esign[ed] by John Power in 1873-74...[i]t represented the most modern local school of the period.”
- “This 2½-storey building sits on a high stone foundation which has segmentally arched windows. Built of hammer-dressed limestone, it has pitch-faced quoins and ashlar sills and string courses. The 7-bay façade has a central 1-bay projection rising three storeys to a square tower topped by a tall, slender, bellcast mansard with a small flat roof.”

February 21, 2024

Page 7 of 24

- “The main entrance in the first storey of the tower is reached by wooden steps between parapets with ashlar tops.”
- The bellcast section of the mansard roof has, on each side, a small louvered dormer with roof matching the shape of that on the tower.”
- “Flanking the central bay are 1-bay recessed sections with small Gothic-arched windows. The flanking outer double-bay sections project beyond the tower section, and their gable roofs project from the front slope of the main roof. The first storeys of these sections each have two pairs of narrow segmentally arched windows, each pair having a common ashlar sill.”
- “Both the north and south walls are regularly fenestrated and their windows are all 12-paned double-hung sash with camber-arched brick surrounds. The north wall has an extra window between the two on the first storey: it is segmentally arched and slightly smaller than the others.”
- “The roof has gable-end parapets with ashlar corbel stones and two stone chimneys, one at the peak of each parapet.”

The property is considered Significant to the District.

The relevant parts of Designation By-Law Number 84-65 and the Old Sydenham Heritage Conservation District Plan Property Inventory Evaluation can be found in Exhibit B.

### **Cultural Heritage Analysis**

Staff visited the subject property on January 5, 2024.

47 Wellington Street’s unique design, proximity to the road, and past historical uses make this property a landmark within the Old Sydenham Heritage Conservation District, despite its midblock location. As the property is largely vacant of additional buildings and trees, the site offers an opportunity for sympathetic infill at the rear of the property that will have limited impact on the public realm. The proposal to develop a four-storey addition at the rear of the property seeks to activate this underutilized site while also restoring the schoolhouse (the existing heritage building on the property).

This application represents a combination and evolution of two past approved heritage permits that were before the Heritage Properties Committee’s predecessor Committee, Heritage Kingston (Rear Addition: [P18-135-2018](#) / Schoolhouse: [P18-111-2020](#)). The permit for the rear addition has since expired and necessitates another approval prior to commencing the building process, while the schoolhouse permit remains in effect until April 6, 2024. This project, while similar to the past two approvals, has grown slightly in a few keys ways that increase the impact on the property and District. Therefore, additional review from a heritage conservation perspective is required.

In the intervening period since these past approvals were granted, the City has put forth a strategic plan that emphasizes increasing the supply of housing. While this project has reverted to 17 condominium units from the initially proposed 20 rental units (as shown in the different

February 21, 2024

Page 8 of 24

notations on the submission package (Exhibit C)) this increase of housing supply in a walkable neighbourhood that also revitalizes an important landmark building is an innovative approach to using underutilized lands near multiple employment centres. Developments that propose such large additions in Heritage Conservation Districts are far less common than small scale infill projects or internal conversions, as such the potential impacts and benefits of this project are larger for the property, District and broader Kingston community.

**Federal Heritage Conservation Guidelines**

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices regarding visual relationships, exterior form, roofs, exterior walls, windows/doors, entrances, wood products, masonry and architectural metals, that are considered character attributes of the property. The below table organizes these best practices into categories as well as summarizes the guidelines applicable to most of the relevant categories:

Standard and Guideline Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.5, 4.3.1, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.5.2, 4.5.3 & 4.5.5	Applicable to Most Below Categories	<ul style="list-style-type: none"> <li>• Understand the original planning/design principle of the building/setting;</li> <li>• Understand how each element relates to the cultural heritage of the building/setting;</li> <li>• Assess the condition of the building/feature/setting early in the project;</li> <li>• Maintain/protect the building/feature/setting through cyclical maintenance work;</li> <li>• Repair the building/feature using recognized conservation techniques (which may include limited like-for-like replacement) and by using a minimal intervention approach;</li> <li>• Protect character-defining elements from accidental damage;</li> <li>• Ensure code/accessibility specialists consider all options/strategies prior to interventions/removals and minimize impacts to character defining elements as well as overall heritage value;</li> <li>• Document the existing status and subsequent changes for future reference;</li> <li>• Remove/alter non character-defining features from periods other than the restoration period; and</li> <li>• Recreate a feature based on documentary evidence.</li> </ul>



February 21, 2024

Page 9 of 24

4.1.5	Visual Relationships	<ul style="list-style-type: none"> <li>• Retain sound features that define visual relationships;</li> <li>• Design a new feature when required by a new use that respects the historic visual relationships; and</li> <li>• Repair a deteriorated/declining feature the defines visual relationships.</li> </ul>
4.3.1	Exterior Form	<ul style="list-style-type: none"> <li>• Retain the exterior form by maintaining proportions, colour and massing as well as spatial relationships with adjacent buildings;</li> <li>• Accommodate new functions/services in non character defining interior spaces instead of constructing new additions;</li> <li>• Select a new use that suits the building form;</li> <li>• Select a location for a new addition that ensures heritage value is maintained;</li> <li>• Design a new addition to draw a clear distinction between new and old;</li> <li>• Design an addition that proposes compatible materials and massing with the historic building and its setting; and</li> <li>• Add new features (like stairways/elevators) in a manner that respects exterior form and minimizes impacts.</li> </ul>
4.3.3	Roofs	<ul style="list-style-type: none"> <li>• Retain sound roof assemblies that can be repaired;</li> <li>• Modify roofs to accommodate an expanded program in a manner that respects the building’s heritage value;</li> <li>• Select appropriate rooftop mechanical/service equipment and ensure it is as inconspicuous as possible while respecting the building’s heritage value; and</li> <li>• Design additions to roofs (like elevators/terraces) as inconspicuously as possible from public right of ways while not damaging or obscuring character defining elements.</li> </ul>
4.3.4	Exterior Walls	<ul style="list-style-type: none"> <li>• Modify exterior walls to accommodate an expanded use in a manner that respects the building’s heritage value; and</li> <li>• Design a new addition that preserves the character-defining exterior walls of the historic building.</li> </ul>
4.3.5	Windows/Doors	<ul style="list-style-type: none"> <li>• Protect/retain sound/repairable windows/doors including their functional/decorative elements;</li> <li>• Replace in kind extensively deteriorated or missing parts of windows/doors based on surviving prototypes;</li> <li>• Replace missing historic features by designing new windows/doors based on physical and documentary evidence or made to be compatible in size/scale/material/style/colour;</li> </ul>

February 21, 2024

Page 10 of 24

		<ul style="list-style-type: none"> <li>• Design/construct a new window/door when completely missing with a new compatible design based on the character of the historic place; and</li> <li>• Design new windows/doors required by a new use on non character-defining elevations so as to be compatible with the building’s style/era/character.</li> </ul>
4.3.6	Entrances	<ul style="list-style-type: none"> <li>• Retain sound/repairable entrances/porches as well as their functional/decorative elements;</li> <li>• Replace in kind extensively deteriorated entrances based on physical/documentary evidence or, where not possible, compatible materials/details may be considered; and</li> <li>• Respect the location of existing entrances when providing new accessibility-related features.</li> </ul>
4.5.2	Wood Products	<ul style="list-style-type: none"> <li>• Retain all sound and repairable wood that contributes to the heritage value of the historic place;</li> <li>• Repair wood via patching in/reinforcement using recognized conservation methods;</li> <li>• Replace in kind an irreparable wood element based on documentary/physical evidence; and</li> <li>• Select replacement material for character-defining old-growth wood based on physical/visual characteristics while also unobtrusively dating it for legibility purposes.</li> </ul>
4.5.3	Masonry	<ul style="list-style-type: none"> <li>• Retain sound/repairable masonry that contributes to the heritage value of the historic place;</li> <li>• Use mortars that ensure long-term preservation;</li> <li>• Duplicate the original mortar joint in colour, texture, width and joint profile; and</li> <li>• Select replacement materials from sustainable sources (like recovered stone from the property).</li> </ul>

**Municipal Heritage Policies and Guidelines**

The Old Sydenham Heritage Area Heritage Conservation District Plan (HCD Plan) notes the following relevant Old Sydenham Heritage Conservation District (District) wide attributes: varied ages/styles/types of buildings with both vernacular and architect-designed examples, a compact scale of street width/building height (of predominantly 2-3 storeys), the presence of landmark civic properties (like schools) within a residential neighbourhood that dominate the skyline, views down streets to the park/downtown, dominating rear yards, historic landscape features like walls, and physical evidence as well as historical associations with every stage of Kingston’s history. The HCD Plan also identifies specific features that define its various sub-areas.

The subject property is within the “North to Bagot” sub-area, which has the following relevant heritage attributes: buildings that form a strong street edge, buildings associated with prominent Kingston architects that display a high degree of craftsmanship/design merit, important civic

February 21, 2024

Page 11 of 24

buildings (like the former Wellington Street School), views of City Park, surviving examples of historic landscape features like stone walls, and trees along streets and in centres of blocks.

The HCD Plan also provides guidance on conservation, additions and building/landscape alterations that apply to the entire District. Regarding conservation, the Plan notes that where asphalt shingles currently exist replacement with new asphalt shingles is acceptable, provided the new shingles are a dark colour (grey/brown/black) and have a limited textured appearance. For the replication/retention of features, the Plan notes that decorative features (like turrets) should be replicated based on historic evidence and original porches should be retained. Further, on soffits/fascia/decorative details the Plan recommends retaining/maintaining/restoring (where possible) while allowing for limited replacement if unrepairable. On rain gear (like eavestroughs/downspouts), the Plan details that such features be restored to their original material/profile. Finally, the conservation section of the Plan details that paint colours should be “compatible with the heritage character of the district and...complementary to the age, style and detailing of the building.”

Regarding building alterations and additions, the HCD Plan provides guidance on windows, roofs, cladding, multi-dwelling units, utilities and roofs. On Period Windows, the Plan notes that they must be retained wherever achievable and if replacement is necessary, that the existing be replicated to the greatest extent possible. In addition, the location/size/shape of existing windows that are visible from the street are not to be altered and no new window openings be created that are visible from the street. Further, the Plan notes that “in-fill replacement windows are not acceptable”, meaning that square windows inserted into arched openings are not permitted, particularly on elevations visible from the public realm. The Plan is silent on the design of new windows on additions.

On roofs, the HCD Plan is clear that “roof profile[s] visible from the street should remain unaltered” and replacement roofing material should be compatible with the age/architectural style of the property. For cladding on new additions, the Plan is clear that cladding “...should be distinct from the cladding of the existing building,” that “[h]orizontal siding is preferable to a board and batten design,” and that stone masonry, wood clapboard, fibre cement board with a paint finish and stucco are acceptable material choices. On multi-dwelling units, the Plan notes that utilities (like firehose connections or transformers) be located at the side/rear of the building and should not face the street wherever possible, and, if they must, they “...shall be screened within an openable cabinet...”. Further, for new dwellings, parking spaces should be accommodated on individual properties.

The HCD Plan also provides guidance on alterations and additions. On location, the Plan notes that additions are permitted at the rear of “existing mid-block building[s],” as well as be “located away from the main street façade, at the rear of the building, and not add to the width of the front of the building.” Regarding design/massing, the Plan states that “[a]dditions are not required to replicate an existing heritage style”, and that “[r]ear addition roof ridgeline height should not exceed the existing building roof ridgeline” while preferably being lower in height “to clearly distinguish it from the original building.” Finally, that new additions should not remove,

February 21, 2024

Page 12 of 24

cover or adversely impact “the heritage attributes or other important architectural features of the original building” and “should avoid causing irreversible changes to the original building.”

Finally, the HCD Plan provides guidance on landscape alterations for private and public properties. Street trees and the landscaped space between buildings and streets are an important part of the streetscape and character of the District, but, due to the age of the area, can be a combination of private and public lands. On public lands, street trees should “...frame, not obscure, views of significant buildings...”. On private property, high quality historic materials (like wood pickets) are preferred, while modern materials (like pressure treated wood/chain link fencing) are discouraged. The Plan further states that there is considerable variety in the landscaping of front yards on private properties, which is considered an asset to the District and should be retained. The Plan also notes that laneways are an important heritage attribute of the District, and that landscaping “...in rear yards should be left to the discretion of property owners but should take guidance from...” the Plan and not negatively impact the heritage attributes of the District. The Plan does not speak to exterior building lighting despite the general consideration of potential negative impacts on heritage properties.

### **Heritage Policies and Guidelines – Application**

The project meets many of the Standard and Guidelines as well as follows the intent of the HCD Plan. The above relevant guidance/policies are related to the newly proposed addition, landscape alterations and schoolhouse alterations. The below analysis will review each part of the proposal separately.

### **Rear Yard Addition – Impact Analysis**

The proposed modern addition is a four-storey tall flat roofed building, that steps down to a three-storey terrace at the rear northeastern corner, with an additional storey of elevator overrun that will attach to the rear of the schoolhouse building (Exhibit C). To maintain as much of the rear elevation of the schoolhouse as possible, the addition is inset on both sides before becoming wider as it goes deeper into the property. The addition will be clad in a combination of fiber cement shiplap siding, various EIFS finishes, stone masonry and metal trims (Exhibit C). Final colours are yet to be determined and will be reviewed/approved by staff prior to installation. The addition will feature aluminum windows, curtain walls and doors, which have a distinctly modern design when compared to the schoolhouse. The top of the addition will feature a combination of amenity space and screened mechanical units as well as an elevator overrun. The roof top amenity space will be contained with glass guards and solid parapet walls while the rooftop mechanical units on the southern portion of the roof will have wood screening (Exhibit C).

The design and massing of the rear addition generally follows the HCD Plan policies. The rear yard addition is located away from the main street façade at the rear of the heritage building, has a generous inset from the corners of the building, and does not extend beyond the width of the former school building. When considering colour and materiality, the rear addition is clearly distinct from the existing former schoolhouse due to its modern materials and design while also

February 21, 2024

Page 13 of 24

following the horizontal siding guidance in the Plan (Exhibit C). These factors help maintain attention on the schoolhouse and help preserve its landmark status.

Regarding the proposed addition's distinctly modern windows, there is no specific guidance for the design/size of new windows on new additions in the HCD Plan. Despite this, such large windows on new additions are not common in the District. However, the addition is clearly a modern installation that will not be confused as an altered heritage resource. It is only partially visible from the public realm and designed in a way that will showcase and retain the prominence of the limestone heritage building on the property as well as its contribution to the character of the District (Exhibits C and D). In this context, the design of the windows is complementary to the overall design of the new addition and will only have a limited impact on the heritage character of the District.

When considering the height of the addition (and not the elevator overrun or rear roof dormer), it slightly exceeds the height of the main roof ridgeline of the schoolhouse. When the glass guards and parapet wall surrounding the rooftop amenity space are considered, the rear addition is approximately 1.1 metres taller. When considering the elevator overrun, the height is approximately 5 metres taller than the ridgeline. However, this height is still below the total height of the tower and is approximately 2 metres below the top of the cresting (Exhibit C).

While the main portion of the addition is a very similar height to the schoolhouse, the addition of guards/parapet walls will make the rear addition appear larger than it is. Despite this, its setback helps to mitigate this visual impact to the point that it is unlikely that the traveling public would be able to notice this difference or see the rear addition over the roof ridge of the former schoolhouse while increasing the usability of the property (Exhibit C). The large elevator overrun also benefits from this setback position but is closer to the street than the rest of the addition and is significantly taller. When one walks on the eastern side of Wellington Street the elevator overrun is setback to the point that it would be challenging to see from most viewpoints (Exhibits C and D). While the impact of the elevator overrun is mitigated by its location and the Wellington Street streetwall, the massing and height is visible when viewed from the western side of Wellington Street. To mitigate the protrusion of the tower, the design of the elevator overrun remained simple, the colours are muted, and, generally, has been designed to draw minimal attention while maintaining necessary usability (Exhibit C).

In the initial proposal the addition's colour palette/materials included dark coloured fiber cement shiplap siding, an EIFS finish in different colours (one light and one dark), metal trims and stone masonry cladding along most of the first floor. While the HCD Plan does not recommend nor require a specific colour pallet to conserve the cultural heritage value of the District, general goals such as maintaining the focus on parts of properties with heritage value (such as the schoolhouse) and legibility between new and old are meant to retain the District's heritage value. As colours and materials can impact these goals, their impact needs to be considered. While the initial proposal did a good job of clearly differentiating between new and old, the amount and range of colours/material on the rear addition may have drawn unnecessary attention away from the schoolhouse despite its rear yard location. While the final material choices and colours are subject to heritage staff review/approval as a condition of approval,

February 21, 2024

Page 14 of 24

clarifying the number/diversity of colours/materials early in the process can aid in evaluating the level of potential impact earlier in the process. Feedback from the Heritage Properties Committee and the public also reflected these potential concerns. As such, the applicants have amended their proposal as detailed below.

When the application was circulated for comment, the formal feedback from the Heritage Properties Committee and informal feedback from the heritage roundtable identified concerns with the height/massing of the elevator overrun and the number of colours/materials on the rear addition/elevator overrun. The concerns were centred on how these design choices may draw significant attention from the schoolhouse building. As a result of this feedback, the applicant has committed to change the window frame colour for the modern addition and replacement/retained windows on the schoolhouse from black to charcoal, have committed to lowering the height of the elevator overrun by 0.5 to 0.75 metres, have proposed lighter colours on the elevator overrun, and reduced the number of materials present on the rear addition from four to three. The finalized colours of the cladding, the final material choice and the window colour will be reviewed/approved by Heritage Planning staff prior to installation. While these do not address all raised concerns, these are meaningful changes that should further reduce the visual impact of the prominent elevator overrun and assist in maintaining attention on the main schoolhouse façade, specifically the impressive tower that faces Wellington Street. The results of this change are shown in the eye level rendering provided by the applicant (Exhibit C).

### **Alterations to the Former Schoolhouse – Impact Analysis**

Changes to the schoolhouse are proposed on all four elevations. On the Wellington Street (northwestern) façade, the changes include: repair/replacement of windows/doors; replacement of the wooden stairs with stamped concrete; restoration/retention of the stair railing; the installation of a new firehose attachment; new roofing; and the recreation/installation of the tower's metal cresting. On the southeastern elevation the changes include: alteration of select openings; new doors/roofing; replacement of the two modern dormers with a shed dormer; and the enclosure of a portion of the rear façade to support the attached rear addition. Proposed changes on all four elevations include new windows; repairs to the existing soffits/fascia and updated raingear. Details on these proposed changes are noted below.

When one considers the conservation of heritage attributes where the addition interfaces with the schoolhouse, the proposal will entail the alteration of existing openings and the enclosure of portions of the masonry building wall. The rear (southeast) wall of the heritage building currently includes 13 window openings and four door openings; some appear to be original, but many have been altered. The proposed addition will necessitate the alteration of three existing door openings, all of which appear to have been previously altered. All new changes to the rear wall openings, minus one, will be concealed by the new addition (Exhibit C). As a result of a past application (P18-135-2018) several previously approved changes have already been completed, these include: the removal of the rear balconies, deck, and fire escape/stairs, as well as the temporary blinding of two door openings, which will eventually receive doors or be connected to the rear addition (Exhibits C and D). Further, a separate past application (P18-111-2020) approved the blinding/expansion of a number of these previously altered rear openings, but, to

February 21, 2024

Page 15 of 24

date, a few openings are yet to be blinded/extended (Exhibits C and D). This approval reaffirms the past opening permissions granted in both previous approvals (P18-135-2018 & P18-111-2020).

Regarding the proposed/completed opening alterations on the southeast elevation, the applicants have noted that the infill material will be limestone that matches, as close as possible, the stone on the building. The infill stone is to be recessed approximately 7 centimetres to visually retain the location of the previous openings, this is a condition of approval (Exhibit C). When considering changes to openings in the District, the primary intent of related HCD policy is to ensure that original openings in heritage buildings are not altered to accommodate modern tastes and to prevent new openings that could confuse the history and original design of the building. Further, this strategy allows for a greater potential to reverse the intervention later in the building's life. The proposed new windows on the southeast elevation will be designed to visually match those throughout the schoolhouse in shape, size and glazing profile as well as have exterior muntin bars (where appropriate) but will clearly be a modern intervention set within an obvious altered opening. The use of exterior muntin bars on metal clad wood windows are a condition of approval. As they will be located on a secondary elevation with an altered fenestration pattern, these new windows will have little impact on the heritage character of the District.

Despite the above alterations, the rear addition will only enclose/attach to a portion of the masonry/openings present on the southeastern elevation. Specifically, the central area of the southeast elevation between the existing second floor windows where the rear porch used to be (Exhibits C and D). This will allow for much of the rear elevation to remain visible to those using the property, but, more importantly, conserves many of the attributes along this elevation.

However, the rear addition also entails the removal of two modern dormers and large portions of the rear asphalt roof. In their place a new shed dormer is proposed that will attach to the rear addition's elevator overrun tower. This shed dormer will stretch across most of the rear roof, have fiber cement shiplap siding and have six modern windows in a similar design to those on the rear addition (Exhibit C). Since this shed dormer will not be visible from the public realm as it is below the roof ridge of the schoolhouse, maintains portions of the roof's original roof profile, proposes sympathetic horizontal siding that is visually similar to wood, and maintains a clear differentiation between new and old, this new shed dormer presents a neutral impact.

When considering the other elevations of the schoolhouse, no changes to the original openings on the front (northwest) or side (northeast) elevations are proposed. However, within these retained openings the existing modern/replacement windows/doors with no heritage value will be replaced with new more appropriate windows/doors. These windows include 14 that face Wellington Street (the northwest), six that face the northeast and five that face the southwest. Where appropriate, these windows will be wooden with metal cladding and will match the glazing patterns of the existing windows, with muntin bars on the exterior of the glass. This is a condition of approval. Particular attention will need to be given to the six basement windows on the northwest elevation facing Wellington Street, which for many years had in-fill replacement windows. When replaced, these windows will need to fit within existing openings and include

February 21, 2024

Page 16 of 24

arched tops. This is a condition of approval. In addition, 18 Period Windows (all present on the Wellington Street façade) and the transom above the main door are also proposed to be repaired and repainted. However, if any are potentially irreparable prior to their replacement the applicant must complete a window assessment by a qualified heritage professional to assess their reparability and, if necessary, recommend a suitably designed replacement that replicates the design of the original to the greatest extent possible. This is a condition of approval.

Regarding doors, the main front door and three less prominent doors are proposed to be replaced/repainted. The three basement doors (two on the southeastern elevation and one on the northwestern elevation below the main staircase) are likely not original to the building and are not publicly visible. The applicants are proposing to repair/repaint one door and replace the other two doors with wooden versions, potentially with metal cladding, that match the profile of the existing doors (Exhibits C and D). The main front door appears to be a later replacement door and not original to the building; however, it is well-designed and appropriate to the style of the building. While obvious deterioration is evident in the lower portion of the wooden door a full assessment of its condition has not yet been provided. In line with best heritage practices, staff have included a condition of approval that requires the applicants to retain a qualified carpenter/joiner to review the condition of the door and determine if repairing it is possible prior to replacement. If the repairs to the existing door are to the extent that it would result in essentially a new door, a replacement of the existing doors with a modern wooden version that matches the style of the existing doors is appropriate.

The replacement of modern unsympathetic doors/windows with more appropriate metal clad wood windows or doors should improve the heritage value of the property. Further, the repair of Period Windows will maintain their individual value for the long term while also enhancing the value of the property. If an assessment determines that these Period Windows must be replaced, their replacement will match the existing as close as possible as guided by the City's Window Policy. These changes will allow for consistent fenestration that displays historic and high-quality sympathetic replacement windows side by side.

Another prominent feature will also require alteration to support the proposal, namely the replacement of the stairs between the two flanking limestone knee walls. The current front porch, while designed and located in its original location, is not the original porch. This is evident due to the use of modern pressure treated lumber. The applicants seek to replace the current wooden portion of the porch with a stamped concrete version to resemble the texture of wood (Exhibit C). The applicant's rationale for this change is that the wooden stairs allow snow/salt/rainwater to pass through, which creates a safety hazard/maintenance problem for the stairs as well as the basement entrance. The new concrete structure, according to the applicants, with its "crystalline waterproofing additive will reduce or eliminate this problem." The existing limestone knee walls, including the arched access to the basement entrance, will be retained. The existing metal railing is to be refurbished/reinstalled. While the portion of the front porch/stairs proposed for replacement is highly visible, it is only a part of the grand main entrance stairs and arguably overshadowed by the robust flanking knee walls with cap stones and gothic arched entrance doors with its associated transom. The profile and appearance of the new staircase will be like the existing while improving functionality and access to the



February 21, 2024

Page 17 of 24

building. While the HCD Plan discourages the use of fiberglass and plastic replicas of wooden porch features, the use of concrete is neither discouraged nor recommended. The value of this visible feature will be maintained, provided the knee walls and railings are properly integrated/retained and the required textile warning strips are not a bright colour. These are conditions of approval. Finally, the colour of the concrete should minimize contrast with the patinaed limestone wall so it must be tinted grey to reduce its visual prominence. This is also a condition of approval.

In addition to the new stairs, another alteration is proposed along the front façade at street level, the installation of a new firehose attachment area. The firehose will be installed on the northern most projecting flanking double bay between the stone siding of the southern most basement window and the quoining. The HCD Plan is clear that utilities (like hydro/gas metres or other such installations) be located at the side or rear of the building wherever feasible, and if they face the street "...shall be screened within an openable cabinet...". The intention of this policy is to limit the visual disruption/attention that such installations would create while also allowing access. Further, the proposed installation area abuts two important design features, the stone siding of the window and the quoining. According to the applicant, due to safety requirements related to minimum distances to fire hydrants, the firehose attachment area needs to be along this projecting double bay. Initially, the applicant proposed that the firehose attachment be between both basement windows abutting the stone siding on the same projecting double bay; however, it was moved to the newly proposed location which should be slightly less prominent (Exhibit C). Due to the proximity to important design features, screening this installation will further obscure important parts of this façade and likely draw more attention than just the firehose attachment. As such, the policy intent to limit visual disruptions is fulfilled by not screening this installation. Finally, due to the limited amount of space (approximately two courses tall), there may be impacts to the window siding and quoining. While there are three other areas on this façade that display this same design configuration, the design/installation method of this utility must be carefully chosen to limit the extent of the damage while also enabling greater opportunities for reversibility. As such, a condition has been added that requires the finalized design/location of the firehose attachment as well as the installation method be provided to Heritage Planning staff for review/approval prior to installation.

Other alterations to the schoolhouse include new roofing, repairs to the soffits/fascia, updated rain gear and the replication of the roof metal cresting. The applicant is proposing modern architectural shingles to replace the existing asphalt shingles (Exhibit C). Provided the new shingles are a dark colour (grey/brown/black) and have a minimal textured appearance, there will be little impact on the overall heritage value of the property while protecting the building for the long term. The finalized design will be reviewed/approved by heritage staff prior to installation. Based on a staff site visit, the existing rain gear appears to be standard eaves and gutters, likely metal, with downspouts discretely located in the vertices between the walls. The applicant intends to replace the metal rain gear with like materials and in the same locations (Exhibit C). Regarding the soffits/fascia, the applicants intend to repair and retain all wood detailing where possible and replace only where necessary; this is a condition of approval (Exhibit C). Finally, the metal cresting on the top of the schoolhouse tower will be replicated based on historic photographs; this is a condition of approval (Exhibit C).

February 21, 2024

Page 18 of 24

## Landscape Alterations

Several landscaping alterations are also necessary to support this project. For the northeastern side of the building the proposal includes the removal of a cement vault, the installation of a new transformer/associated screening, a new fire hydrant, a new wooden fence, and a new sidewalk/repaved driveway. Along the southeast elevation (rear of the building) the proposal includes a new bicycle parking structure, the removal/salvage of a portion of a small limestone wall, a new sidewalk/repaved parking lot and driveway, new resident amenity spaces, the removal/replacement of trees, and the addition of one electric charging station. Along the northwest façade (facing Wellington Street) the proposal includes the removal of one street tree and both concrete planters. Along the southwest elevation, no landscaping alterations are proposed (Exhibits C and D). In addition, a lighting plan was also included which calls for several ground-oriented lights (on all elevations minus the southwest) that will wash the schoolhouse in light as well as illuminate the driveway/parking lot. Further, one LED wall light will attach to the rear southeast elevation (Exhibit C).

On the northeastern side of the building the removal of the cement vault is meant to make space for the new sidewalk and will also remove a modern installation that currently detracts from the building's heritage value. The finalized material choice for the sidewalk has not yet been determined, but the associated driveway will be made of asphalt, will be approximately 5.4 metres wide, and will continue past the rear of the addition terminating at the asphalt parking lot (Exhibit C). As a condition of approval, the finalized material choice/design of the sidewalk will be reviewed/approved by heritage planning staff. In addition, the wooden fence at the northeastern property line will be replaced with a new 1.9 metre wooden fence similar to what exists today. Further, a new standard fire hydrant is also proposed near the northern most corner of the property (Exhibit C). According to the applicant, this installation is necessary to support the development of a multi-residential property, and, if an emergency occurs, would allow for an accessible way of controlling resulting fire damage which should help protect the property for the long term.

Along with these changes, a new transformer is proposed on the northeastern side of the building and is setback more than 5 metres from the front lot line (Exhibit C). It is common practice that a transformer would be screened to mitigate its impact on the public realm; however, an operable cabinet in this location would also draw additional attention and may appear out of place compared to the rest of the site. As such, the installation of a landscape feature (i.e. shrubs, trees, etc.) in consultation with Heritage Planning staff between the transformer and the property line is proposed to mitigate the anticipated visual impact. This is a condition of approval. This new feature would also contribute to the diverse foliage already present on private properties in the District that are currently visible from the public realm.

On the southeastern side of the building a new bicycle parking structure is proposed to attach to the rear wall of the schoolhouse. According to the applicant, the storage structure is approximately 2.4 metres tall, 3.9 metres wide and 1.4 metres deep (Exhibit C). However, the materiality/design is yet to be determined. As a condition of approval, the attachment of the bicycle parking structure must follow the City's Masonry Policy and the finalized material/design

February 21, 2024

Page 19 of 24

will be provided to Heritage Planning staff for review/approval prior to installation. In addition, modifications to the existing small stone limestone wall are proposed in the form of removing approximately a third to allow for safe/direct access to the rear addition. The removed limestone will be salvaged for future property repairs (Exhibit C). This is a condition of approval. Along with the above, 13 trees on private property will be removed to facilitate the extensive rear yard alterations, but the applicant is proposing to plant three more trees and retain two others. The rear of the property will also support various resident amenity spaces, concentrated near the southwestern property line. To allow for this area, a concrete planter needs to be removed and the area will require paving. As this area is located behind the width of the schoolhouse and 45 Wellington Street is so close to/exceeds the property line, the street wall will prevent the public from viewing these spaces (Exhibits A, C and D). Finally, the rear of the property will mainly feature an asphalt parking lot with an associated electric car charging station and the remainder of the sidewalk area. In total, 17 parking spaces are proposed to support the 17 proposed condominium units (Exhibit C).

Along the northwestern side of the building (that faces Wellington Street), one street tree will be removed, and one will be retained (Exhibit C). While this will negatively impact the treelined streets characteristic of the "North to Bagot" subarea, this will also allow for a greater appreciation of the landmark schoolhouse during the summer/fall season. Further, two concrete planters will be removed that do not have heritage value. Along the southwest side of the building, no landscape alterations are proposed.

In addition to the above, a lighting strategy is proposed for the property that will wash the schoolhouse in light, illuminate the sidewalk/driveway/parking lot and the rear addition entrances (Exhibit C). This lighting plan applies to the northwestern (facing Wellington Street), northeastern and southeastern (rear) elevations. Exterior illumination of a heritage building can be quite effective in showcasing its cultural heritage value. When considering the specific fixtures/strategy, the Wellington Street façade will have ground mounted LED lights that will wash the building in a warm white colour (characteristic of the proposed 3000K colour temperature) that should complement the patina of the building's limestone masonry (Exhibit C). Along the northeastern and southeastern sides of the building ground mounted LED bollards are proposed along the sides of the sidewalk and driveway. These should not draw as much attention as those lights on the Wellington Street side, while also helping drivers navigate the area and make it clear where the boundary of the building is. In addition to the above, only one light fixture will be attached to the schoolhouse that will illuminate the sidewalk that leads to the rear addition entrance (Exhibit C). Provided this light is attached in the mortar in line with the City's Masonry Policy and the wiring is discrete, there should be no permanent impacts. As a condition of approval, heritage planning staff will review the installation strategy to ensure no negative impacts. Finally, various wall mounted lights on the rear addition and a large ground mounted light fixture in the parking lot are also proposed (Exhibit C). A condition of approval has been included that requires heritage staff review the building lighting performance, once installed, to confirm no negative impacts to the heritage attributes of the property.

### **Heritage Impact Analysis – Summary and Recommendations**

February 21, 2024

Page 20 of 24

Overall, the most significant impacts to the property are related to the major rear yard addition. The proposed design has done a good job of mitigating potential impacts; however, the large elevator overrun still represents a negative impact. The applicant has demonstrated a willingness to further mitigate this impact by responding with design changes based on the feedback received from the Heritage Properties Committee and the public. Other potential concerns (the fire hose attachment, use of concrete for the stairs, etc.) have also been mitigated by their placement, design or change in colour. These concerns will be further reviewed by Heritage Planning staff to ensure heritage attributes are conserved as the project nears completion, but do not pose significant concerns. Despite the concerns noted above, this project also follows many best practices in heritage conservation including but not limited to: maintaining existing openings along prominent elevations; appropriately blinding rear yard windows; repairing Period Windows and replacing inappropriate windows with more appropriate ones; retaining as much of the rear elevation as possible; ensuring that the rear addition appears lower in height than the roof ridge from the public realm; ensuring that the elevator overrun is lower in height than the tower; reinstating the metal cresting based on historic documentation; and washing this landmark building in light so it can be appreciated around the clock. When considering the project in its entirety, it is an appropriate development within the District and also allows for the rehabilitation of this important landmark building.

Staff are of the opinion that the subject application will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Broadly, the application will:

- Achieve the goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the City so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;
- Achieve Guiding Principle Numbers 1, 3, 4, 6 and 7:
  - Respect for documentary evidence – Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
  - Respect for historical material – Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
  - Respect for original fabric – Repair with like materials, to return the resource to its prior condition without altering its integrity.
  - Reversibility – Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
  - Legibility – New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

February 21, 2024

Page 21 of 24

- Achieve Standards 1, 3, 5, 7, 8, 11, 12 and 14 of Parks Canada's Standards and Guidelines:
  - Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
  - Conserve heritage value by adopting an approach calling for minimal intervention.
  - Find a use for a historic place that requires minimal or no change to its character-defining elements.
  - Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
  - Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
  - Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
  - Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.
  - Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

### **Previous Approvals**

P18-111-2020 – Schoolhouse alterations

P18-110-2020EA – Emergency masonry repair

P18-135-2018 – Rear addition

P18-386-088-2009 EA – Replace deteriorating deck structure

### **Comments from Department and Agencies**

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

#### **Utilities Kingston:**

Utilities Kingston has no concerns with the Heritage Permit.

February 21, 2024

Page 22 of 24

**Engineering Services:**

No objections to the proposed Heritage application.

**Kingston Hydro:**

No comment.

**Building Services:**

No comment.

**Parks:**

No concerns with requested heritage permit. Parkland requirements to be addressed at future building permit stage.

**Planning Services:**

The minor variance application (D13-072-2023) for the proposed addition at 47 Wellington Street has been withdrawn. No Planning concerns at this time.

**Forestry Services:**

No concerns with the Heritage Permit application. Previous comments related to landscape, private tree and City owned tree concerns as part of approved SPC are still applicable.

**Consultation with the Heritage Properties Committee**

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Heritage Services has received comments from three Committee members. The Committee's comments have been compiled and attached as Exhibit E.

All three members noted potential concerns with the elevator overrun. Based on these comments the applicants have reduced the height and have proposed lighter colours to reduce the visual impact.

Another member noted their concerns that the rear addition must be subordinate to the schoolhouse. As a response, the applicant has reduced the materials/colours present on the rear addition, which should reduce its visual prominence. Further to the members concerns, based on Committee feedback, the applicant clarified that the provided renderings that depicted the rear shed dormer as taller than the roof ridge of the schoolhouse was inaccurate and that the provided technical drawings showing it below the roof ridge accurately portray the proposal. This same member noted their wish to have a more neutral colour palate for the proposed windows.

One member noted the importance of having more housing in the historic downtown.

February 21, 2024

Page 23 of 24

**Conclusion**

Staff recommends the approval of the application File Number (P18-096-2023), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

**Existing Policy/By-Law:**

Kingston’s Strategic Plan 2023-2026

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

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

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

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

Policy on Masonry Restoration in Heritage Buildings

Policy on Window Renovations in Heritage Buildings

Designation By-Law Number 84-65

**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:**

None

**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

February 21, 2024

Page 24 of 24

**Other City of Kingston Staff Consulted:**

N/A

**Exhibits Attached:**

Exhibit A Mapping Information

Exhibit B Old Sydenham HCD Property Entry & By-Law Number 84-65

Exhibit C Proposal Package

Exhibit D Site Visit Photos

Exhibit E Correspondence Received from the Heritage Properties Committee

Exhibit F Final Comments from the Heritage Properties Committee – February 21, 2024



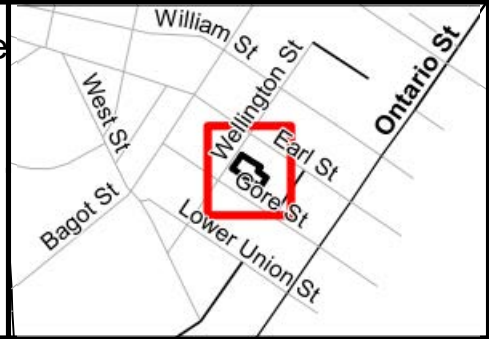


# Kingston Heritage Properties Committee

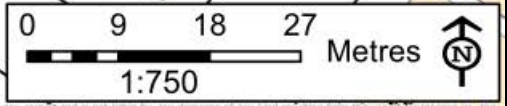
## Key Map

Address: 47 Wellington Street  
File Number: P18-096-2023  
Prepared On: Jan-08-2024

 Subject Lands



Prepared By: lchu  
Date: Jan-08-2024



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Kingston Heritage Properties Committee  
**Neighbourhood Context**  
Address: 47 Wellington Street  
File Number: P18-096-2023  
Prepared On: Jan-08-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION 29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 1 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 14th day of December, 1983 and was published in the Whig-Standard on December 14, December 21 and December 28, 1983;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 2 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 21st day of December, 1983 and was published in the Whig-Standard on December 21 and December 28, 1983, and on January 4, 1984;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston:

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

1. There are designated as being of architectural and historic value or interest the following real properties in the City of Kingston:

- (a) 276 Brock Street
- (b) 132-134 Earl Street
- (c) 5 Emily Street

- 7 -

25-27 Wellington Street

This double stone building is an example of the work of architect John Grist, who built number 27 in 1851, then added number 25 in 1854-55.

47 Wellington Street

The Wellington Street School, architect John Power, was built in 1873 to provide proper quarters for a school which had held classes in an old furniture warehouse. This is an excellent example of a fine building being put to a new use.

96 Wellington Street and 70 William Street

Built in 1841 for Captain Charles Burns, this corner building is unusual for that period because of its three storeys. Its corner site adds to its significance.

118-120 Wellington Street

This double stone house was built in 1867-1868 by and for George Newlands, builder and father of William Newlands, who received some of his training in John Power's firm.

65 West Street

This brick corner house, part of a whole block of brick dwellings, was built in 1879 after Westbourne Terrace was completed. The round corner tower, bay window and central two-storey umbrage are notable aspects of architecture of the period.

112 William Street

This is one of the few houses in Kingston with an overall pattern of light brick against red. It was built by 1857 for William Brown who advertised it for rent.

129 William Street

This typical Ontario cottage, built of limestone and decorated with Gothic bargeboards was built about 1869 in a style popular almost twenty years earlier.

185 William Street

Built in 1855 for and by architect James Stewart, this brick dwelling has a number of details which give it special significance, especially for its period. The two-storey umbrage, detail of the trim, iron cresting and decorative chimney pots are all notable.

203-205 William Street

George Browne, architect of Kingston's City Hall, built this house as his private dwelling and office in 1841 and advertised it for sale in February, 1844. Queen's College leased the building in September 1844 and continued to use it after 1854 as their preparatory school until 1862.

.../8

**47 WELLINGTON STREET  
WELLINGTON STREET SCHOOL**

**Built: 1873-74**

**Architect: John Power**

**Rating: S (Part IV)**

This school building was constructed according to a design by John Power in 1873-74. It represented the most modern local school of the period. The *British Whig* of 16 September, 1973, noted that the new school would cost \$7,200. Prior to its construction, classes were being held in Adam Main's old furniture warehouse at the corner of Lower Union and Wellington Streets. Contracts were let to Richard Tossell for masonry; William Irving and son, carpentry; McKelvy and Birch, tinsmiths; and Thomas Savage & Company, painting.



J.McK.

This 2½-storey building sits on a high stone foundation which has segmentally arched windows. Built of hammer-dressed limestone, it has pitch-faced quoins and ashlar sills and string courses. The 7-bay façade has a central 1-bay projection rising three storeys to a square tower topped by a tall, slender, bellcast mansard with a small flat roof. The main entrance in the first storey of the tower is reached by wooden steps between parapets with ashlar tops. The entrance, set under a Gothic arch, has a double door under a lancet transom consisting of two quadrant lights. Above the entrance is a 1873 shield datestone. Above the datestone is a window with an ashlar sill and sharply-pointed Gothic arch with simple intersecting tracery. This section of the tower terminates in an ashlar string course with cyma reversa moulding supporting a slightly smaller third storey which has pairs of lancet windows on each side. The bellcast section of the mansard roof has, on each side, a small louvered dormer with roof matching the shape of that on the tower.

Flanking the central bay are 1-bay recessed sections with small Gothic-arched windows. The flanking outer double-bay sections project beyond the tower section, and their gable roofs project from the front slope of the main roof. The first storeys of these sections each have two pairs of narrow segmentally arched windows, each pair having a common ashlar sill. Under the peak of the gable, each section has a narrow square-headed window. The bargeboard and pendants on these gable sections are a fairly delicate swag effect.

Both the north and south walls are regularly fenestrated and their windows are all 12-paned double-hung sash with camber-arched brick surrounds. The north wall has an extra window between the two on the first storey: it is segmentally arched and slightly smaller than the others.

The roof has gable-end parapets with ashlar corbel stones and two stone chimneys, one at the peak of each parapet.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 253-55 (1980).

Staff Cover Letter Denoting Changes in Proposal since Submission:

Since the project has been circulated for comment several changes have been proposed that, while not reflected in all drawings, are meaningful commitments by the applicant that have reduced the impact of the proposal. These are detailed below:

- Reduction of unit count from 20 to 17.
  - Reflected in a few drawings.
- Change of colour for the rear addition;
  - Not shown in drawings to date.
- Change of colour for the elevator overrun;
  - Updated rendering provided.
- Reduction in number of materials for the rear addition;
  - Not shown in drawings to date.
- Height reduction of the elevator overrun by 0.5-0.75 metres (depending on construction constraints);
  - Updated rendering provided.
- Stepping down the rear northeastern corner of the addition from four to three stories;  
and
  - Updated drawing included.
- Commitment to add a landscape feature in front of the proposed transformer.
  - Not shown in drawings to date.

Heritage Planning  
216 Ontario Street  
Kingston, ON K7L 2Z3  
[heritageplanning@cityofkingston.ca](mailto:heritageplanning@cityofkingston.ca)  
613-546-4291, ext.3180

Re: Faculty 47 updates to design impacting Heritage

This document is intended to highlight the changes to the Faculty 47 current design in relation to Heritage Permits P18-135-2018 (Approved May 8, 2019, expired) and P18-111-2020 (Approved April 6, 2021, active). The intent is to get a new permit issued under P18-096-2023 including all new works on the building.

### **Changes relative to P18-135-2018**

- 1) Elevator overrun increased to provide accessible access to the require rooftop amenity space.  
*Note: we are attempting to see if this can be reduced.*
- 2) Height of back addition increased 1320mm in central area.
- 3) ~~Height of rear section of addition increased from three to four storeys (3050mm height increase).~~
- 4) Minor adjustments to window sizes on new building only and do not impact existing building.
- 5) Cladding extended to ground level in some areas in new building.
- 6) Bike shelter added in alcove to meet city requirements as shown on A200. This will be gated and locked and tucked into an alcove.
- 7) No works affecting the exterior on this permit have been completed as of yet.

### **Changes relative to P18-111-2020**

- 1) No changes relative to the existing building for which the permit applies.
- 2) Small rear 3<sup>rd</sup> floor terrace increased in height by 3050mm at addition.
- 3) Bike shelter added in alcove to meet city requirements as shown on A200.
- 4) ~~No works affecting the exterior on this permit have been completed as of yet.~~







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**Drawing Notes:**

1. FRESH EXISTING STONE CLIP
2. METAL CORNER PIECE AT LAP JOINT
3. FRESH FINISHED METAL FLASHING
4. EPS INSULATION (TYPE 1)
5. GYPSUM BOARD (TYPE 1)
6. SOLID SHEATHING
7. BRICK
8. EXTERIOR METAL CORNER POST (PART OF WINDOW SYSTEM)
9. ROOF DRAINAGE SYSTEM AND FLASHING SHALL BE NOT USED UNLESS SPECIFICALLY NOTED OTHERWISE. FLASHING SHALL BE NOT USED TO THE SURFACE OF THE ROOF OR THE SURFACE OF THE FRESH FLOOR.
10. SOLID MASONRY (SOUND FOR ROOF SYSTEM)
11. EPS CONTROL JOINT DETAILS
12. ROOF AND FLASHING SHALL BE NOT USED UNLESS SPECIFICALLY NOTED OTHERWISE.
13. INSULATION SHALL BE NOTED OTHERWISE.
14. SHOW WORK TO THE TOP OF CONTROL JOINT
15. COORDINATE WITH MECHANICAL CONTRACTOR
16. COORDINATE WITH MECHANICAL CONTRACTOR
17. FIRE DEPARTMENT CONNECTION LOCATION PROVIDE SCHEDULED WORKING DRAWING AT THE BIDDING STAGE. COORDINATE WITH SCHEDULED CONTRACTOR.
18. COORDINATE WITH SCHEDULED CONTRACTOR.
19. EXISTING METAL FLASHING
20. NEW WOODEN ROOF FLOOR JOINTS (TYPE 1)
21. NEW WOODEN ROOF FLOOR JOINTS (TYPE 2)
22. NEW WOODEN ROOF FLOOR JOINTS (TYPE 3)
23. SQUAMER LOCATION, REFER TO MECHANICAL CONTRACTOR FOR ADDITIONAL INFORMATION.
24. EXISTING COLUMNS, CLIP TO MATCH EXISTING FRAME.
25. EXISTING WINDOW TO BE REPAIR AND REPAIR.

**Legend**

- NEW ASPHALT AND GROUND ON OWNER'S PROPERTY
- NEW SIDEWALK
- EXISTING SIDEWALK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE TO REMAIN
- RETRACT LINE
- EXISTING FENCE
- NEW WOODEN FENCE
- WASTED AREA
- EXIST/EXTRUDE AREA
- NEW TREE/SHRUB, REFER TO LANDSCAPE
- NEW MANHOLE
- NEW FIRE HYDRANT
- EXIST/EXTRUDE REFER TO ELECTRICAL (MANHOLE)

1	BRICK UNPAVED APPLICATION	2023-11-28
2	PERMIT FOR BUILDING	2023-02-08
3	PERMIT FOR BUILDING	2021-03-05
4	PERMIT FOR BUILDING	2021-02-25
5	PERMIT FOR BUILDING	2021-01-25
6	PERMIT FOR HERITAGE APPROVAL	2020-12-04
7	PERMIT FOR BUILDING	2020-10-22

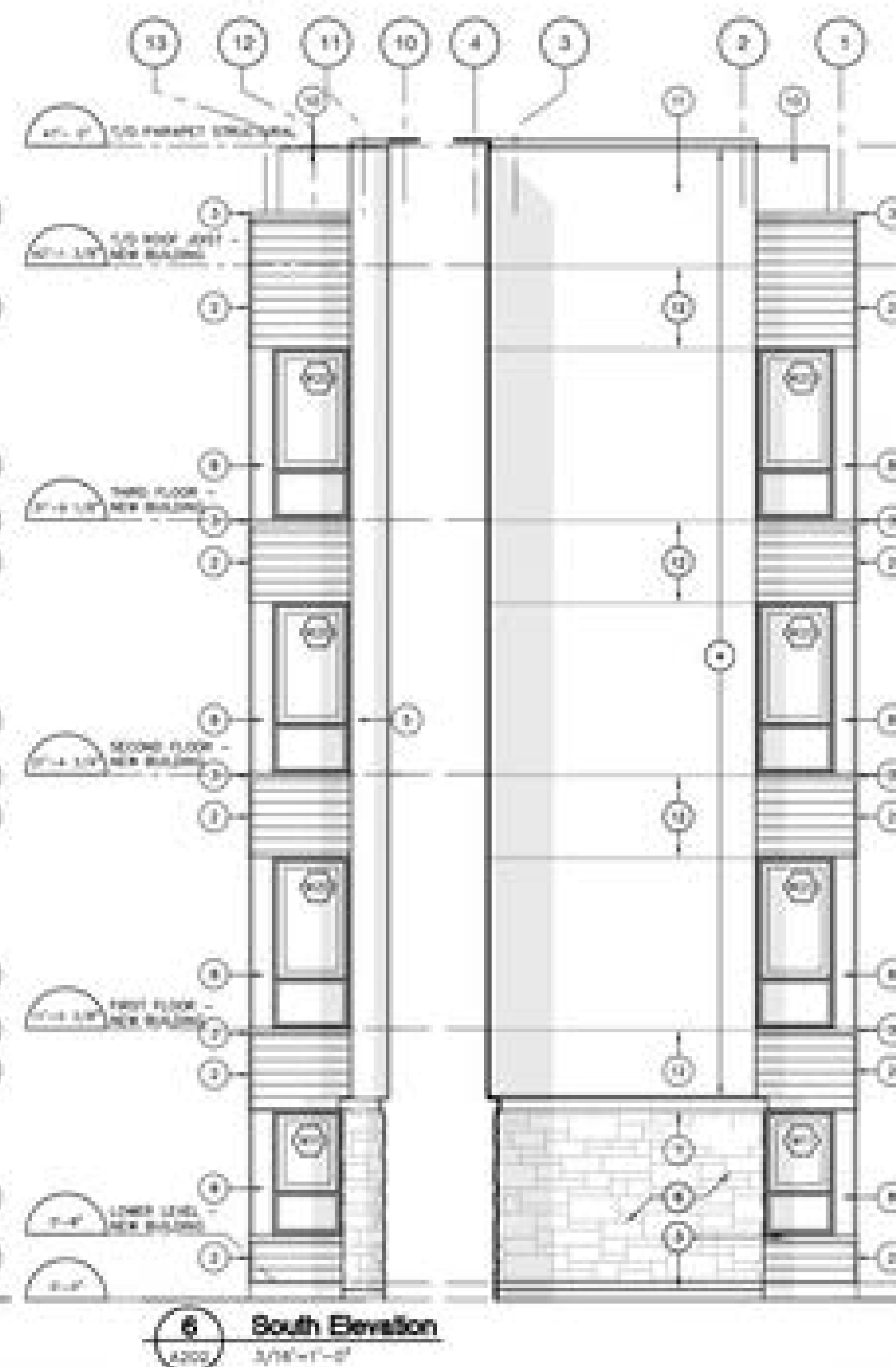
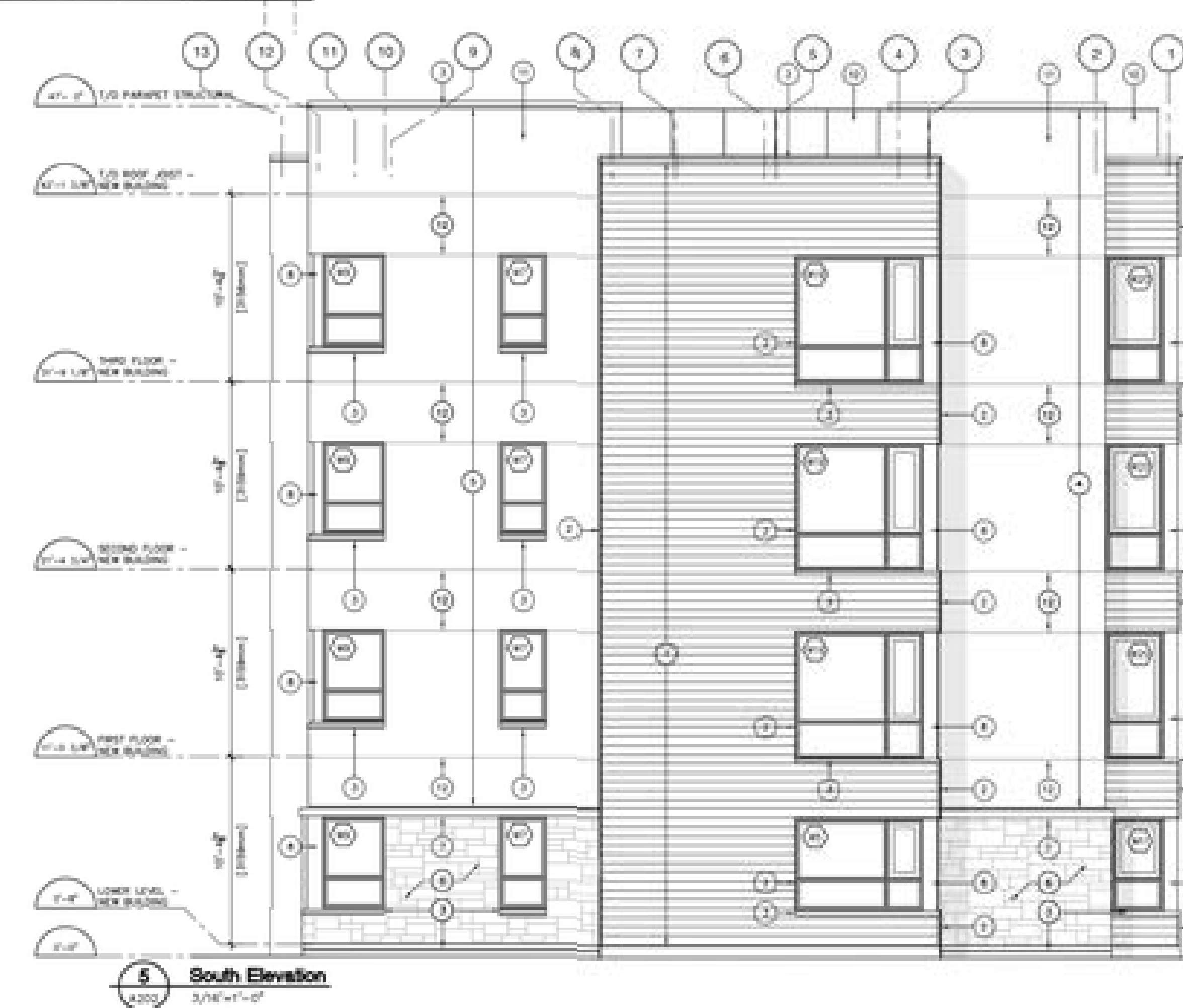
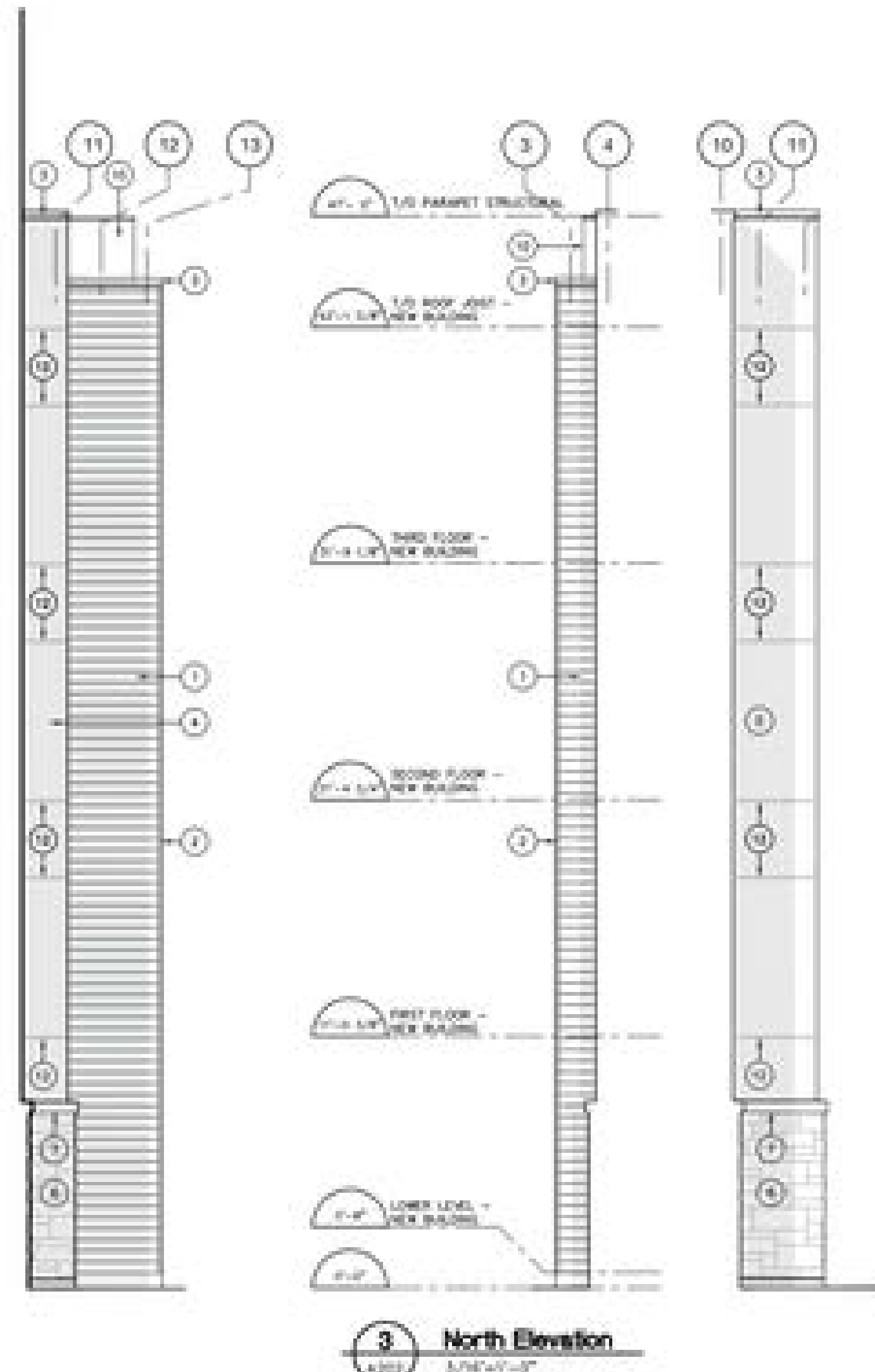
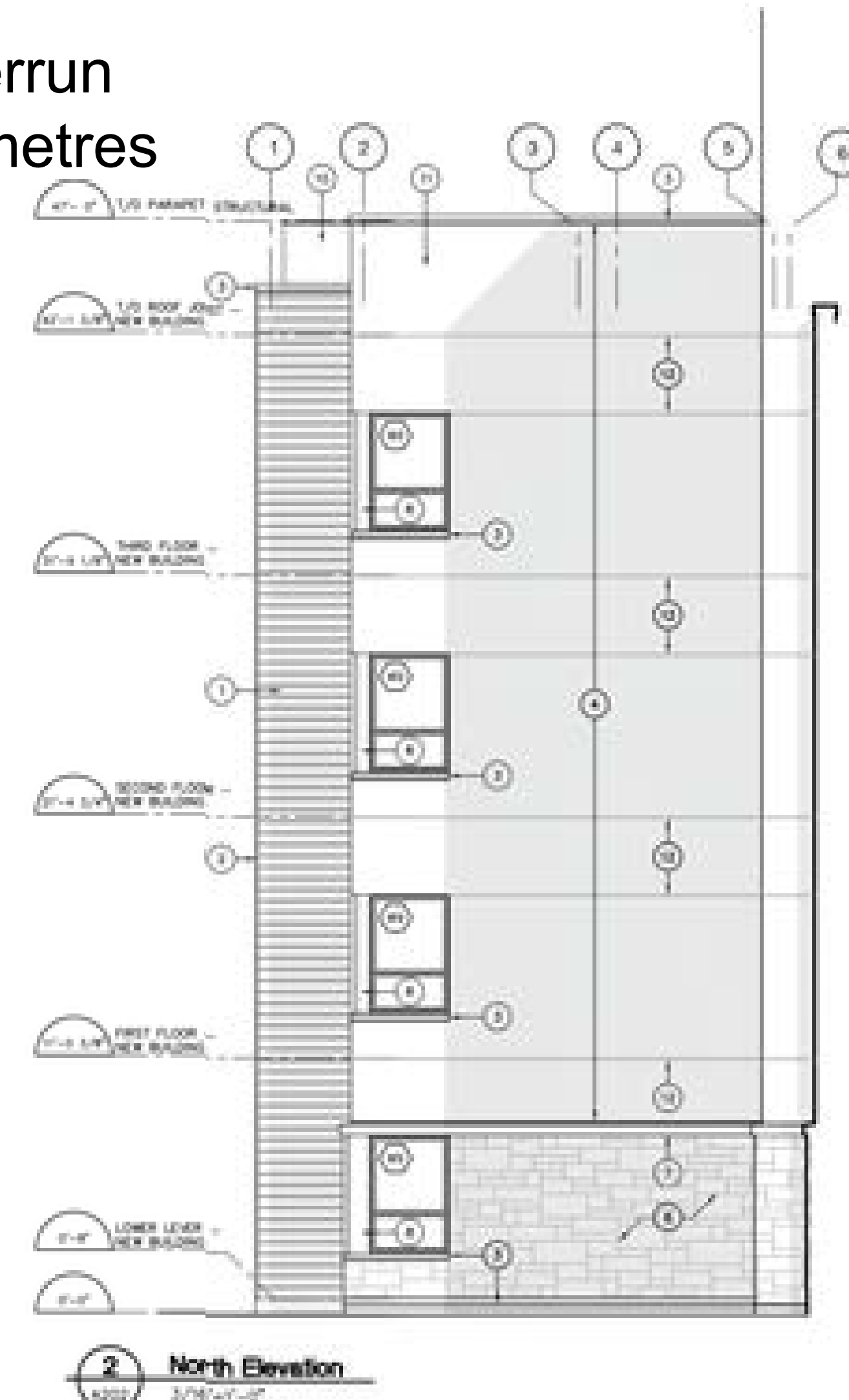
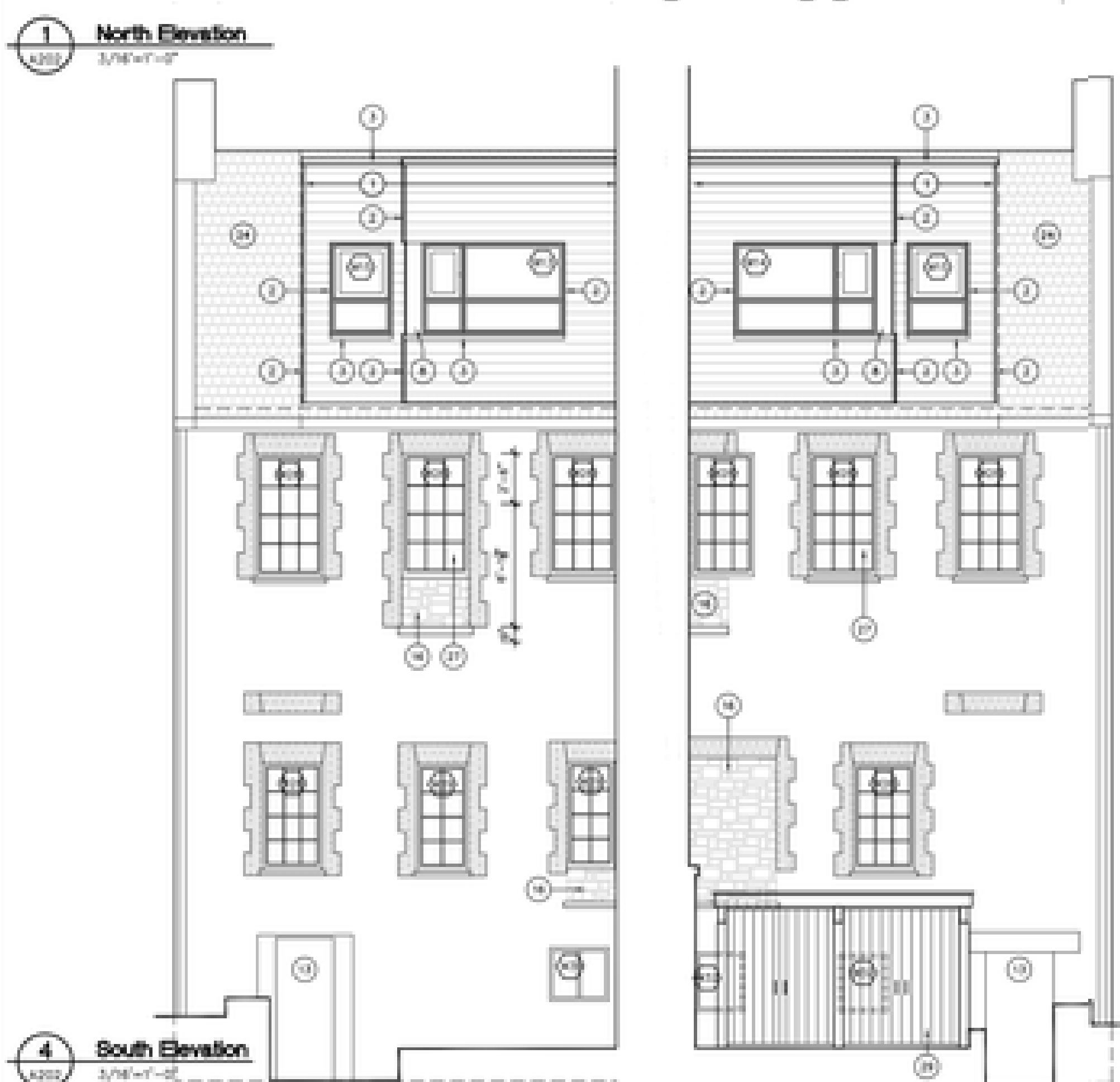
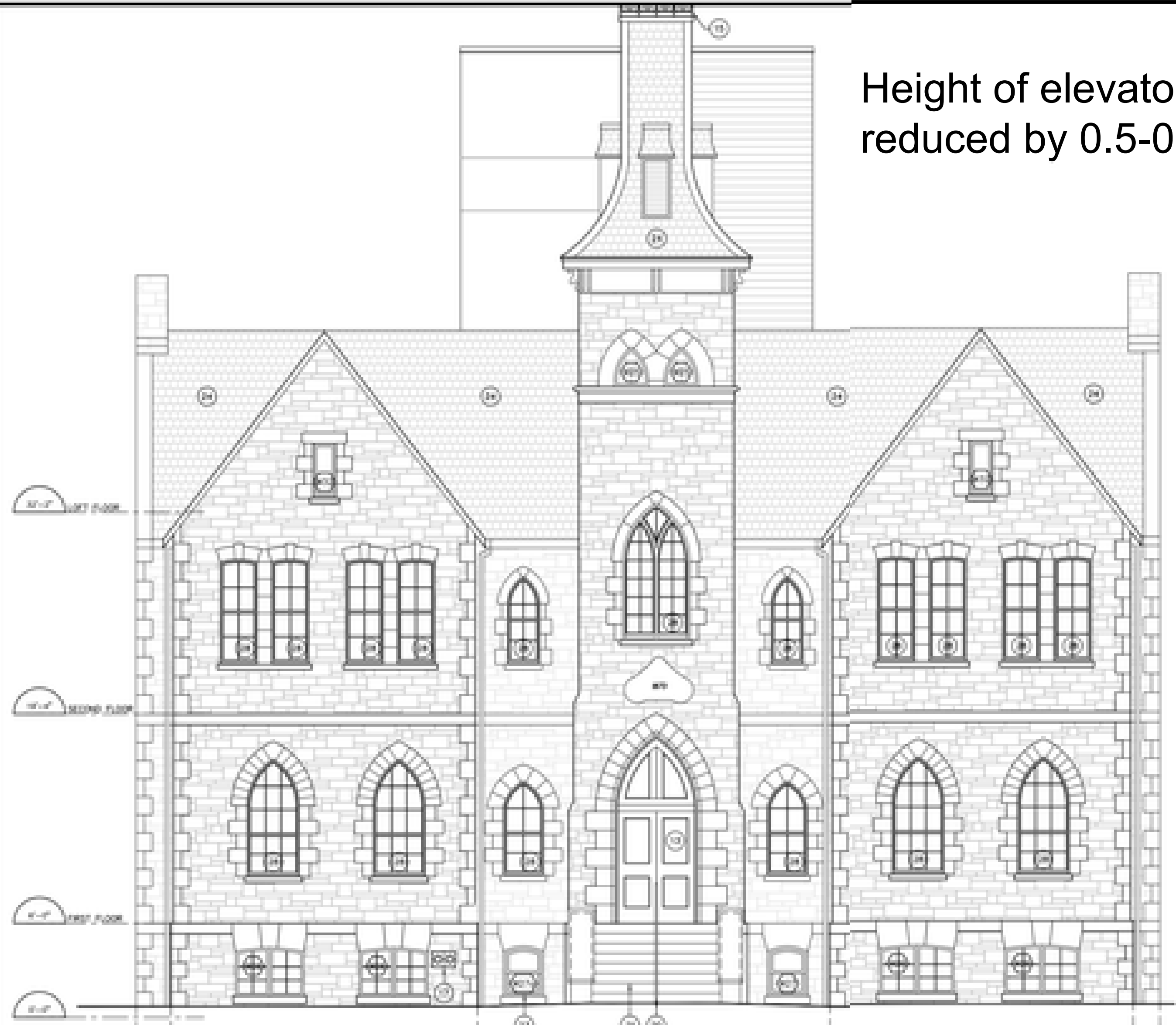
**City File**

Project: 47 Wellington Street  
Region: Ontario  
Client: Mr. Peter Sauerbri

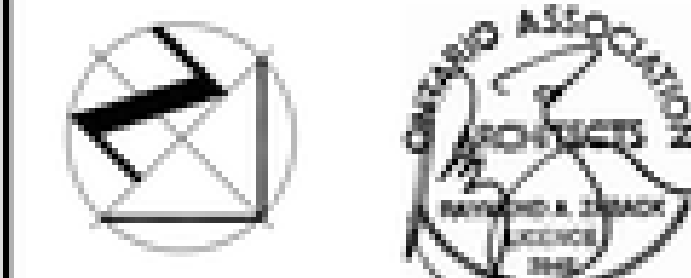
**EXTERIOR ELEVATIONS**

Project:	47 Wellington Street	Date:	2023-11-28
File Name:	17077_A020_ELEV	By:	
Client Project:		Drawing Number:	

Height of elevator overrun reduced by 0.5-0.75 metres



**SZA**  
Shealts and Zaback Architects Ltd



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 www.sza.ca

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**General Notes:**  
 • ALL NOTES LISTED BELOW ARE FOR SHEET A500 ONLY.

- Removals:**
- R1 EXISTING WALL
  - R2 EXISTING LANTERN WALL
  - R3 REMOVE THE EXISTING STAIR/ GUARDY HANDRAIL AND ALL SUPPORTING STRUCTURE
  - R4 REMOVE DOOR (BRANDON, SLING DOOR AND DOUBLE DOOR)
  - R5 WINDOW
  - R6 WINDOW AND SILL TO BE REMOVED, ENLARGED THE OPENING TO RECEIVE NEW WINDOW, REFER TO DOOR SCHEDULE
  - R7 PLUMBING FIXTURE
  - R8 ROOF
  - R9 REINFORCING
  - R10 FLOOR
  - R11 FLOOR
  - R12 EXISTING CONCRETE FLOOR TO BE REMOVED TO RECEIVE NEW CONCRETE SLAB FLOOR
  - R13 EXISTING ROOFING
  - R14 BRICK WALLING
  - R15 EXISTING PANEL
  - R16 ROOF BRICK TANK
  - R17 EXISTING MECHANICAL UNIT
  - R18 EXISTING ROOF
  - R19 CORNER
  - R20 REMOVE EXISTING FIRE ESCAPE WITH ALL SUPPORT STRUCTURE
  - R21 FIRE ESCAPE STAIR
  - R22 CAREFULLY REMOVE EXISTING WOOD COLUMN INCLUDING CAPITAL FOR REUSE
  - R23 REMOVE EXISTING WOOD BEAM, STAIR, GUARD AND SUPPORT STRUCTURE
  - R24 RETAINING WALL
  - R25 CONCRETE UNIT
  - R26 NEW OPENING IN THE EXISTING LANTERN WALL FOR THE NEW BUILDING CONDITION, REFER TO STRUCTURE
  - R27 ENLARGED THE EXISTING DOOR OPENING TO RECEIVE NEW WINDOW OPENING, REFER TO WINDOW SCHEDULE FOR SIZES

- Existing To Remain:**
- E1 EXISTING WINDOW TO REMAIN
  - E2 EXISTING DOOR TO REMAIN
  - E3 STAIR TO REMAIN
  - E4 ROOF BRICK TANK
  - E5 RETAINING WALL
  - E6 EXISTING WALL TO REMAIN AND REUSED WITH THE NEW STRUCTURE STAIR

**Legend**

- EXISTING CONSTRUCTION TO BE REMAIN
- INDICATES REMOVAL
- PLUMBING WORK
- ELEVATION WALL
- EXISTING DOOR TO BE REMOVED

Issue	Description	Date
4	ISSUED FOR RE-TENDER	2022-02-09
3	RE-ISSUED FOR BUILDING PERMIT	2021-02-05
2	ISSUED FOR TENDER	2021-02-26
1	RE-ISSUED FOR BUILDING PERMIT	2021-01-29
0	ISSUED FOR BUILDING PERMIT	2020-10-13

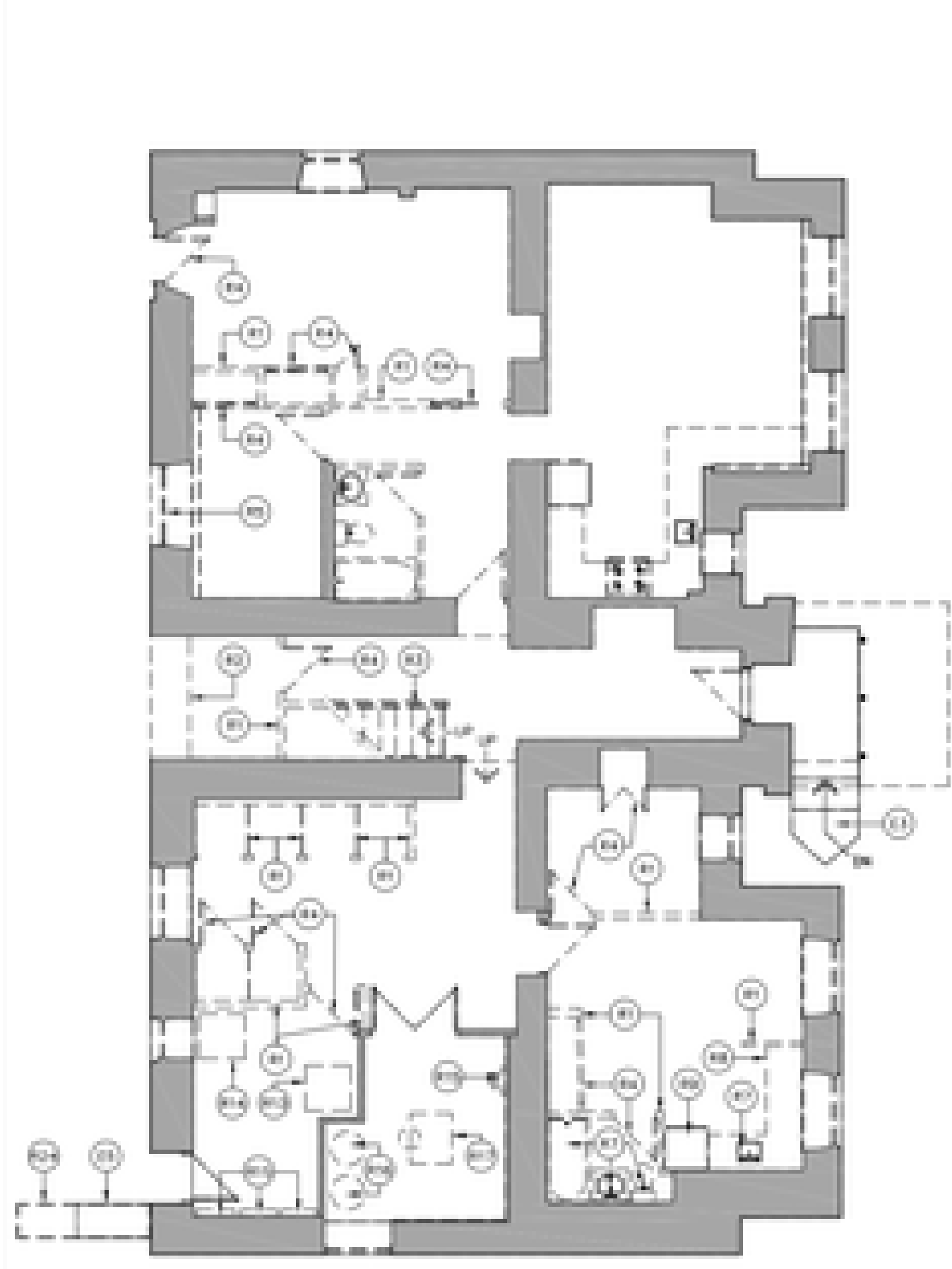
**City Plots**

47 Wellington Street  
 Kingston, Ontario

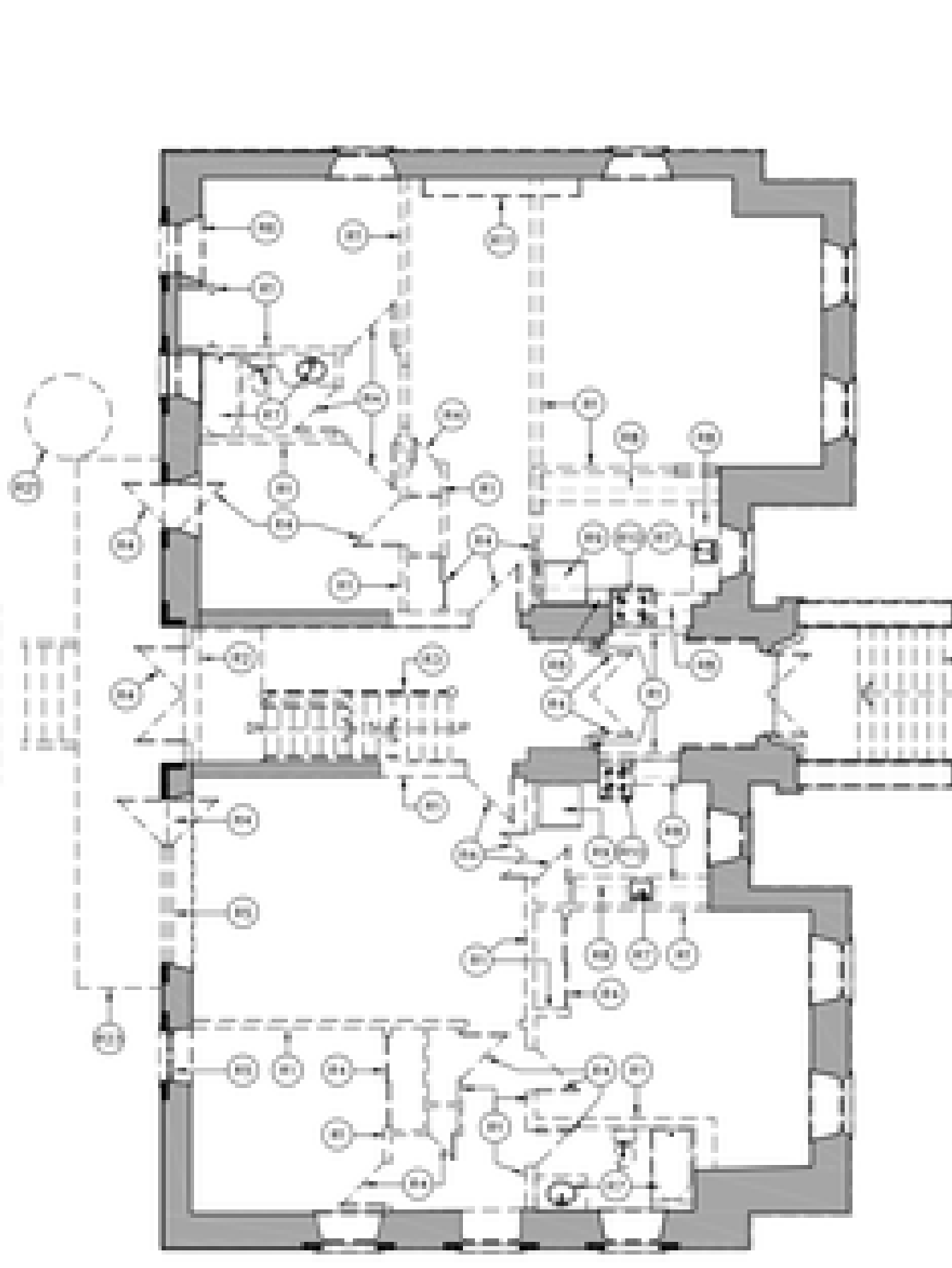
Mr. Peter Sauerbrel

Demolition Floor Plan & Exterior Elevations

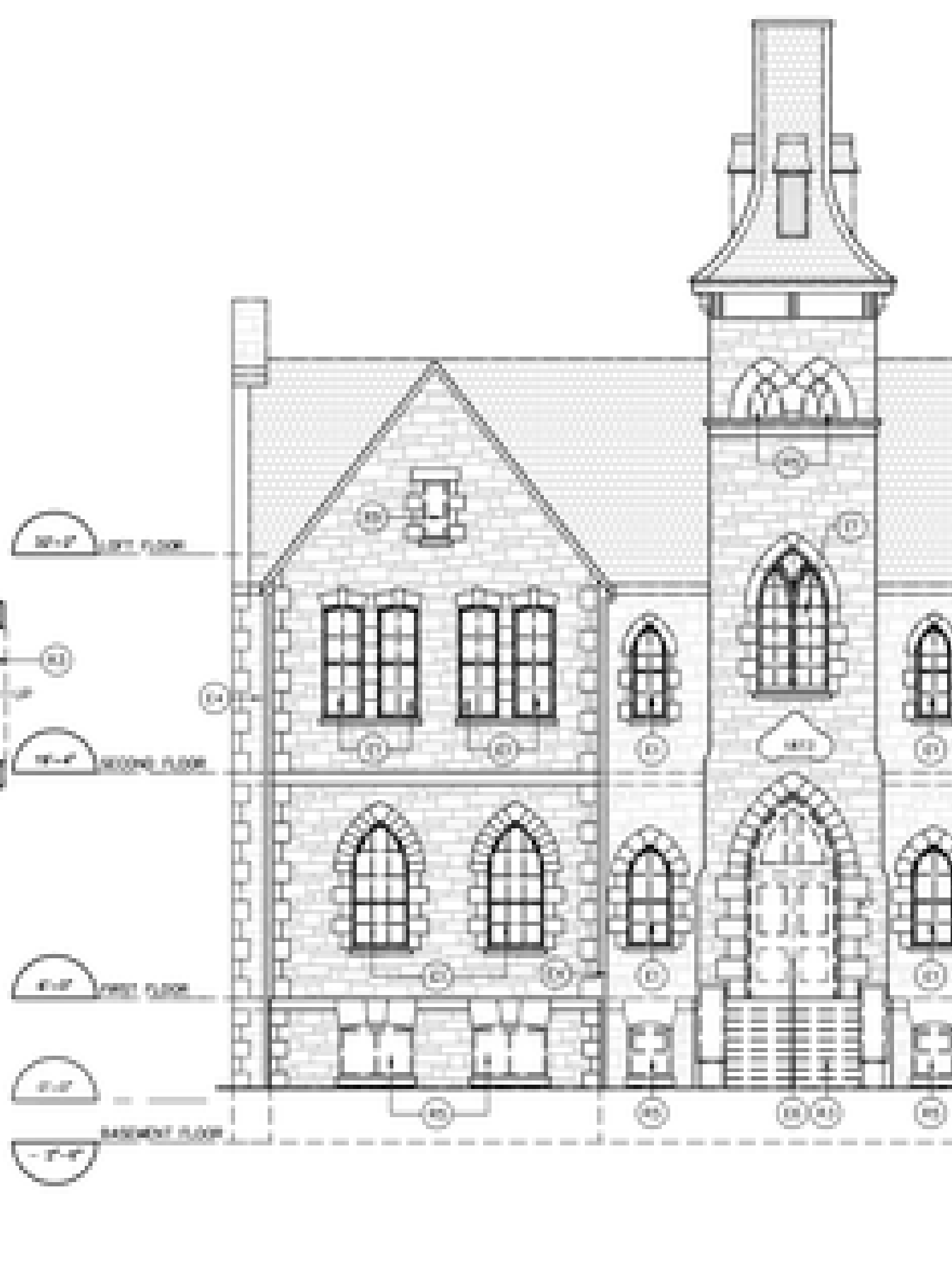
Sheet No.	Date
A500	2022-12-15
Project Name	As Noted
Project No.	17077
Sheet Title	A050



1 Basement Floor Demo  
1/8"=1'-0"



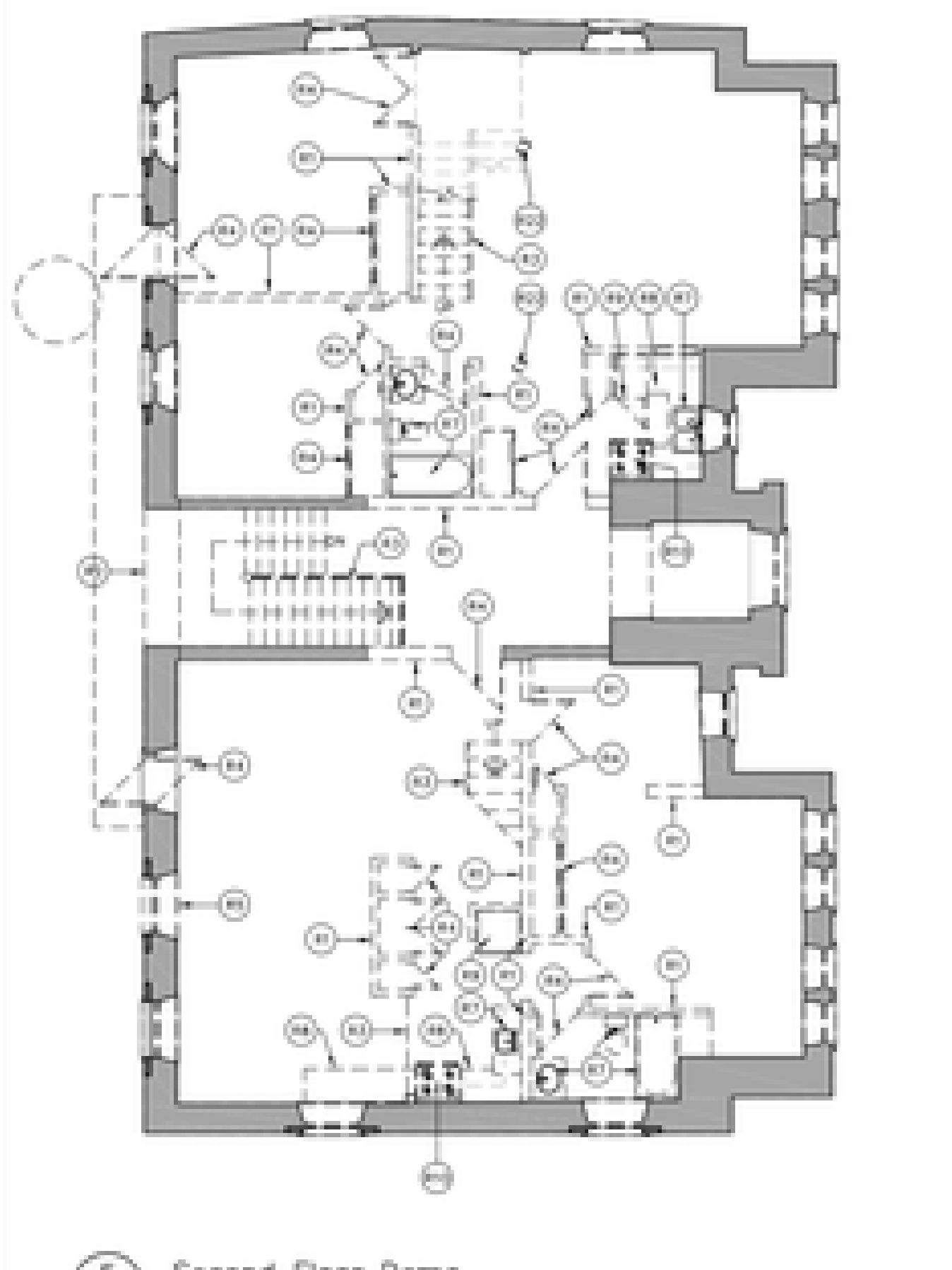
2 First Floor Demo  
1/8"=1'-0"



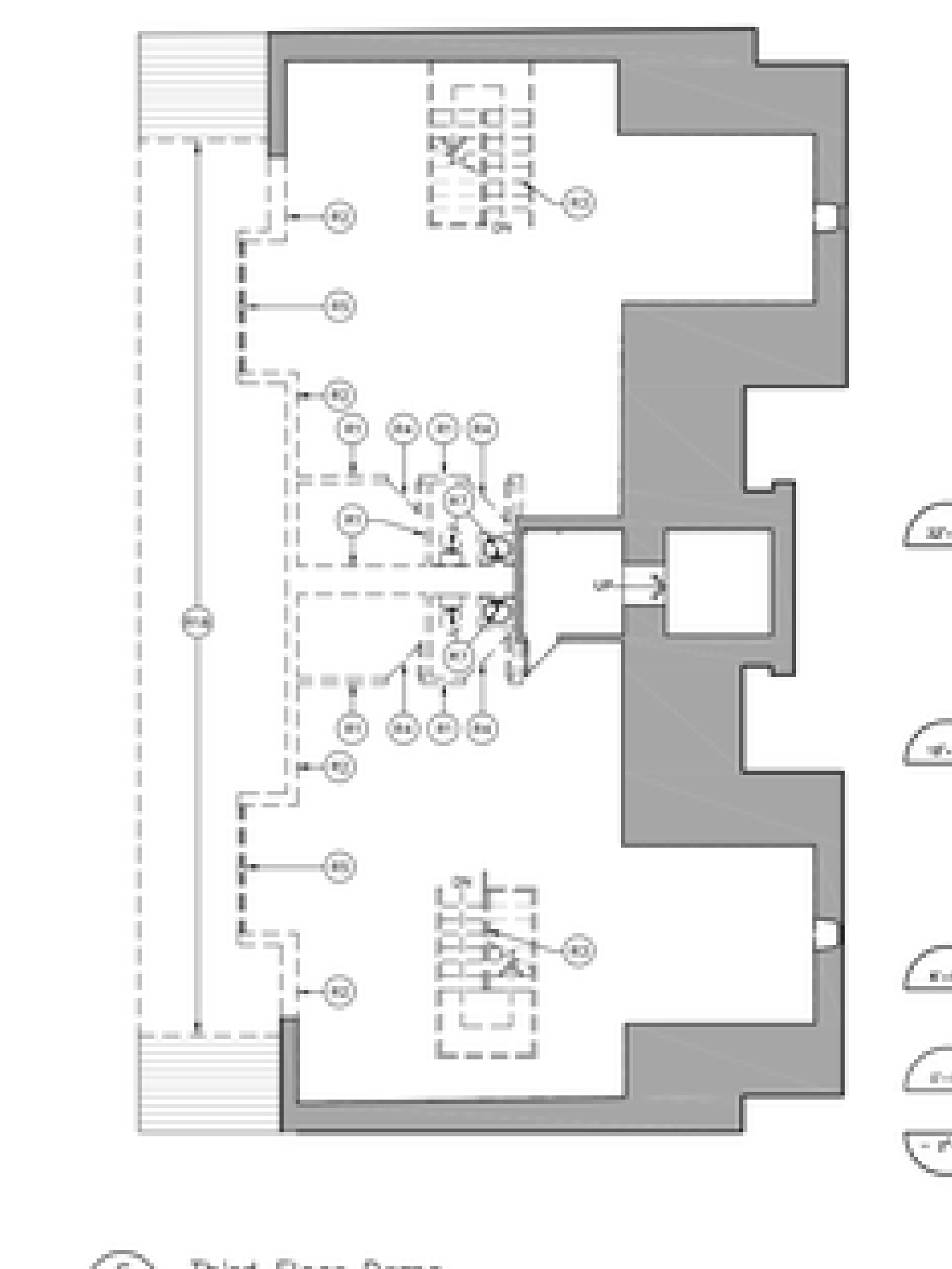
3 North Elevation  
1/8"=1'-0"



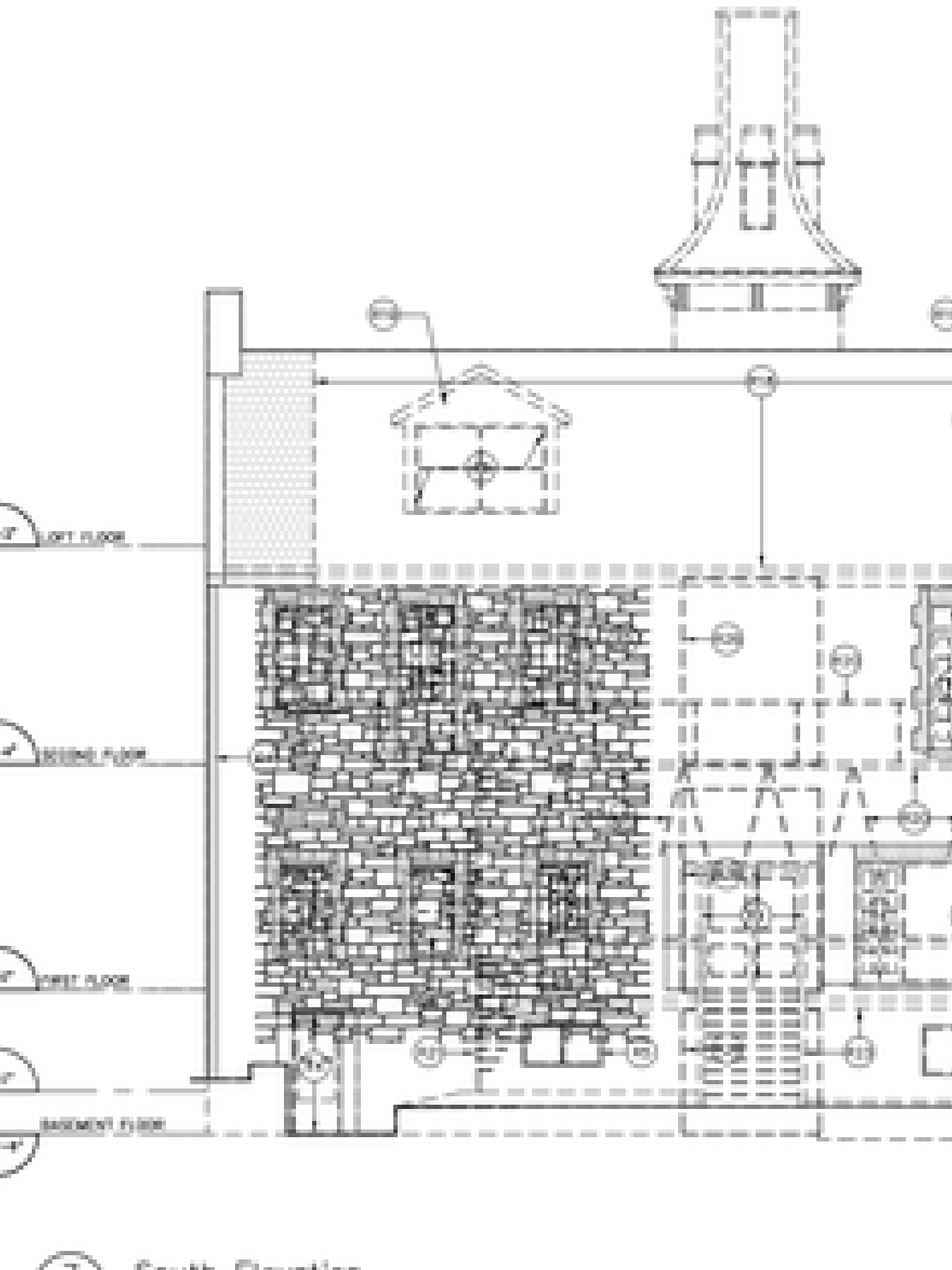
4 East Elevation  
1/8"=1'-0"



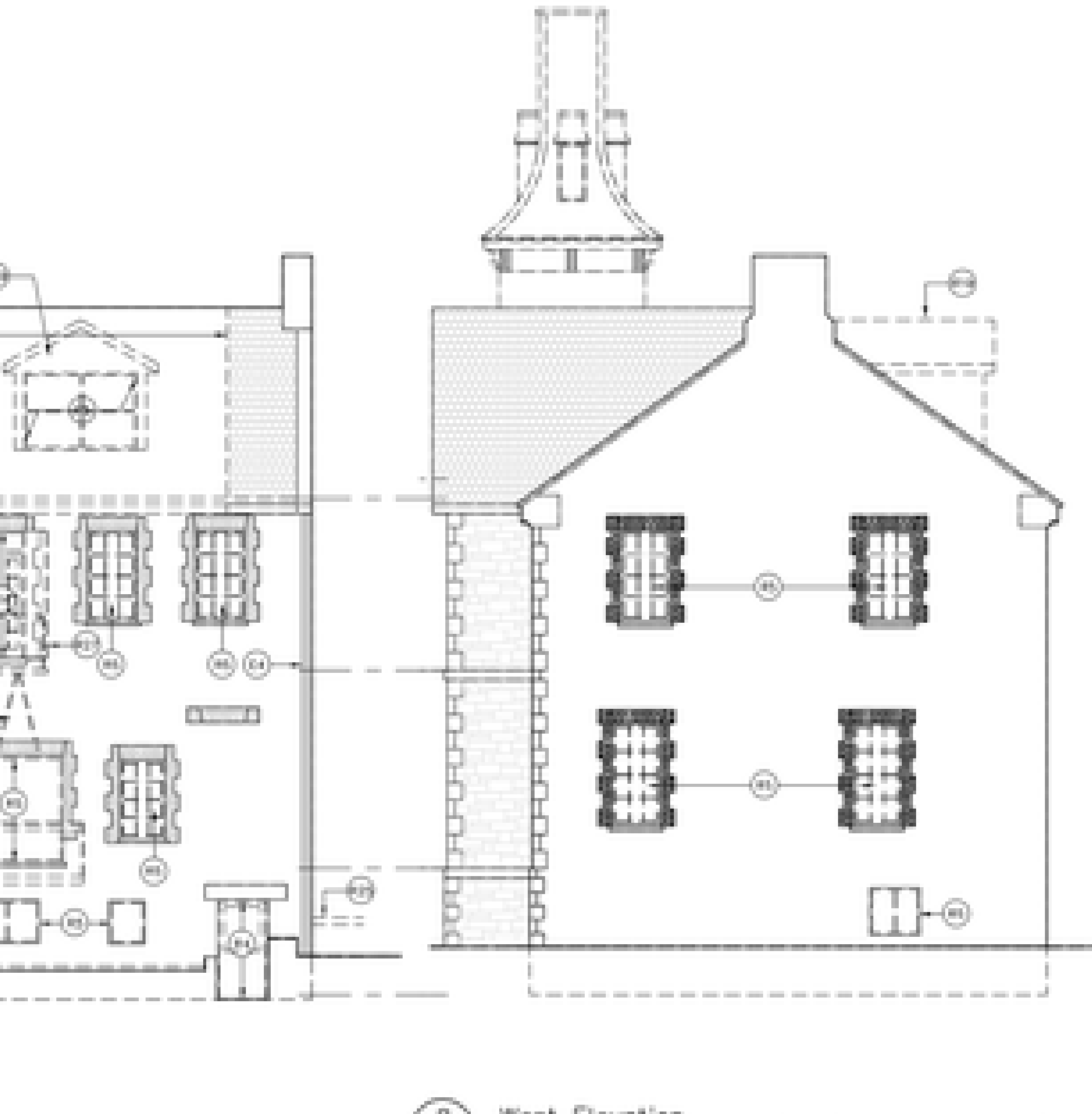
5 Second Floor Demo  
1/8"=1'-0"



6 Third Floor Demo  
1/8"=1'-0"



7 South Elevation  
1/8"=1'-0"



8 West Elevation  
1/8"=1'-0"







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**Drawing Notes:**

1. TREE REMOVAL SEE PLAN
2. METAL CORNER TRIM AT LAP JOINTS
3. PRE-FINISHED WITH PLUMBING
4. EPS INSULATION TYPE D1
5. EPS INSULATION TYPE D2
6. FLOOR FINISHES
7. SI
8. INTERIOR METAL CORNER TRIM SHALL BE MATCH SYSTEM
9. ROOF DRAINAGE SEE PLAN
10. ALUMINUM CLADDING AND SILL SHALL NOT BE LESS THAN 300MM HIGH AND LOCATED MINIMUM 100MM FROM THE TOP OF THE CURB TO THE SURFACE OF THE FLOOR FINISH
11. SOLID INSULATED BOARD FOR ROOF TRUSSELS
12. EPS CONTROL JOINT PER SI
13. LOW SLOPE FLASHING REFER TO SPECIFICATIONS
14. SLURRY GROUT SHALL REFER TO SPECIFICATIONS
15. WALL ROOF TO TOP OF EXISTING FLOOR
16. EXISTING METAL TO BE REWORKED 2" UP IN HEIGHT
17. JOINTS SHALL REFER TO EXISTING DRAWINGS
18. THE APPROVED CONSTRUCTION METHOD SHALL BE APPROVED BY THE LOCAL AUTHORITY
19. COORDINATE WITH STRUCTURAL CONSULTANT
20. CHECK FOR HAZARDOUS MATERIALS
21. REFER TO ARCHITECTURAL DRAWINGS
22. REFER TO ARCHITECTURAL DRAWINGS
23. REFER TO ARCHITECTURAL DRAWINGS
24. REFER TO ARCHITECTURAL DRAWINGS
25. REFER TO ARCHITECTURAL DRAWINGS
26. REFER TO ARCHITECTURAL DRAWINGS
27. REFER TO ARCHITECTURAL DRAWINGS
28. REFER TO ARCHITECTURAL DRAWINGS

**Legend**

- NEW APPOINT AND DIMENSIONS ON EXISTING PROPERTIES
- NEW SEWERAGE
- UTILITY AREAS
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE TO REMOVED
- SETBACK LINE
- EXISTING FENCE
- NEW WINDOW IF FENCE
- TRAFFIC SIGN
- EXISTING WINDOW
- NEW WELL/ DRAINAGE REFER TO LANDSCAPE
- NEW WINDMILL
- NEW FIRE HYDRANT
- H, Y, D
- LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS

#	REVISION	DATE
1	ISSUE FOR PERMIT	2023-11-24
2	ISSUED FOR BUILDING PERMIT	2023-01-20
3	ISSUED FOR BUILDING PERMIT	2021-03-04
4	ISSUED FOR BUILDING PERMIT	2021-02-05
5	ISSUED FOR BUILDING PERMIT	2021-01-24
6	ISSUED FOR BUILDING PERMIT	2020-12-04
7	ISSUED FOR BUILDING PERMIT	2020-10-23

City Flats  
47 Wellington Street  
Kingston, Ontario  
Mr. Peter Sauerbrel  
**WEST ELEVATION**

PROJECT	DATE
17077_APP_01.DWG	2023-11-27
PROJECT #	
17077	
SHEET #	A201

Height of elevator overrun to reduce by 0.5-0.75 metres

Increase in height to provide accessible access to required rooftop amenity space

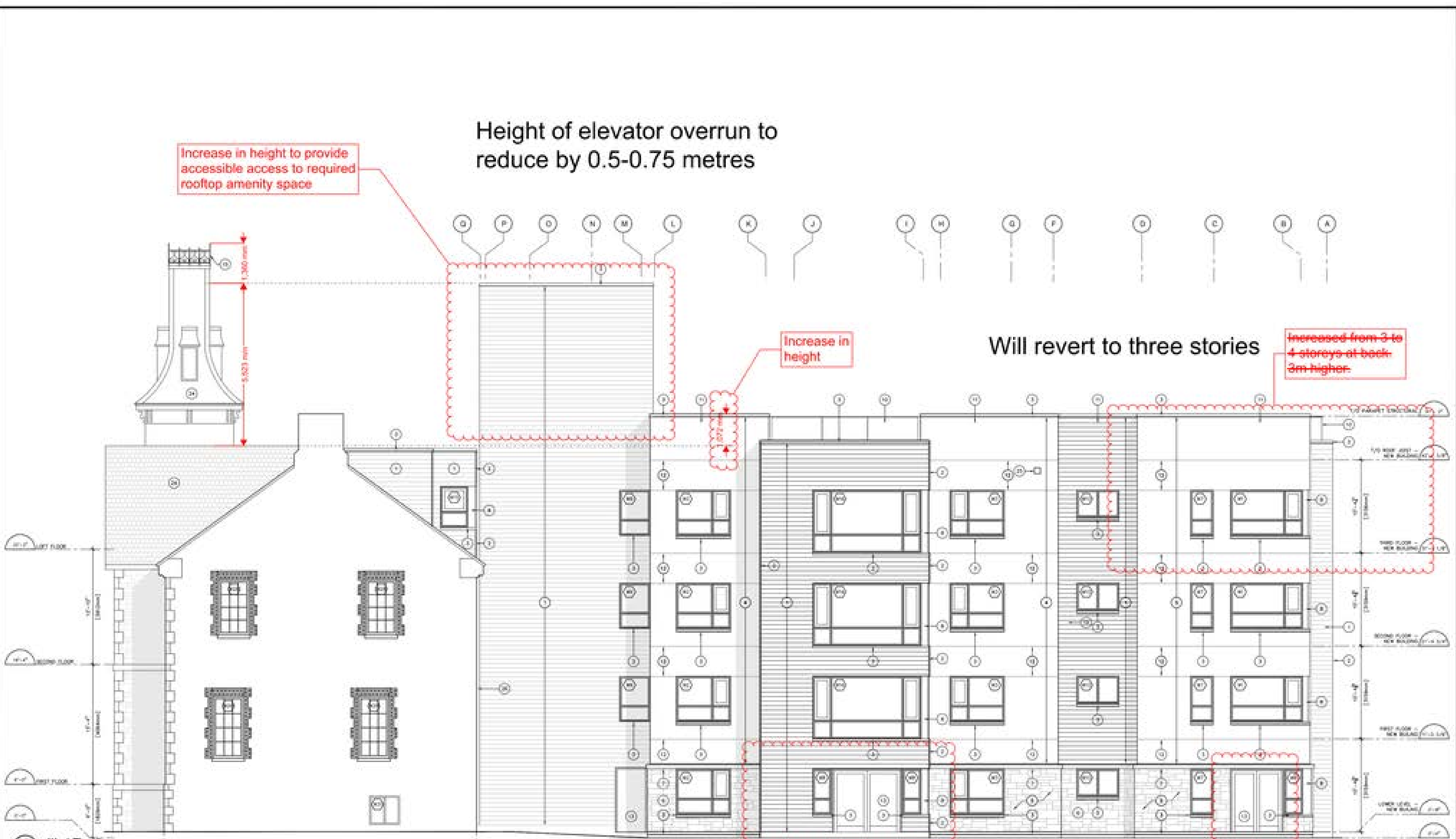
Increase in height

Will revert to three stories

Increased from 3 to 4 storeys at back 3m higher

Extended to ground floor

Door added



West Elevation  
1/2" = 1'-0"

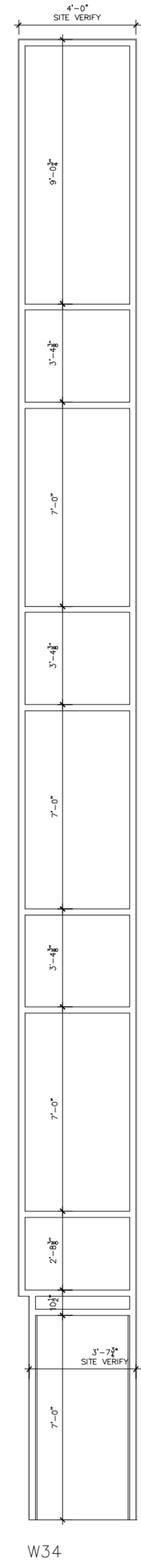
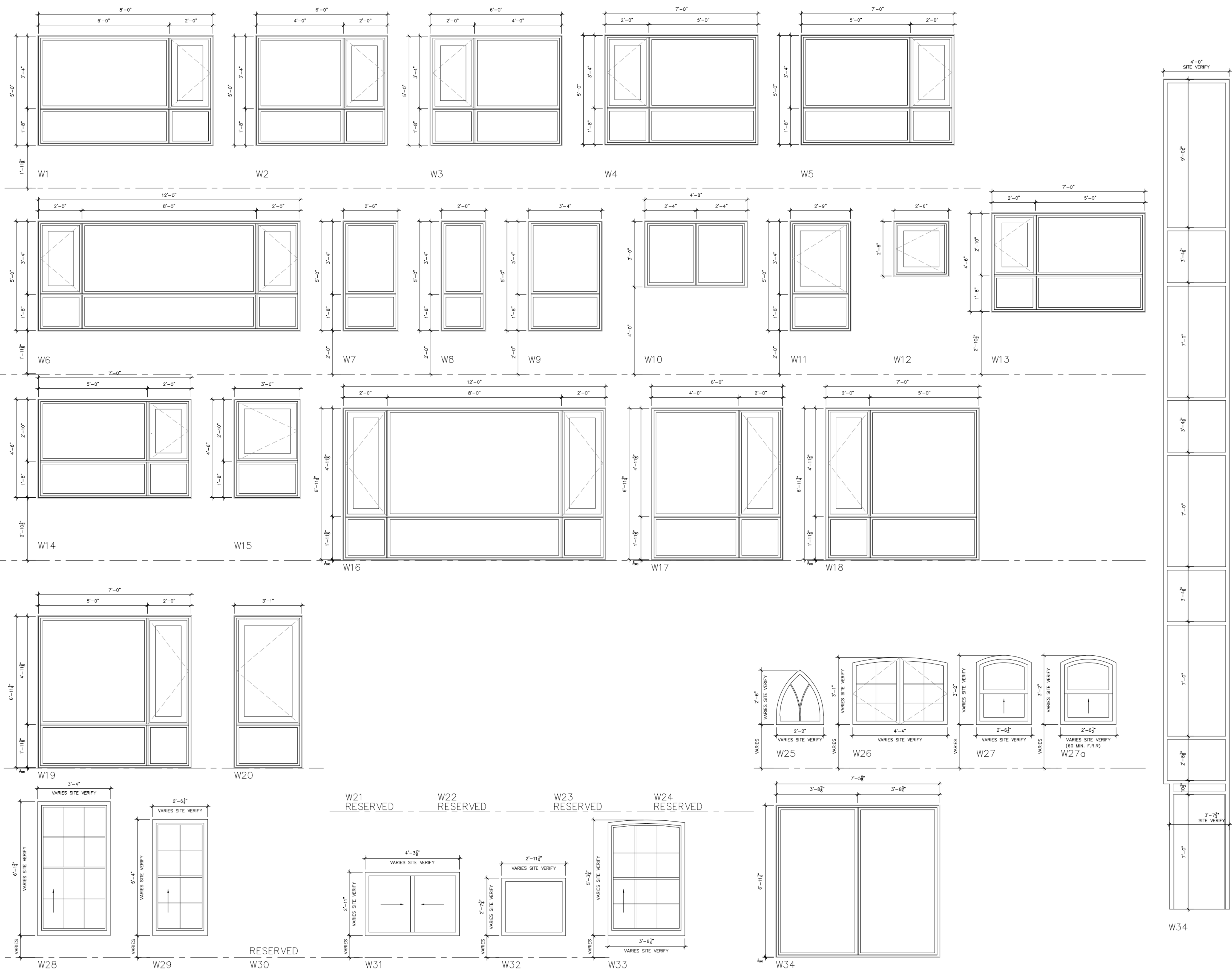


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**General Notes:**

- ALL WINDOWS MUST MEET THE FOLLOWING THERMAL REQUIREMENTS AS STATED IN OBC SECTION SB-10, TABLE SB 5.5-6-2017 "RESIDENTIAL".
- \*\* THE MAXIMUM PERMITTED U VALUE AS LISTED BELOW:
- \*\*\* NONMETAL FRAMING: ALL U VALUE IS 0.29
- \*\*\*\* METAL FRAMING: FIXED, U VALUE IS 0.38
- \*\*\*\*\* METAL FRAMING: OPERABLE, U VALUE IS 0.45
- ALL WINDOWS MUST BE SITE VERIFIED.
- LIMITATION TO THE WINDOW OPENING OF 4" FOR THE WINDOWS THAT ARE LOCATED LOWER THAN 1070MM ABOVE THE FINISH FLOOR- GO TO CONFIRM THE NUMBER AND LOCATIONS.
- PROVIDE PRIVACY FILM AS INDICATED, REFER TO ARCHITECTURAL EXTERIOR ELEVATION DRAWINGS FOR LOCATIONS.
- ALL REPLACEMENT WINDOWS IN THE EXISTING BUILDING SHALL FIT WITHIN THE EXISTING OPENINGS WITHOUT THE USE OF "IN-FILL" WINDOWS, AND ALL MUNTIN BARS SHALL BE ON THE EXTERIOR OF THE GLASS.



Rev.	Description	Date
4	ISSUED FOR RE-TENDER	2022-02-09
3	RE-ISSUED FOR BUILDING PERMIT	2021-03-05
2	ISSUED FOR TENDER	2021-02-26
1	RE-ISSUED FOR BUILDING PERMIT	2021-01-29
0	ISSUED FOR BUILDING PERMIT	2020-10-23

Project: City Flats

Location: 47 Wellington Street  
Kingston, Ontario

Client: Mr. Peter Sauerbrei

Drawing: WINDOW SCHEDULES

Drawn by: AM Date: 2022-12-15

File Name: 17077\_A002\_Schedules Scale: As Noted

Client Project #: 17077 Revision #: A004





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mail@szoarch.com www.szoarch.com

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- Drawing Notes:**
- FIBER CEMENT SIDING LAF.
  - METAL CORNER TRIM AT LAP SIDING.
  - PRE-FINISHED METAL FLASHING.
  - EIFS FINISH (TYPE 1).
  - EIFS FINISH (TYPE 2).
  - STONE MASONRY.
  - SILL.
  - INTEGRAL METAL CORNER POST (PART OF WINDOW SYSTEM).
  - DOOR OPERATOR PUSH PAD.
  - GLASS GUARD, PER OBC ALL GUARDS SHALL BE NOT LESS THAN 1070MM HIGH MEASURED VERTICALLY FROM THE TOP OF THE GUARD TO THE SURFACE OF THE FINISH FLOOR.
  - SOLID PARAPET (GUARD FOR ROOF TERRACE).
  - EIFS CONTROL JOINT/REVEAL.
  - DOOR AND FRAME, REFER TO SCHEDULE.
  - SLIDING GLASS DOOR, REFER TO SCHEDULE.
  - IRON WORK TO THE TOP OF EXISTING TOWER.
  - STONE INFILL TO BE RECESSED 2"-3" IN THESE LOCATIONS. STONE TO MATCH THE EXISTING LIMESTONE.
  - FIRE DEPARTMENT CONNECTION LOCATION. PROVIDE SIGNAGE INDICATING PRESSURE AT THE INLETS. COORDINATE WITH SPRINKLER CONTRACTOR.
  - CANOPY 24" AWAY FROM THE EXTERIOR WALL.
  - RESERVED.
  - EXISTING METAL RAILING.
  - NEW WOODEN TEXTURE CONCRETE STAIR.
  - RESERVED.
  - 60 MIN. FIRE RATED WINDOW.
  - NEW ASPHALT SHINGLES.
  - SCUPPER LOCATION, REFER TO MECHANICAL/CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
  - SEISMIC COLONIAL, COLOR TO MATCH EXTERIOR FINISH.
  - PROVIDE PRIVACY FILM.
  - EXISTING WINDOW TO BE REPAIR AND REPAINT.

- Legend**
- DOOR OPERATOR PUSH PAD
  - ELEVATION BUBBLE
  - NOTE BUBBLE
  - WINDOW NUMBER BUBBLE

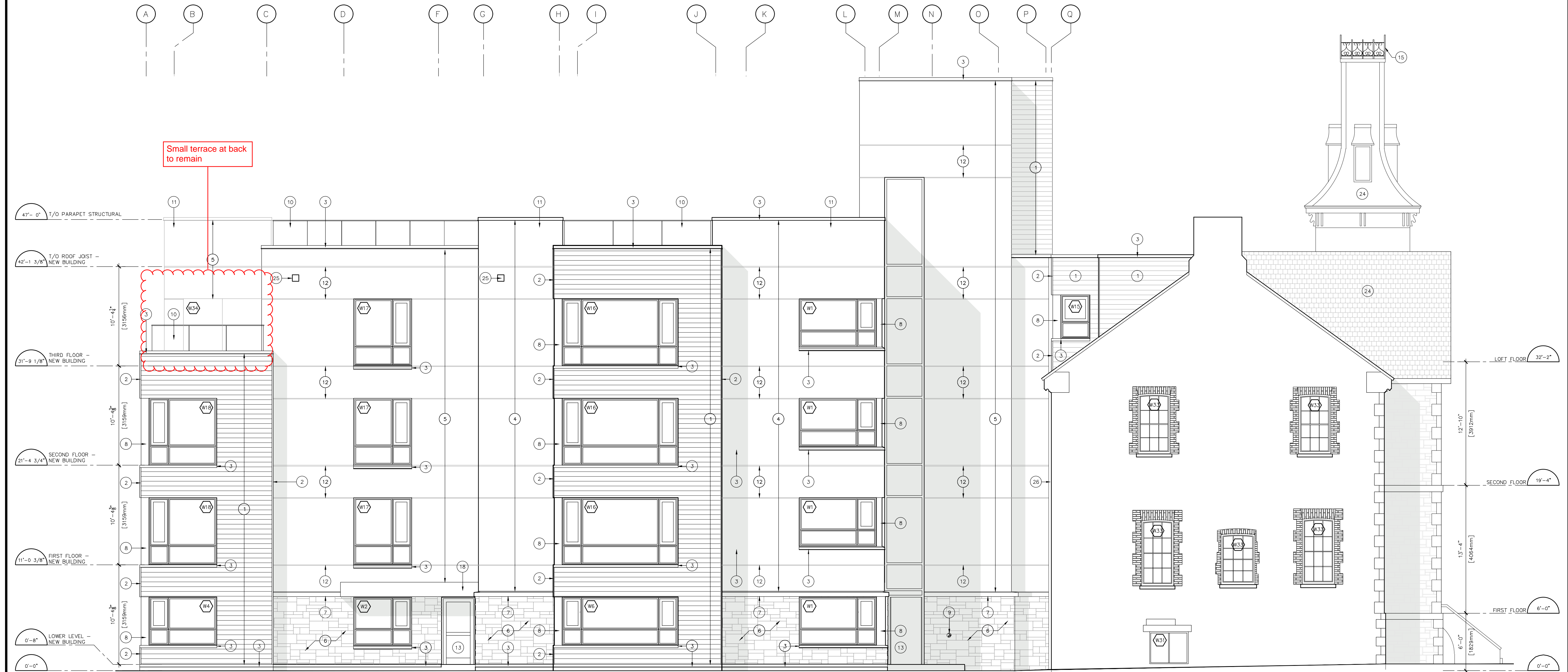
Revision	Description	Date
5	ISSUED FOR RE-TENDER	2022-02-09
4	RE-ISSUED FOR BUILDING PERMIT	2021-03-05
3	ISSUED FOR TENDER	2021-02-26
2	RE-ISSUED FOR BUILDING PERMIT	2021-01-29
1	ISSUED FOR HERITAGE APPROVAL	2020-12-04
0	ISSUED FOR BUILDING PERMIT	2020-10-23

Project: City Flats  
Location: 47 Wellington Street  
Kingston, Ontario  
Client: Mr. Peter Sauerbrei

Drawing: EAST ELEVATION

Drawn by	Date
AM	2022-12-15
File Name	Scale
17077_A200_ELEV	As Noted
Client Project #	Drawing Number
Project # 17077	Revision # 0

A200

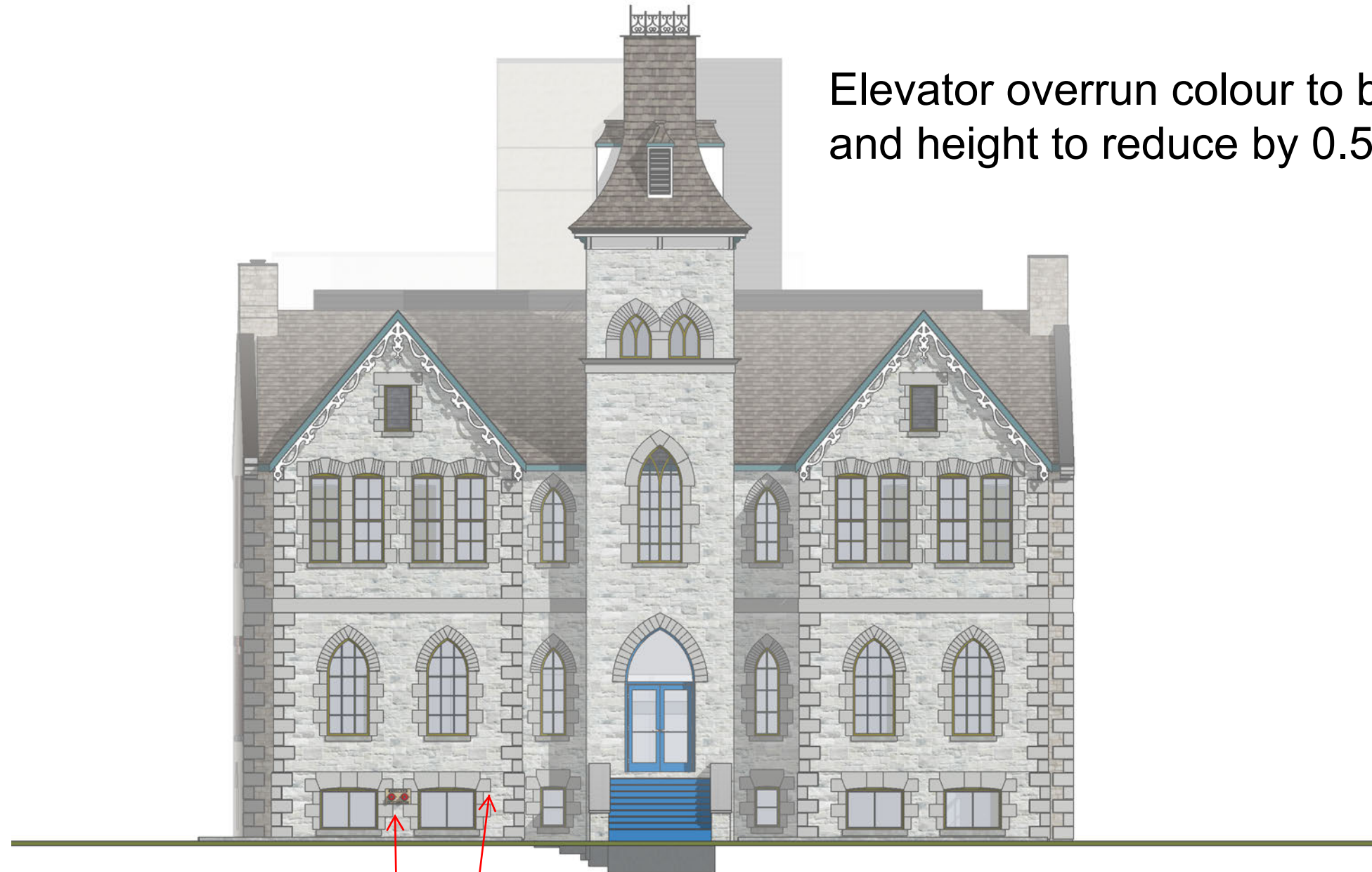


**1** East Elevation  
4200 3/16"=1'-0"

2022-12-15 10:58 AM 17077\_A200\_ELEV.dwg - 47 Wellington - The Sauerbrei's - 240 Wellington Street - Kingston, Ontario



Elevator overrun colour to be more muted  
and height to reduce by 0.5-0.75 metres

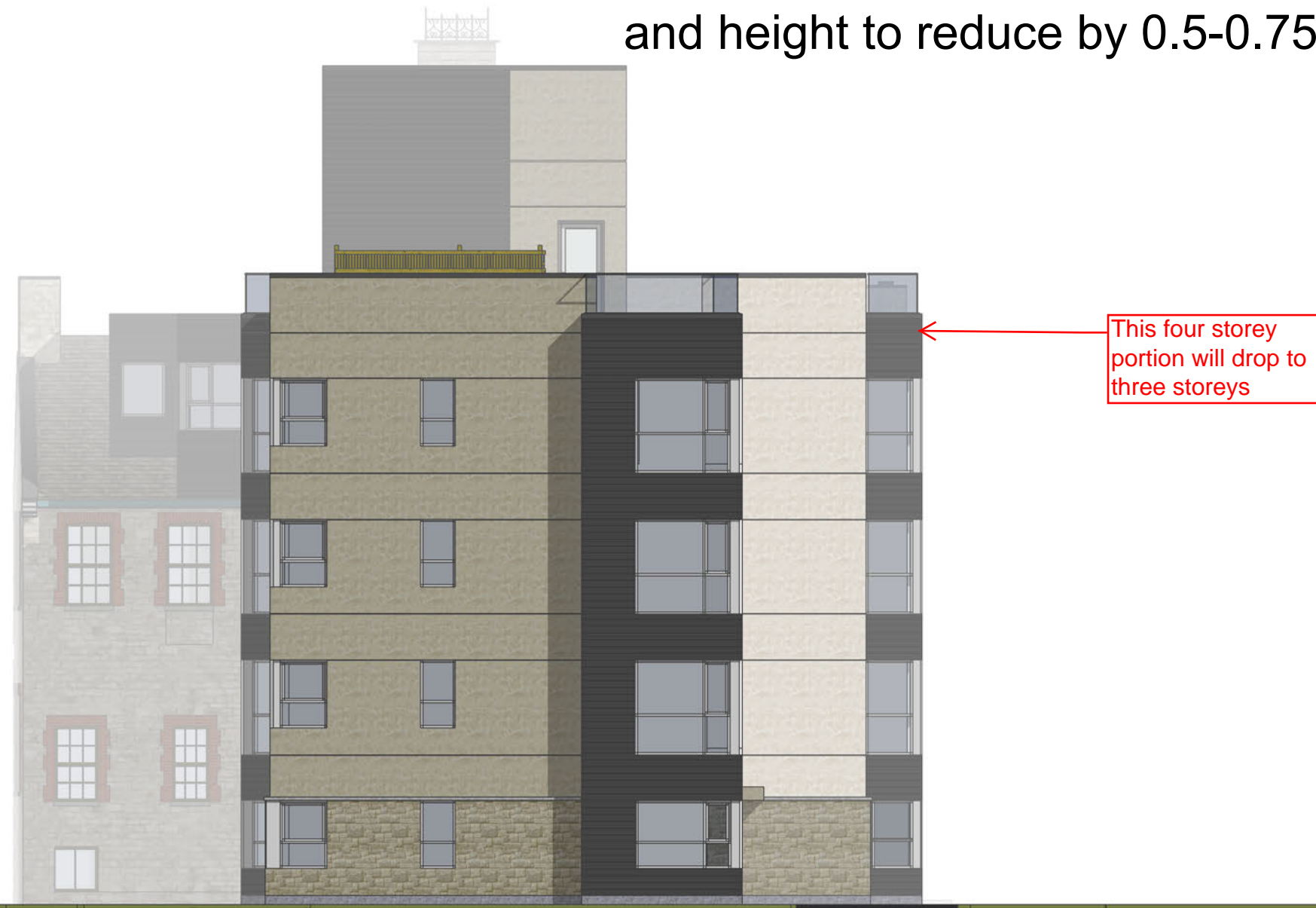


Firehouse outlet to  
be moved to the  
second red arrow.

Elevator overrun colour to be more muted  
and height to reduce by 0.5-0.75 metres



Elevator overrun colour to be more muted and height to reduce by 0.5-0.75 metres



Elevator overrun colour to be more muted and height to reduce by 0.5-0.75 metres



Updated Renderings from Eye Level showing Reduced Height and Change in Colour of Elevator Overrun:

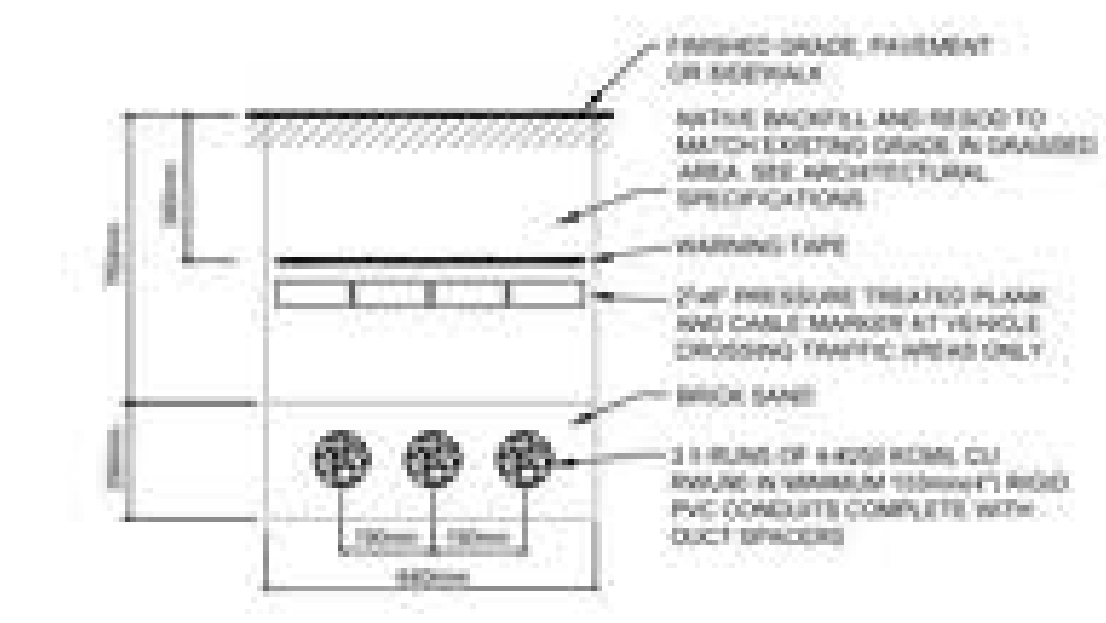
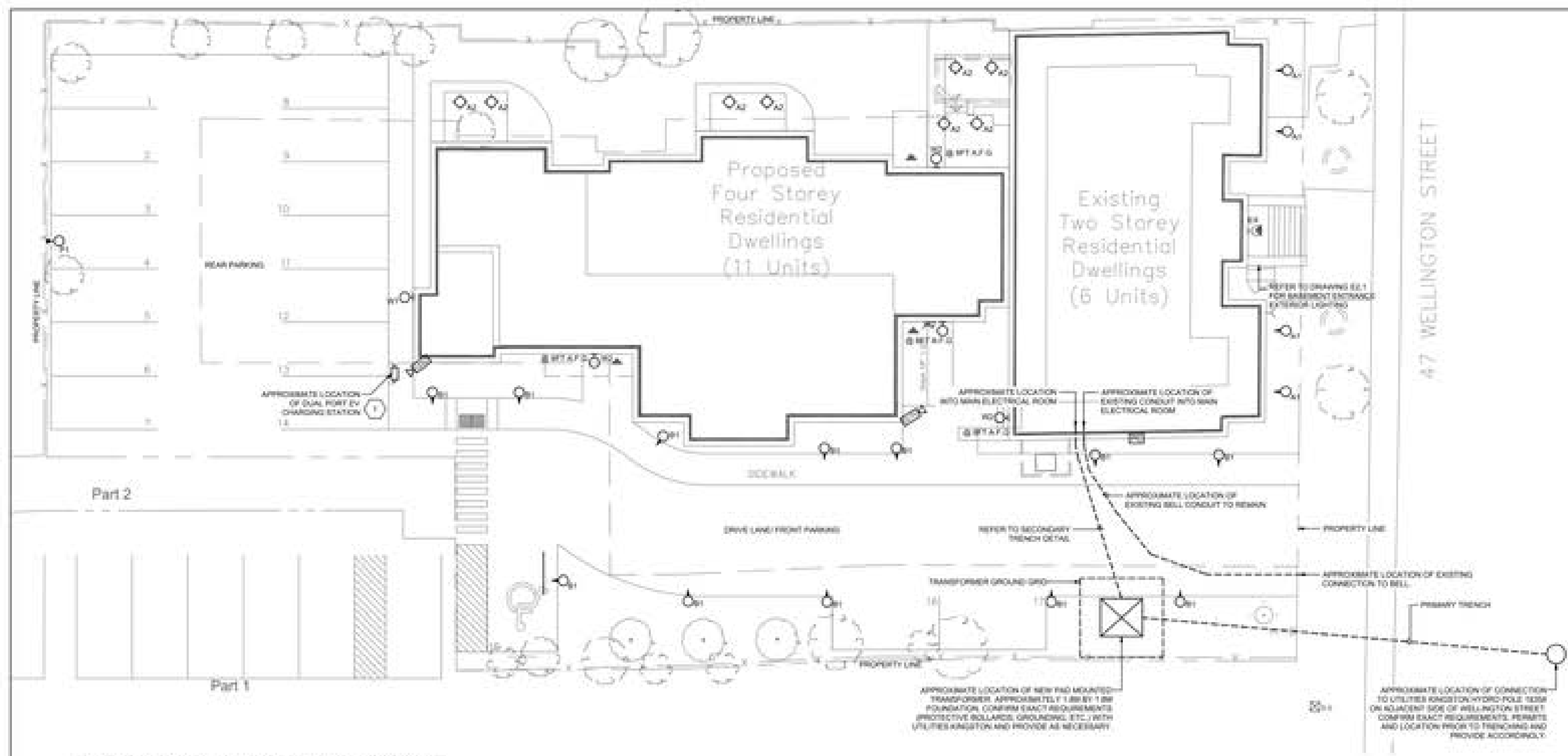




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Kingston, Ontario K1Z 1P1  
Tel: 613-540-0940  
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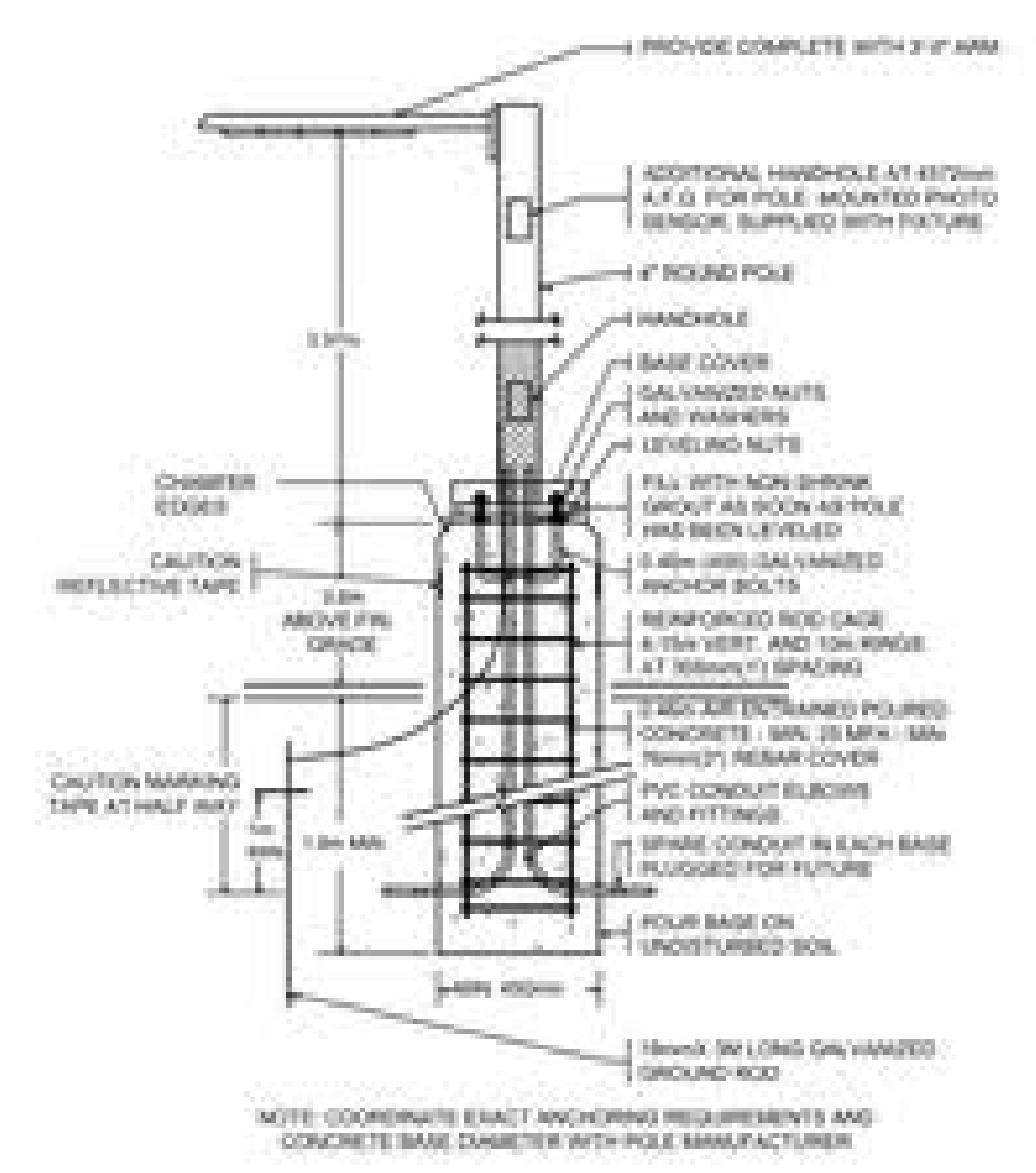


NOTES: METALS AS PER DESC DIAGRAM 011 DETAIL 3 AND TABLE 011A  
**SECONDARY TRENCH DETAIL**  
SCALE: 1:1.5

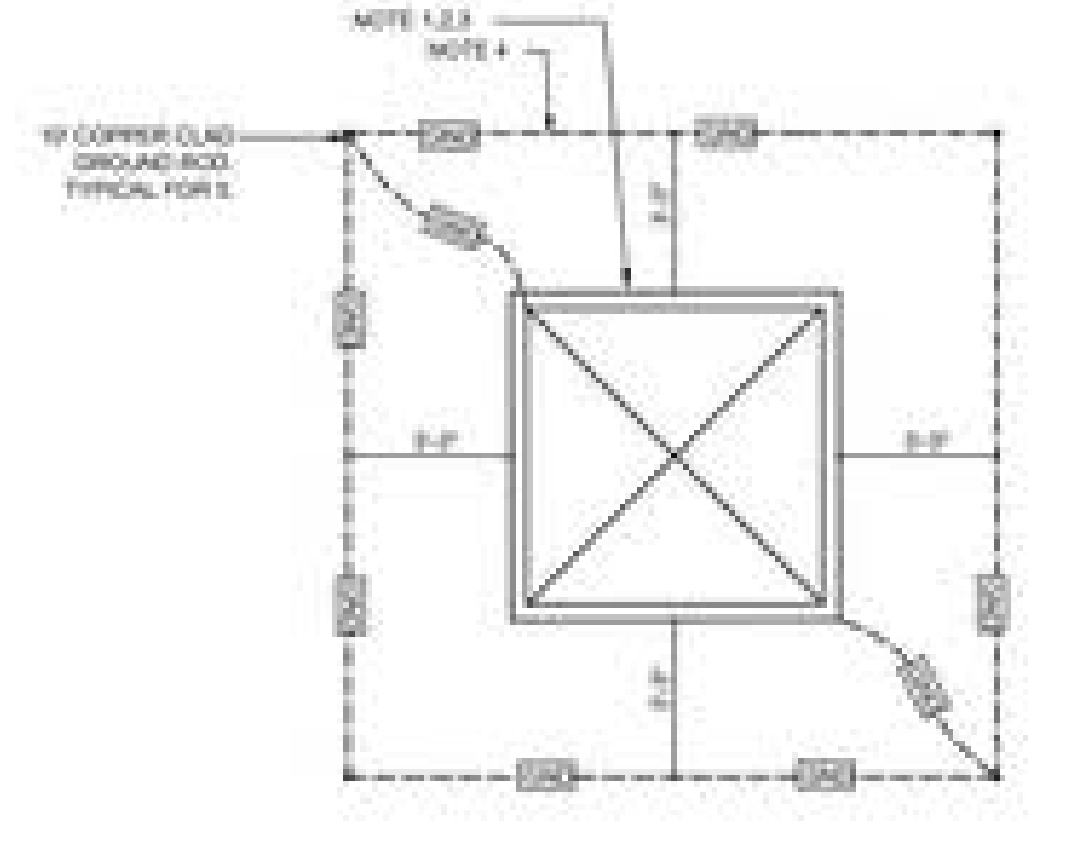
**ELECTRICAL SITE PLAN LAYOUT**  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- COORDINATE MAIN BUILDING SERVICE AND ALL WORK RELATED TO THE MAIN SERVICE TRANSFORMER WITH UTILITIES KINGSTON.
  - ROUTING OF TRENCHES ARE PROPOSED ROUTES ONLY. COORDINATE WITH CITY OF KINGSTON FOR WELLINGTON STREET CROSSING, CIVIL AND STRUCTURAL FOR SERVICES AND COLUMN FOUNDATION FOOTINGS.
  - ROUTING OF CONDUITS ARE PROPOSED ROUTES ONLY. COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND STRUCTURAL ENGINEERS FOR ANY INTERFERENCES LIKE INTERIOR PIPING, EQUIPMENTS, ETC.
  - PROVIDE WATER-PROOF SEAL GASKET SEAL OR APPROVED ALTERNATE FOR PENETRATIONS OF CABLES AND CONDUITS THROUGH EXTERIOR WALLS.
  - PROVIDE TRANSFORMER WALLS TO MEET THE REQUIREMENTS OF THE OUTRIG ELECTRICAL SAFETY CODE, THE BUILDING CODE AND UTILITIES KINGSTON.
  - THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CIVIL WORK RELATED TO THE ELECTRICAL SYSTEM INCLUDING PRIMARY AND SECONDARY CABLES AND DUCT WORK, AND ALL ELECTRICAL WORK FOR SECONDARY.
  - ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL PRIMARY CABLES FROM THE RISER POLE ON WELLINGTON STREET TO THE TRANSFORMER PAD. PRIMARY CABLES TO BE OF SUFFICIENT LENGTH TO EXTEND 1' ABOVE THE SYSTEM NEUTRAL ON RISER POLE COMPLETE 1 FULL LOOP INSIDE THE TRANSFORMER PAD AND EXTEND 4' ABOVE THE CENTRE OF THE TRANSFORMER PAD OPENING.
  - ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL SECONDARY CABLES FROM THE SWITCHBOARD TO THE TRANSFORMER PAD. SECONDARY CABLES TO BE OF SUFFICIENT LENGTH TO COMPLETE 1 FULL LOOP INSIDE THE TRANSFORMER PAD AND EXTEND 4' ABOVE THE CENTRE OF THE TRANSFORMER PAD OPENING.

- DRAWING NOTES INDICATED WITH HEADINGS:**
- PROVIDE EQUAL BY CHARGING STATION AND ALL REQUIRED POWER AND DATA CONNECTIONS TO STATION. CONFIRM EXACT REQUIREMENTS WITH MANUFACTURER. INSTALLATION GUIDE AND PROVIDE AS NECESSARY.



**TYPICAL POLE BASE DETAIL**  
SCALE: 1/2" = 1'-0"



- TRANSFORMER PAD NOTES:**
- PROVIDE LOCATION FOR DISTRIBUTION TRANSFORMER SUPPLIED BY KINGSTON HYDRO. COORDINATE EXACT LOCATION ON SITE.
  - PROVIDE TRANSFORMER BASE AND PAD PER KINGSTON-HYDRO DRAWING: KES-03-123
  - PROVIDE ADEQUATE SECONDARY CONDUCTOR BLACK BY TRANSFORMER BASE FOR CONNECTION BY KINGSTON HYDRO.
  - PROVIDE GROUNDING GRID AROUND TRANSFORMER PER DRAWING. REFER TO KINGSTON HYDRO DRAWING: KES-03-127 AND ESA BULETIN 30-15-16
  - KINGSTON HYDRO TO PROVIDE PRIMARY SERVICE, TRANSFORMER, AND TRANSFORMER CONNECTIONS.

**TRANSFORMER PAD DETAIL**  
SCALE: 1/2" = 1'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE				
SYMBOL	DESCRIPTION	VOLTAGE	LAMPS	MOUNTING
P1	LED POLE MOUNTED PARKING LOT DARK SKY COMPLIANCE FIXTURE WITH MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	30W LED 420 LUMENS 3000K	POLE MOUNTED AT 16' FT A.F.D.
W1	LED WALL PACK WITH DARK SKY COMPLIANCE. FIXTURE TO BE CONTROLLED BY TIME CLOCK AND PHOTOCELL. (2x) TYPE 3 MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	30W LED 280 LUMENS 3000K	WALL MOUNTED AT 10' FT A.F.D.
W2	LED WALL PACK WITH DARK SKY COMPLIANCE. FIXTURE TO BE CONTROLLED BY TIME CLOCK AND PHOTOCELL. (2x) TYPE 3 MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	10W LED 150 LUMENS 3000K	WALL MOUNTED REFER TO DRAWINGS FOR HEIGHT A.F.D.
B1	4 LED BOLLARD WITH DARK SKY COMPLIANCE. FIXTURE TO BE CONTROLLED BY TIME CLOCK AND PHOTOCELL. (2x) TYPE 3 MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	23W LED 170 LUMENS 3000K	GROUND MOUNTED
A1	LED WALL WASH LANDSCAPE FIXTURE. FIXTURE TO BE CONTROLLED BY TIME CLOCK AND PHOTOCELL. (2x) TYPE 3 MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	34 1/2 W 14 5/8 LED 32 1/2 W 14 5/8 LUMENS 3000K	GROUND MOUNTED
C1	3" LED SURFACE MOUNTED FIXTURE. FIXTURE TO BE CONTROLLED BY TIME CLOCK AND PHOTOCELL. (2x) TYPE 3 MEDIUM DISTRIBUTION (2x) HOUSING (SHELL, SPT AND BUILT IN PHOTOCELL AND POLE MOUNTED OCCUPANCY MOTION SENSOR. FIXTURE TO BE CONTROLLED BY TIME CLOCK, PHOTOCELL AND PIR. MOUNTED OCCUPANCY SENSOR MOUNT SENSOR AT 14' AFD OR AS RECOMMENDED BY MANUFACTURER. PROVIDE MOUNTING KIT AND EXTERNAL GLASS SHIELD.	120	10W LED 150 LUMENS 3000K	SURFACE MOUNTED-CEILING

**KEY PLAN**

**REVISIONS**

NO.	REVISIONS	DATE
00	ISSUED FOR BUILDING REPORT	2010.03
01	ISSUED FOR ESA SUBMISSION	2011.11
02	RE-ISSUED FOR PERMIT	2012.14
03	RE-ISSUED FOR PERMIT	21.01.29
04	ISSUED FOR TENDER	21.02.26
05	ISSUED FOR RE-TENDER	22.03.11

**NORTH**

**Professional Engineer Seal:**  
A. ALABOON  
10036411  
21.03.26  
PROVINCE OF ONTARIO

DESIGN	KRG	DRAWN	KRG
CHECKED	AMA	REVIEWED	AMA

**PROJECT**  
47 WELLINGTON APARTMENTS

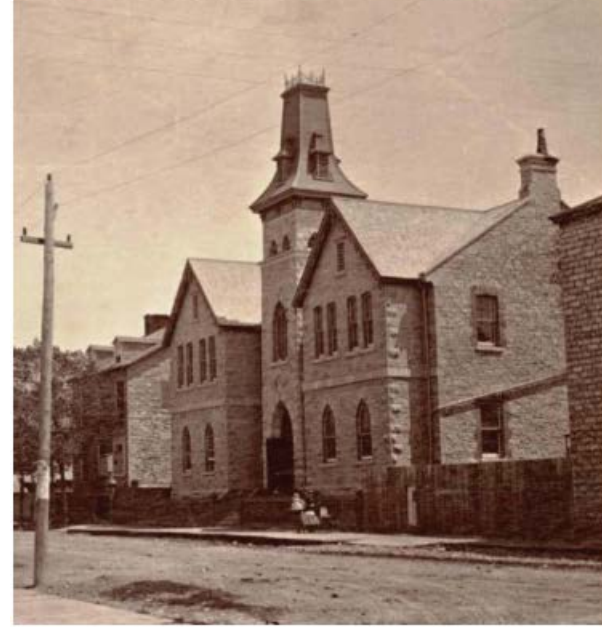
**ADDRESS**  
47 WELLINGTON ST.  
KINGSTON, ON

**PROJECT NO.**  
CE-4404

**DRAWING TITLE**  
ELECTRICAL SITE PLAN & DETAILS

**DRAWING NUMBER**  
E1.1 OF 3

47 Wellington Street Metal Cresting:



Ontario archives 10009553



See the Hewett House of 1875 RMC, for a recently replaced metal fringe



Ontario archives 10009553 cropped

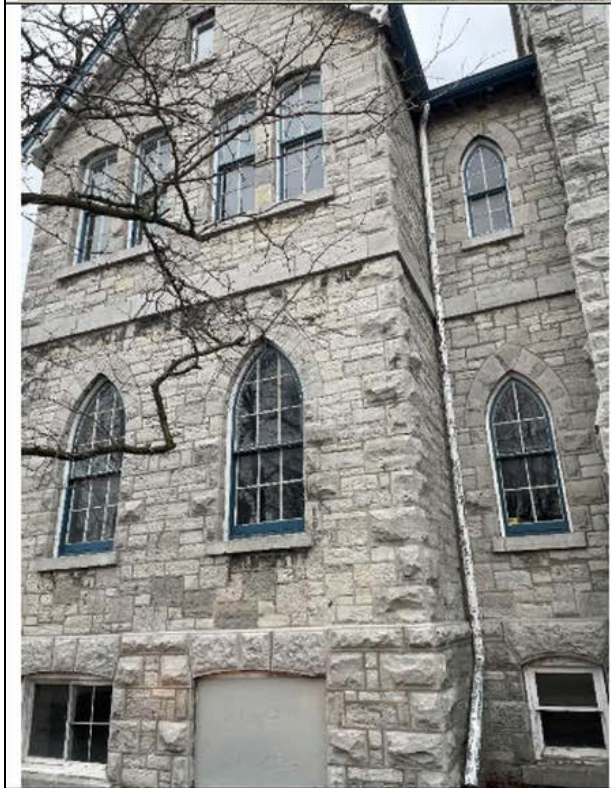


Special number British Whig, May 1895,  
coll. J. McKendry



Staff Site Visit 1-5-24:











# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

### P18-096-2023

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		
Daniel Rose			X



where history and innovation thrive

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

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

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Date:	January 6, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-096-2023
Property Address:	47 Wellington Street

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Description of Proposal:

The applicant seeks to build a rear yard four storey flat-roofed addition and service elevator that will attach to the school building to support 20 residential units. This resubmission has a similar design from a previously approved proposal under P18-135-2018 (which has since expired) and includes previously approved works on the school building under P18-111-2020 (still in effect). Both reports before Heritage Kingston are included in the document section for ease of review. The applicant has also included a cover page that details the major changes from both original approvals versus the current submission. The siding of the new rear yard addition has an EIFS finish, shiplap siding, and stone masonry as well as modern windows. The roof includes a combination of mechanical systems and rooftop amenity space with associated screening. To support the 20 residential units, a bicycle shelter has been added to the side of the rear yard addition and a number of parking spaces are proposed at the rear of the site. Commentary on many of the previously proposed alterations can be found in the P18-135-2018 report. On the historic school building, all period windows are to be maintained and repaired where possible, but later windows will be replaced with metal-clad wood windows that match existing patterns. The historic school will also accommodate a new main front staircase with wood-textured concrete. In addition, this proposal seeks to complete multiple door/window/masonry/wooden feature repairs. Commentary on many of the previously proposed alterations can be found in the P18-111-2020 report.

Comments for Consideration on the Application:

If there is any way to lower the height of the elevator shaft, I would be most pleased. It really should not be seen from the other side of Wellington Street when standing in from of the school. I realize they are restrictions of what must be provided, but I hope that a creative mind can be put to good use here.

Recommended Conditions for the Application:



City of Kingston  
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Date:	January 11, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-096-2023
Property Address:	47 Wellington Street

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Description of Proposal:

The applicant seeks to build a rear yard four storey flat-roofed addition and service elevator that will attach to the school building to support 20 residential units. This resubmission has a similar design from a previously approved proposal under P18-135-2018 (which has since expired) and includes previously approved works on the school building under P18-111-2020 (still in effect). Both reports before Heritage Kingston are included in the document section for ease of review. The applicant has also included a cover page that details the major changes from both original approvals versus the current submission. The siding of the new rear yard addition has an EIFS finish, shiplap siding, and stone masonry as well as modern windows. The roof includes a combination of mechanical systems and rooftop amenity space with associated screening. To support the 20 residential units, a bicycle shelter has been added to the side of the rear yard addition and a number of parking spaces are proposed at the rear of the site. Commentary on many of the previously proposed alterations can be found in the P18-135-2018 report. On the historic school building, all period windows are to be maintained and repaired where possible, but later windows will be replaced with metal-clad wood windows that match existing patterns. The historic school will also accommodate a new main front staircase with wood-textured concrete. In addition, this proposal seeks to complete multiple door/window/masonry/wooden feature repairs. Commentary on many of the previously proposed alterations can be found in the P18-111-2020 report.

Comments for Consideration on the Application:

The Roundtable meeting about this project was most helpful in trying to understand the complexity of this project.

I understand that the architects want the new construction to be set apart from the heritage building. It makes a lot of sense and it also will add more residential accommodation in the Sydenham district. New housing is always important to our historic downtown.



But right now the way the project has been reconfigured has quite a negative impact on the views of the heritage structure. The expanded number of new apartments and the new elevator accessing the rooftop, has a significant impact on the heritage property. The elevator/stairway shafts look dark and blocky and awkwardly set behind the original tower. Neither feature works in this configuration. Moreover the features cancel each other out.

Recommended Conditions for the Application:

I cannot support this project as it currently stands. I would like to see more creativity to solve the problem of the 'looming' elevator shaft. Can glass be used for the elevator? What about narrowing the size of the elevator – I just see the size of it and it seems so out of proportion. What about moving it to the far back?



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Date:	January 12, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-096-2023
Property Address:	47 Wellington Street

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Description of Proposal:

The applicant seeks to build a rear yard four storey flat-roofed addition and service elevator that will attach to the school building to support 20 residential units. This resubmission has a similar design from a previously approved proposal under P18-135-2018 (which has since expired) and includes previously approved works on the school building under P18-111-2020 (still in effect). Both reports before Heritage Kingston are included in the document section for ease of review. The applicant has also included a cover page that details the major changes from both original approvals versus the current submission. The siding of the new rear yard addition has an EIFS finish, shiplap siding, and stone masonry as well as modern windows. The roof includes a combination of mechanical systems and rooftop amenity space with associated screening. To support the 20 residential units, a bicycle shelter has been added to the side of the rear yard addition and a number of parking spaces are proposed at the rear of the site. Commentary on many of the previously proposed alterations can be found in the P18-135-2018 report. On the historic school building, all period windows are to be maintained and repaired where possible, but later windows will be replaced with metal-clad wood windows that match existing patterns. The historic school will also accommodate a new main front staircase with wood-textured concrete. In addition, this proposal seeks to complete multiple door/window/masonry/wooden feature repairs. Commentary on many of the previously proposed alterations can be found in the P18-111-2020 report.

Comments for Consideration on the Application:

This application deals with a unique property in the Old Sydenham HCD, with the proposed addition located in the interior portion of a block surrounded by Historic properties. It presents a rare but challenging opportunity to develop a heritage appropriate substantial addition to a significant property in the District. There are many avenues that should be explored to make this into a desirable oasis and compatible neighbour on this property, including investigating the use of permeable pavers for the driveway and parking to reduce run-off and control water within the site, the use of Dark

Sky Friendly lighting to avoid light trespass on nearby properties, a neutral palate for windows and cladding and consideration and investigation of LEED certification for the project.

A somewhat similar but scaled down proposal came to Heritage Kingston in 2019 but the applicant allowed this to lapse. This expired Permit, and preferred design, ticked a number of boxes for heritage appropriate development including scale and massing by keeping almost all of the entire structure and dormer link, except a very small stairwell shaft, below the height of the existing heritage building, reducing the effect of massing of the four storey building by stepping the building down to 3 storeys at the rear and providing 2 smaller outdoor amenity areas more in keeping with the District. These design features helped the new addition read as subordinate to the existing.

The scale and massing of this new iteration of the addition to 47 Wellington is less sympathetic to the existing building and the District than the previously approved but now expired permit for a number of reasons that are noted below:

The increased height of the proposed addition of 1.07 metres makes the addition taller than the existing building.

The proposed dormer to facilitate the link between the new building and the old is larger than in the original proposal and from the renderings seems to be taller than the roofline of the existing building.

The addition of three extra units at the back of the building increases the height at the back.

The height and width of the proposed elevator and stair tower is clearly visible from the public domain.

These increases in height and size all contribute to the massing dominance of the addition over the existing building and are of concern.

The dormer needs to be below or at the roofline of the heritage building. It should not be visible from the Wellington St. façade.

The elevator stair tower is too large and needs to be reduced in size and clad in a single neutral material that further reduces the impact of its bulk. Given the regular design and fenestration of the original building, this reduced tower should be placed where it enhances the regularity of the façade.

The entire addition needs to read as subordinate to the existing, which is a challenge, given its size, but a development such as this must be viewed and assessed with consideration of its impact on and relationship to the existing heritage building and the District. It is possible that the design can be altered to mitigate some of these concerns so that it becomes a more compatible development and these alterations need to be investigated and presented before support can be considered.

Recommended Conditions for the Application:

**Summary of Final Comments at the February 21, 2024 Heritage Properties Committee Meeting**

[To be added following the meeting.]