



**City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-019**

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: April 17, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 160 Bagot Street P18-1210

File Number: P18-015-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property at 160 Bagot Street is located midblock on the northwest side of Bagot Street, between Earl Street and William Street. The property was designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for construction under Section 42 of the *Ontario Heritage Act* (P18-015-2024) has been submitted to request approval to construct a two-and-a-half-storey rear addition, connected to the main dwelling by a one-storey mud room.

This application was deemed complete on March 8, 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 June 6, 2024.

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.

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Recommendation:

That Heritage Properties Committee supports Council's approval of the following:

That the addition on the property at 160 Bagot Street, be approved in accordance with the details described in the application (File Number P18-015-2024), which was deemed complete on March 8, 2024, with said alterations to include:

1. The construction of a new two-and-a-half-storey addition to the rear of the dwelling, connected by a one-storey mud room;
2. The construction of a patio at the rear of the new addition; and

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

1. Details, including colour(s), materials and dimensions of windows, doors, cladding, trim, patio and roofing shall be submitted to Heritage Planning staff, prior to construction, for final review and approval;
2. The rear yard window and door, where the proposed mud room is, shall be retained;
3. An Encroachment Permit and/or Temporary Access Permit shall be obtained, where necessary;
4. A Building Permit and all *Planning Act* approvals shall be obtained, where necessary;
5. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
6. The combined sewers shall be replaced with separated storm and sanitary sewers, to the satisfaction of Utilities Kingston;
7. A downstream sewer assessment shall be completed to the satisfaction of Utilities Kingston;
8. If additional metering or service upgrade is required, a service request will be needed;
9. A grading plan shall be submitted and completed to the satisfaction of Engineering Services;
10. The applicant is responsible for obtaining all required approvals and costs associated with the relocation of existing utilities; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
**Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

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

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

The subject property, with the municipal address of 160 Bagot Street, is located midblock between Earl Street and William Street, on the northwest side of Bagot Street (Exhibit A – Context Map and Site Photos). The subject property is included in the Old Sydenham Heritage Conservation District (HCD) and contains a two storey, three bay, brick structure designated under Part V of the *Ontario Heritage Act*.

An application under Section 42 of the *Ontario Heritage Act* (File Number P18-015-2024) has been submitted to request approval to construct a rear yard, two and a half (2.5) storey addition, connected to the existing freestanding 4-unit dwelling via a one (1) storey mud room entry (Exhibit B – Cover Letter, Project Drawings and Details). The rear addition will be approximately 8 metres by 9.5 metres in size, approximately 1.8 metres will separate the rear addition from the existing dwelling and will include a secondary entrance at the rear of the existing dwelling where the addition is setback from the side walls. The rear addition will have a roof ridge equal to or lower than the existing main dwelling. The rear addition will be clad in brick and fiber cement clapboard and/or painted wood siding.

This application was deemed complete on March 8, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a designated building under Section 42(4). This timeframe will expire on June 6, 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 subject property is designated under Part V of the *Ontario Heritage Act* through the Old Sydenham Heritage Area Heritage Conservation District Plan (District Plan).

The Property Inventory Form from the District Plan states that:

“The building is an unadorned three bay two storey brick structure laid up in stretcher bond on a hammer dressed limestone foundation which retains much of its original fabric. It has a parapeted side gable roof with the parapet supported by moulded cut stone corbels at the eaves. The window and door openings are all rectangular with complex voussoired flat arches at the first storey and simple voussoirs above. The windows have limestone sills. The windows appear to retain their original 4/4 double hung sash (suggesting a construction date no later than 1885). At some point iron tie rods have been inserted, apparently at the 2nd floor structure.

A row of buildings appears straddling the road frontage of Lots 6 and 7 in 1850 but seem unlikely to include the current structure. Again, there are depictions of structures on the property

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on the Innes 1865 and Brosius 1875 maps respectively but neither conforms to the current building's siting or footprint. However, the existing building is shown as a double house on the 1892 fire insurance plan and occupants are indicated in the 1889-90 Directory. Robert McCammon, a baker, who bought the property in 1875, is listed as living in one half, appropriate given that a one storey stone bakery is shown on fire insurance plans from 1892 through 1947 at the rear of the lot. The presence of this commercial operation in the 'backyard' may explain the lanes to either side of the building. The building would thus have been built between 1875 and 1889, but given the architectural detailing and McCammon's purchase date of 1875 it is likely built by 1880.

The building fits directly into the context of this block of relatively simple brick buildings in terms of its scale, features, distribution of openings and brick walling. It is noteworthy in being freestanding with unpaved lanes to either side."

The property is considered Significant to the District. The District Plan Property Inventory Form can be found in Exhibit C.

Cultural Heritage Analysis:

Best Heritage Conservation Practices

The application has been reviewed with attention to the City of Kingston's Official Plan, Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada,' as well as the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties. 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.
- Standard 11 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): 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.
- Standard 12 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
- Principle 6 'Reversibility' (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.

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- Principle 7 ‘Legibility’ (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): New work should be distinguished from old.

Applicable Local Policy/Guidelines

The assessment of this application is summarized below through references to the relevant sections of the District Plan.

The subject property is located within the Beyond Bagot sub-area of the Old Sydenham HCD on the northwest side of Bagot Street, midblock between Earl Street and William Street – with views of City Park. Building typology along Bagot Street, between William Street and Earl Street, is defined by brick terraces. While the subject property is a freestanding structure, the size, massing, brick construction and side-gabled design are sympathetic to the streetscape context.

Section 2.3.3 of the District Plan (Beyond Bagot) lists several heritage attributes of the area, including “views of City Park,” “rear lanes on some blocks, with outbuildings,” “irregular elongated blocks and lots,” and “street trees forming canopies along streets.” The Beyond Bagot area has a sloping topography and an angular street grid, which creates an area of irregular blocks. Many of the larger blocks are bisected by rear lanes which provide access to several “houses behind houses” in rear yards and lanes.

Summary of Project Proposal and Impact Analysis

The property at 160 Bagot Street contributes to its setting and context of this area of Bagot Street. The property is notable within this portion of Old Sydenham HCD as it is a freestanding structure, located midblock, with lanes on either side of it. Staff visited the subject property on March 13, 2024.

This application proposes to construct a two and a half (2.5) storey rear yard addition. This new addition will be connected to the existing freestanding dwelling via a one (1) storey mud room entry way at the rear of the property. This entry way will be set back from the existing building walls, assisting in limiting the views of the addition, and will stay clear of any existing masonry openings and voussoirs. The applicant has also expressed to staff that the rear façade of the building, where the one-storey connection is to be constructed, may become a fire separation between units. As a condition of this application, the existing rear door and window shall be retained during construction and reinstalled; if they can not be reinstalled, then they shall be retained for future use.

Section 5.0 of the District Plan includes direction on alterations and additions in general and more specifically related to managing change to features such as roofs, windows, cladding and the design of additions. Section 5.2.1 states that “original elements such as windows, doors, porches and verandahs and their details should be retained and restored wherever possible,” and that one should “make changes reversible and as inconspicuous as possible.”

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Section 5.2.2 (Additions) and 5.4 (Additions to Heritage Properties) state that “additions should be complementary to the main building and clearly secondary,” that “additions should 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,” and that the use of offsets and reveals, where the addition connects to the existing dwelling, assists with distinguishing the new addition.

Furthermore, the District Plan states that “the height of the addition should be no more than that of the main building and, preferably, lower, in order to clearly distinguish it from the original building,” and “additions should avoid causing irreversible changes to the original building.”

The proposed addition will be located in the rear yard, away from the main façade along Bagot Street. There will be approximately 1.8 metres separating the rear addition from the existing dwelling and the walls of the addition will be setback, aiding in distinguishing it from the original building and ensuring that there is no added width to the main dwelling. The applicant has also demonstrated that the height of the new addition will not exceed the height of the main building, providing architectural plans that indicate the addition will maintain a new roof ridge “equal or lower than” the existing buildings (Exhibit B). The proposed one-storey mud room, connecting the addition to the main dwelling, will avoid the rear façade door, window and voussoir, to ensure that it can be reversed without damaging the existing features.

Section 5.3.3 (Cladding) states that “cladding that is part of a new addition should be distinct from the cladding of the existing building,” and that “acceptable cladding for a new addition includes: brick masonry; stone masonry; wood clapboard; fibre cement board with paint finish; stucco; wood shingles.” This application has proposed to use a combination of cladding, including brick, painted wood and/or fibre cement clapboard. Details of the material(s) and colour(s) of the cladding are required as a condition of approval.

Results of Impact Analysis:

Staff have reviewed the application and assessed it in consideration of the description of heritage value in the District Plan, City of Kingston’s Official Plan, Parks Canada’s Standards and Guidelines, and the Ministry of Citizenship and Multiculturalism’s Eight Guiding Principles in the Conservation of Built Heritage Properties. Overall, the application is supported by Heritage Planning staff. The proposal to construct a two-and-a-half-storey rear addition to create an additional residential unit, while ensuring that the existing building is not negatively affected, is supportable. Additionally, the rear yard addition proposal adheres to Sections 5.2.2, 5.3 and 5.4 of the District Plan and, due to the addition being located in the rear yard on a midblock property, and not adding to the width of the front façade, the proposal will have a neutral heritage impact on the District.

Previous Approvals

Not applicable

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Comments from Department and Agencies

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

Public Works:

PW has no objections. Snow storage location to avoid off street parking or have location off site to store. If a separate dwelling is being created a separate waste charge will apply if waste is picked up by the City of Kingston.

Engineering:

Please have the applicant provide a grading plan prepared by a qualified individual with sufficient existing and proposed grades so it can be confirmed that existing drainage patterns are not being impacted and that adjacent properties are not being adversely affected.

Based on available information it appears that there may be overhead utility wires that will have to be relocated, the applicant is responsible for obtaining all required approvals and costs associated with the relocation of existing utilities.

Please note that Development Engineering has no record of having reviewed a building permit for the removal of the accessory structure.

Storm Water Review:

Grading plan showing existing and proposed grades required to demonstrate no negative drainage impacts to neighbouring properties.

Utilities Kingston:

To service this location would require a Direct Connection* to a combined sewer. Therefore, Utilities Kingston cannot recommend support of this application until such time as the combined sewers are replaced with separated storm and sanitary sewers, and a downstream sewer assessment to validate the capacity of the sanitary sewers is completed.

Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The Committee's comments have been compiled and attached as Exhibit D.

Conclusion

Staff recommends approval of application File Number (P18-015-2024), subject to the conditions outlined herein, as there are no objections from a built heritage perspective. There are however concerns that have been raised from other departments. These concerns have been noted above and a number of specific conditions have been included as part of this approval.

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Existing Policy/By-Law:

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

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

Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties

Old Sydenham Heritage Area Heritage Conservation District Plan

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.

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

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

Nicole (Niki) Kensit, Planner, Heritage Services, 613-546-4291 extension 3251

Exhibits Attached:

Exhibit A Context Map and Site Photos

Exhibit B Cover Letter, Project Drawings and Details

Exhibit C Property Inventory Form

Exhibit D Correspondence Received from Heritage Properties Committee

Exhibit E Final Comments from Kingston Heritage Properties Committee January 24, 2024



Kingston Heritage Properties Committee Neighbourhood Context

Address: 160 Bagot Street
File Number: P18-015-2024
Prepared On: Mar-11-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: neameron
Prepared On: Mar-11-2024

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Site Photos of 160 Bagot Street



Above: 160 Bagot Street.

Below (Left): Lane on the south side of property.

Below (Right): Lane on the north side of property. Note 160A located at rear of buildings.





Rear Yard of 160 Bagot Street.





Left: Rear yard door and window (right of door), where the proposed addition will be connected to the main dwelling via a one-storey mudroom.

Below: Looking towards the rear of 160 Bagot Street from Earl Street.



Above: Looking towards the rear of 160 Bagot Street from Lily Lane on Earl Street.

160 BAGOT STREET HERITAGE PERMIT PROPOSAL

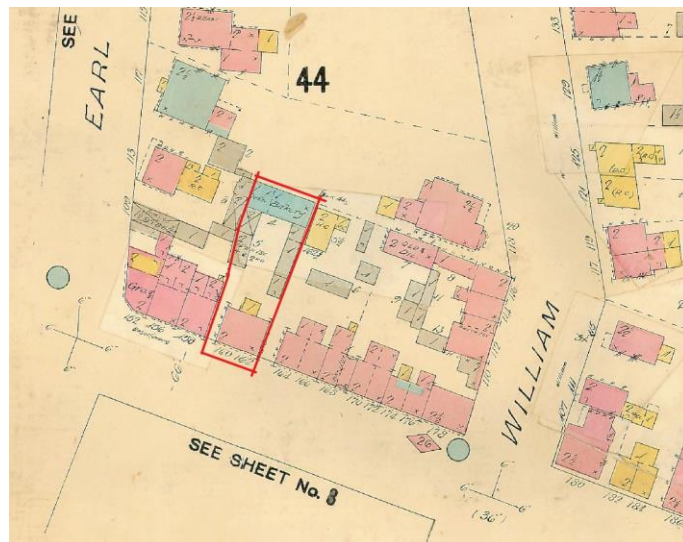


One Hundred Sixty Bagot is a freestanding three-bay two-storey brick structure that sits mid-block between William and Earl streets. According to the Old Sydenham HCD Property Inventory Evaluation “the building fits directly into the context of this block of relatively simple brick buildings in terms of its scale, features, distribution of openings and brick walling.” Currently the building is a walk up four-unit rental.

In January, the City of Kingston released a suite of proposed amendments to the official plan and zoning by-laws to better support the construction of more housing through various initiatives. One of the listed initiatives includes streamlining the approval process for multi-unit residential buildings along certain express transit routes. As this property is on a major transit route, and in consideration of the official plan, the owners propose a 2½-storey one-unit rear addition to the original structure, with a design complimentary to the district. The rear addition will house four bedrooms, kitchen, living, and dining areas, and 2½ bathrooms in a semi-autonomous structure.

A major design parameter is that the addition be clearly distinguishable from the existing structure while maintaining little presence from the Bagot Street viewshed. Six feet will separate the proposal from the existing building to allow for this and the continued use of existing rear windows for light, air flow and egress. The proposed building connection is a one-storey mud room entry, set back from the side walls and clear of any existing masonry openings and vousoirs. This will produce very little change to the existing rear façade with no adverse impact to architectural features. The height of the addition is to be lower than that of the main building.

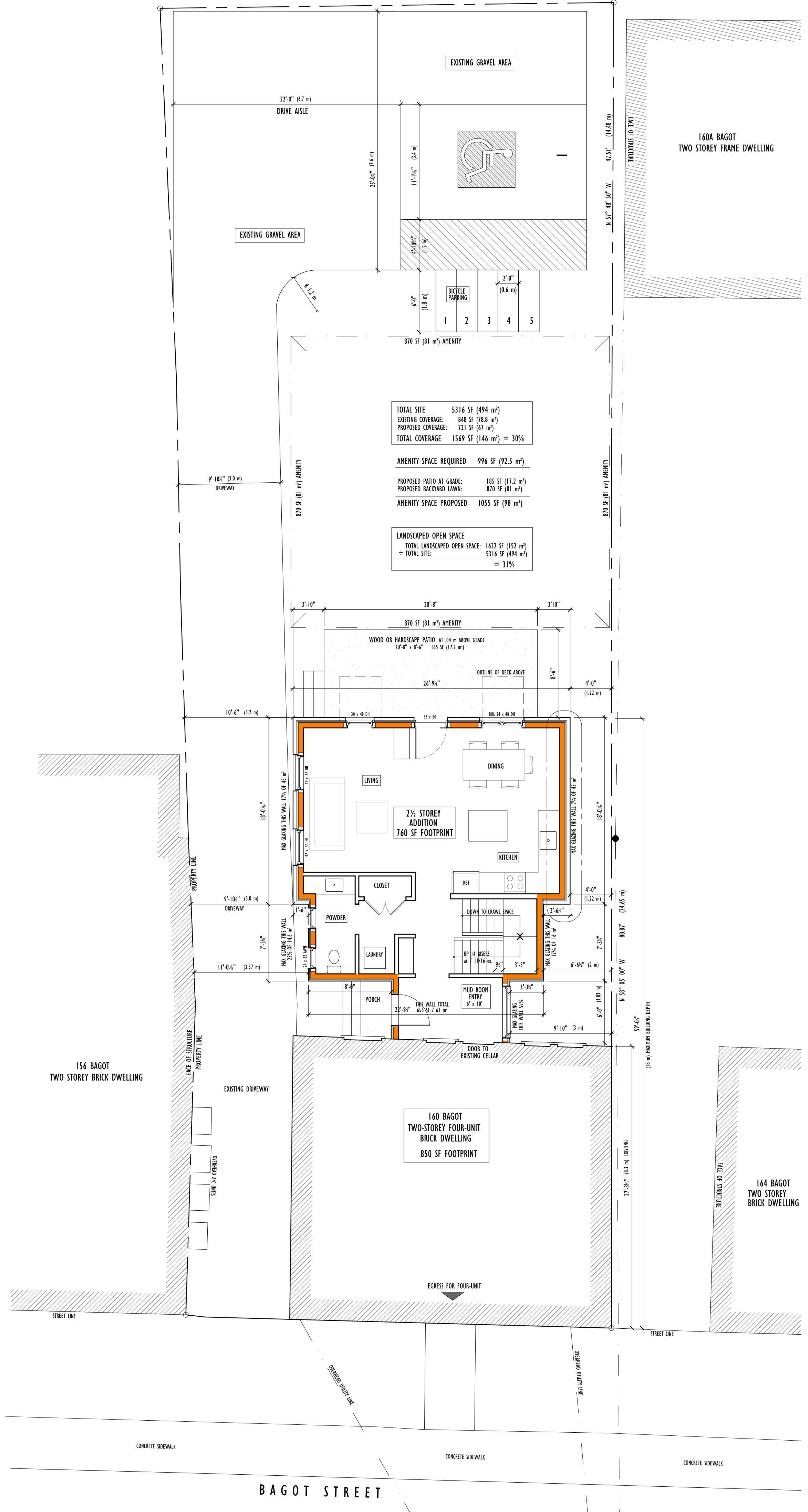
Architecturally, the addition meets planning setback, lot coverage, and open space requirements. The building code does stipulate exterior cladding and a portion of perimeter wall construction be noncombustible. Therefore, the main body of cladding is to be heritage brick. Insets and accents are to be clad in noncombustible siding. The main body brick cladding is not an attempt to copy the existing structure, rather it is a vernacular material, present in much of the district. Its use as well as the gabled roof forms of the addition are meant to highlight the detail and material of the area.



Precedent of Gabled Façade and Dormer Use in the District







TOTAL SITE	5316 SF (494 m ²)
EXISTING COVERAGE:	848 SF (78.8 m ²)
PROPOSED COVERAGE:	721 SF (67 m ²)
TOTAL COVERAGE	1569 SF (146 m ²) = 30%
AMENITY SPACE REQUIRED 996 SF (92.5 m²)	
PROPOSED PATIO AT GRADE:	185 SF (17.2 m ²)
PROPOSED BACKYARD LAWN:	870 SF (81 m ²)
AMENITY SPACE PROPOSED	1055 SF (98 m ²)
LANDSCAPED OPEN SPACE	
TOTAL LANDSCAPED OPEN SPACE:	1632 SF (152 m ²)
÷ TOTAL SITE:	5316 SF (494 m ²)
	= 31%

**SITE PLAN
FIRST FLOOR PLAN**



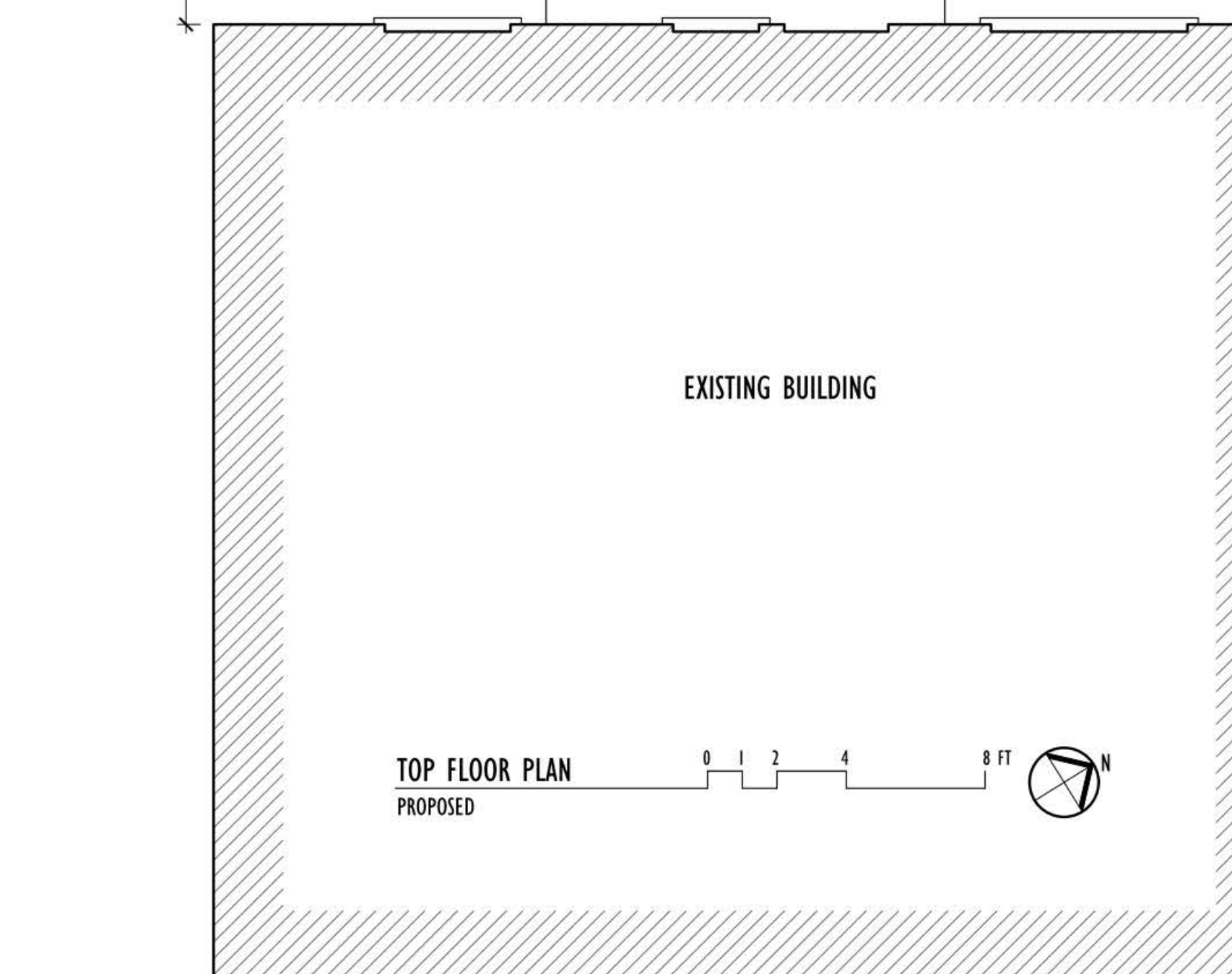
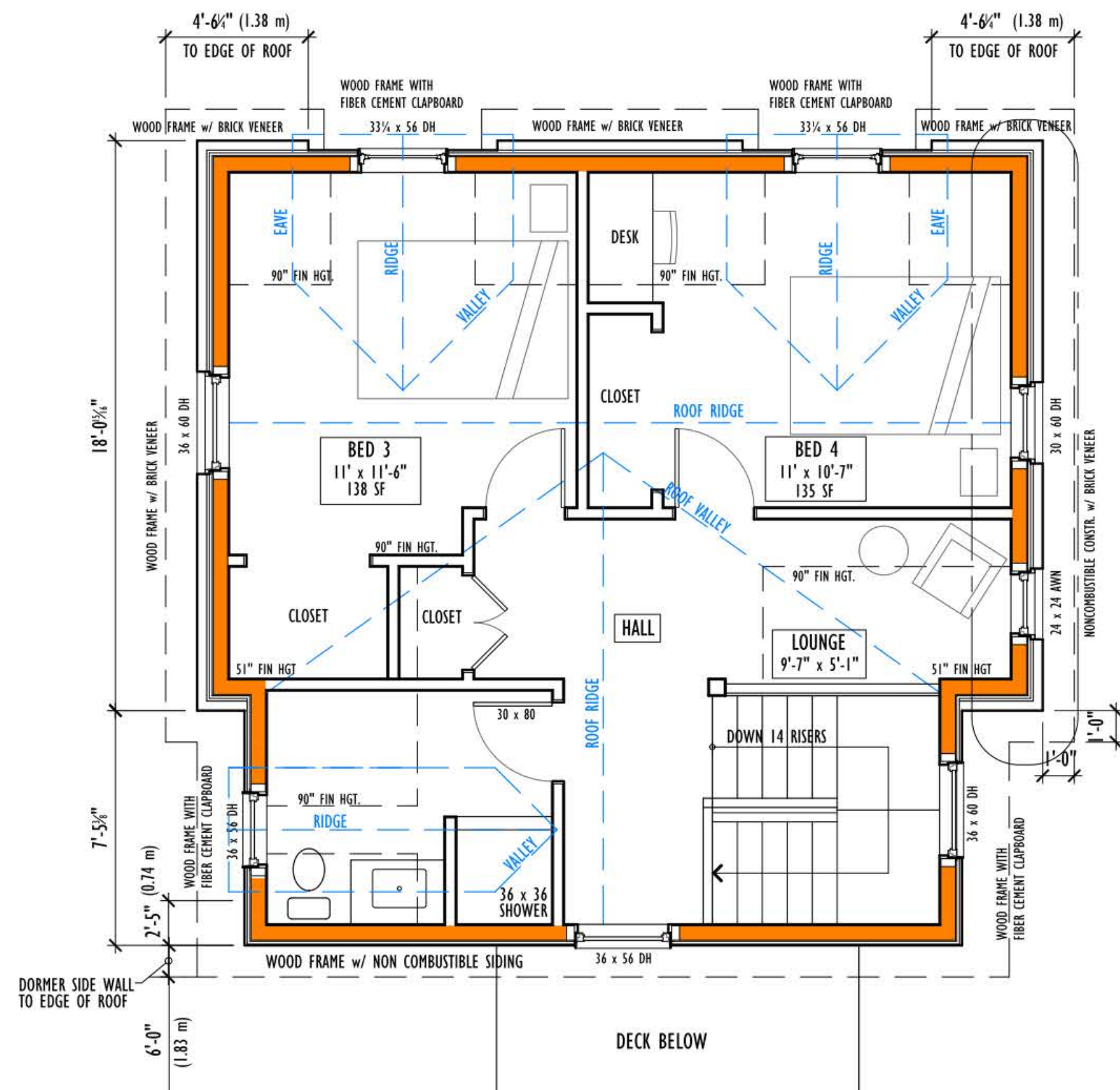
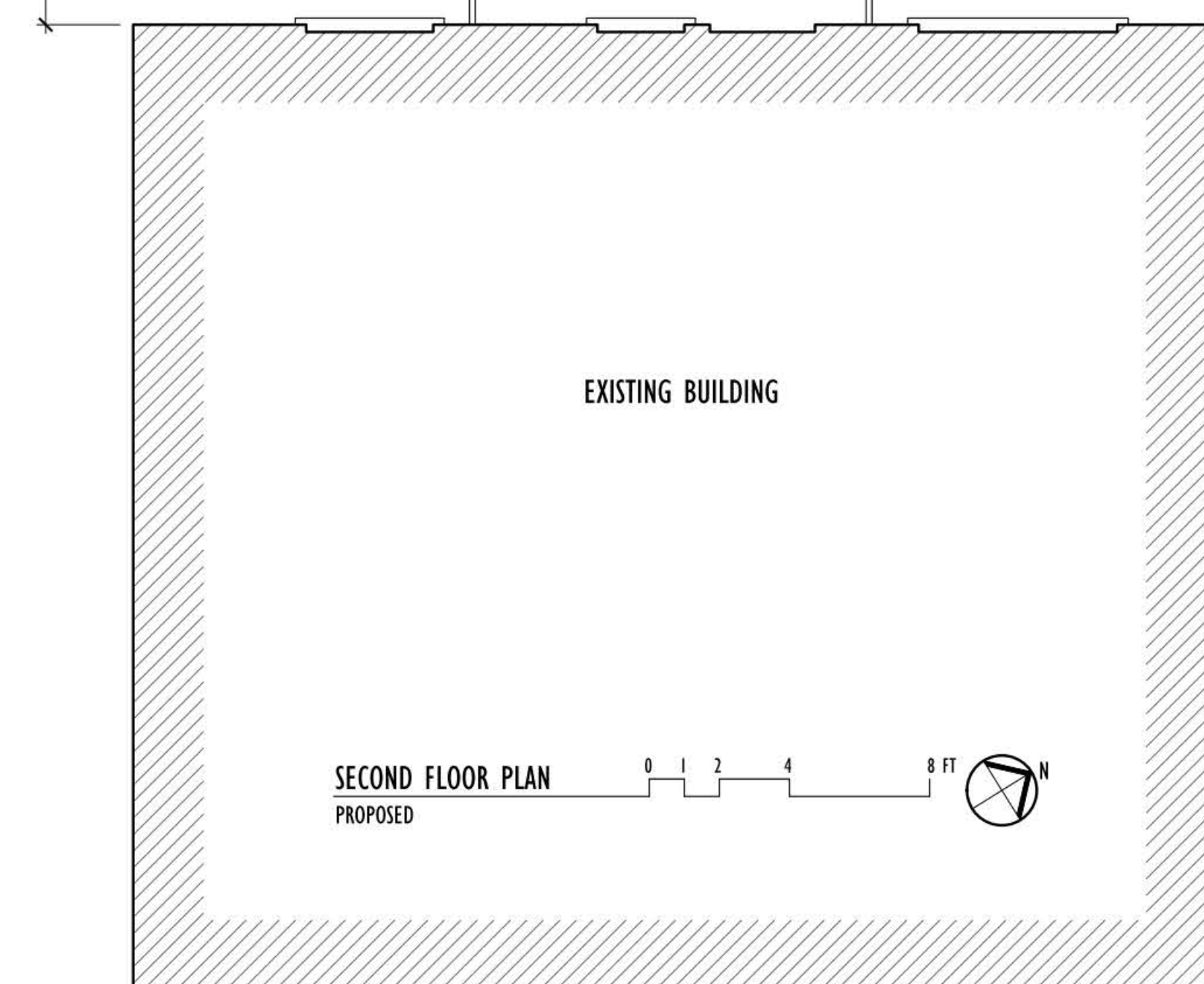
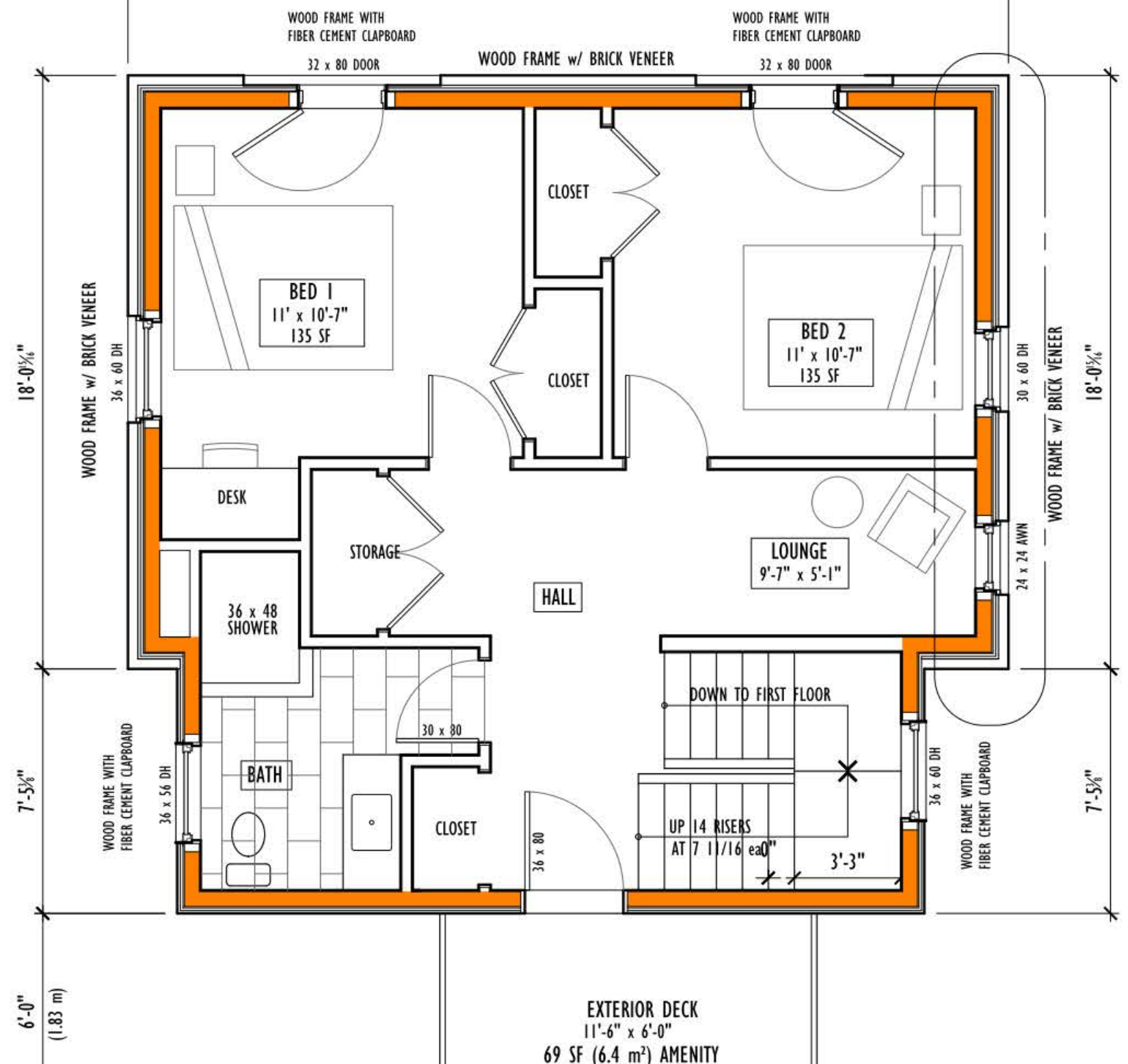
MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD RENOVATE

peabody@img.com
413-541-2487

PLAN SET IS A REPRESENTATION OF THE PROPOSED BUILDING PROJECT, SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS. ALL DIMENSIONS MUST BE TO BE CHECKED WITH THE PROJECT DESIGNER AND ANY VARIATIONS TO BE CHECKED WITH THE PROJECT DESIGNER AND ARCHITECTURAL FIRM.

**SITE PLAN
FIRST FLOOR PLAN
A-101**

**160 BAGOT STREET
ADDITION**



<p>MARK PEABODY CUSTOM BUILDER DESIGN BUILD RENOVATE</p> <p>peabody@kingston.net 613-561-2687</p>	<p>PLANS ARE A REPRESENTATION OF THE PROPOSED BUILDING PROJECT. ALTHOUGH TO SCALE, DRAWINGS SHOULD NOT BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY VARIATION IS TO BE VERIFIED WITH THE PROJECT DESIGNER AND STRUCTURAL ENGINEER.</p>	<p>FLOOR PLANS</p>
		<p>A-102</p>

160 BAGOT STREET
ADDITION



156 BAGOT

STREET ELEVATION
REAR ADDITION INVISIBLE

164 BAGOT



BAGOT STREET FRONTAGE FAÇADE SKETCH



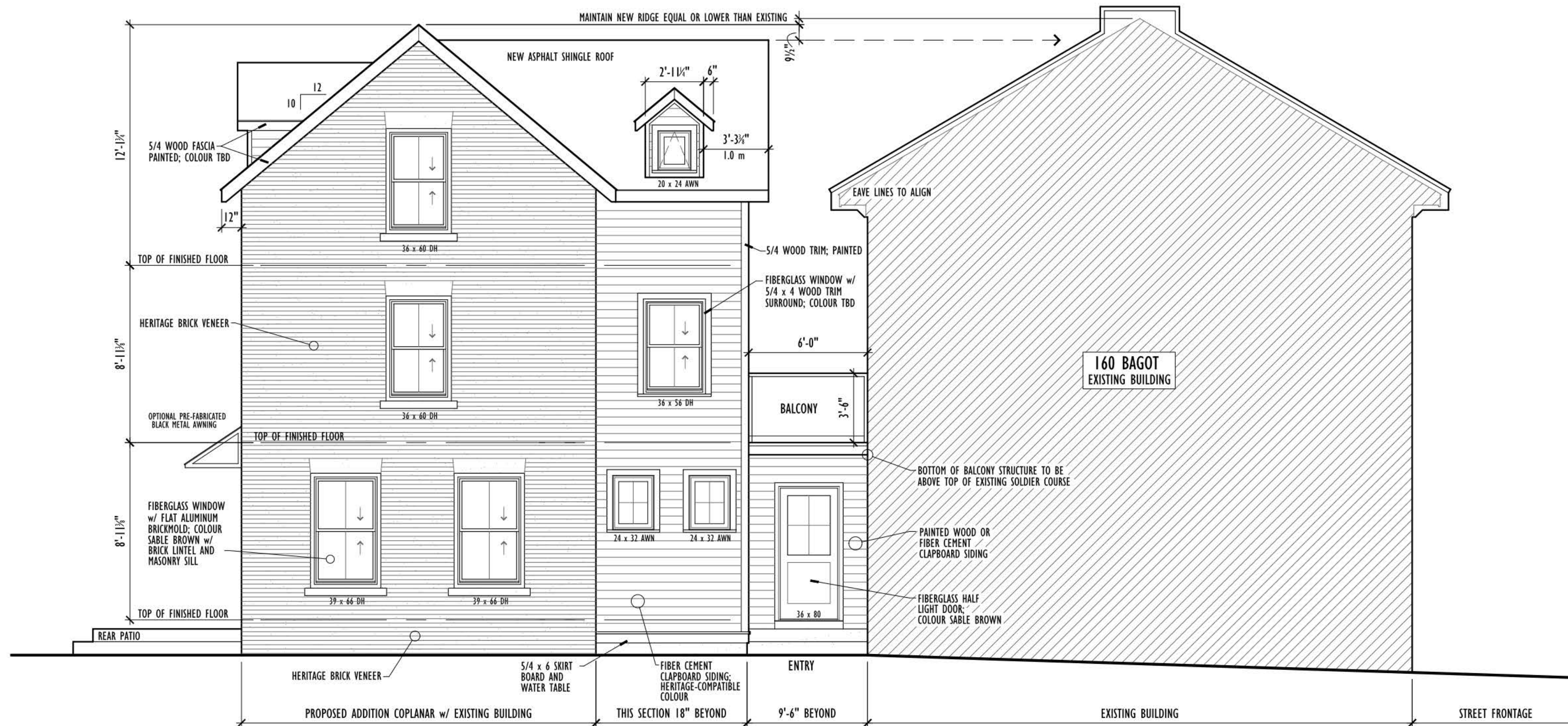
BAGOT STREET FRONTAGE FAÇADE SKETCH

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160 BAGOT STREET
ADDITION
BUILDING ELEVATION
A-103



SOUTH ELEVATION
PROPOSED



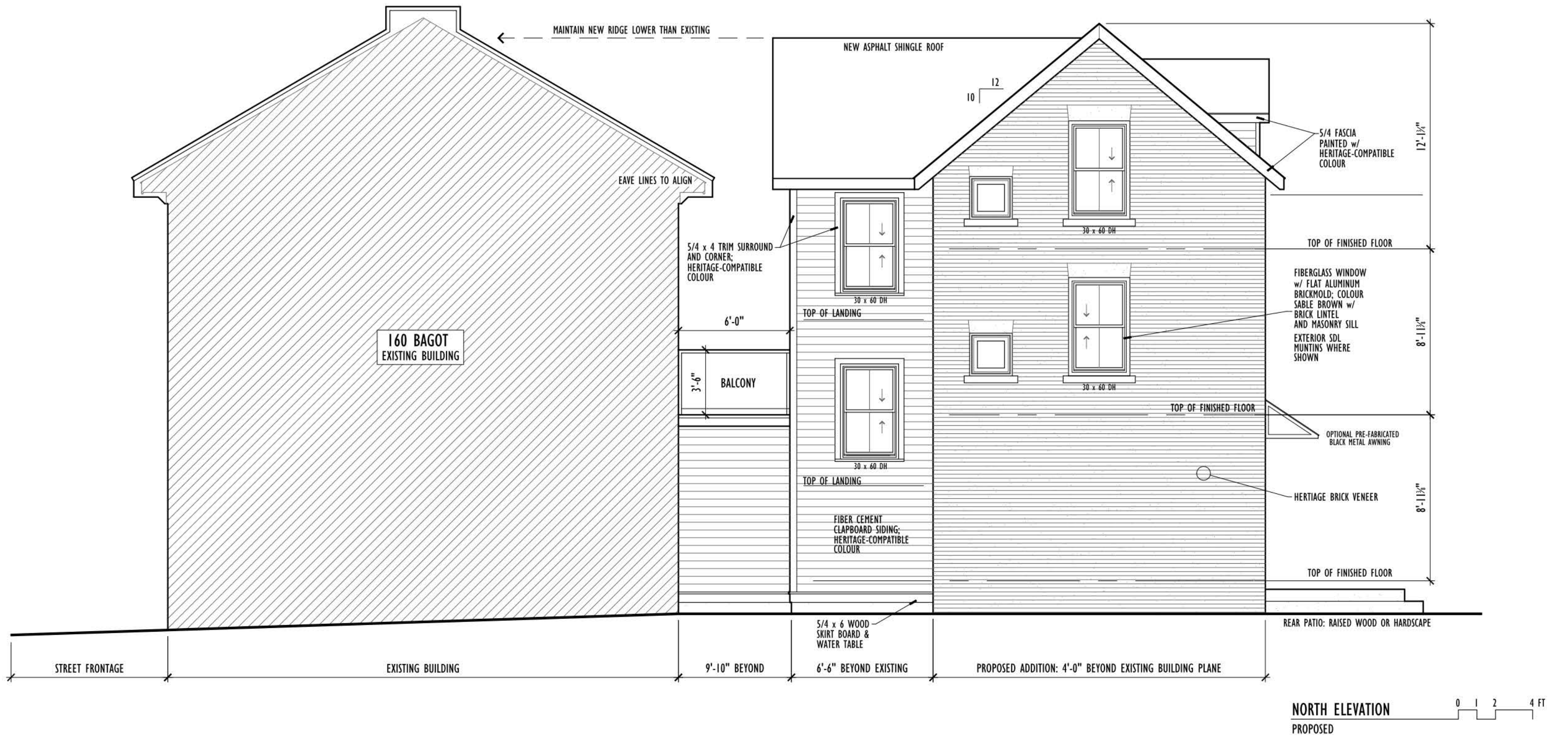
SIDE VIEW SKETCH

160 BAGOT STREET
ADDITION
BUILDING ELEVATION
A-104

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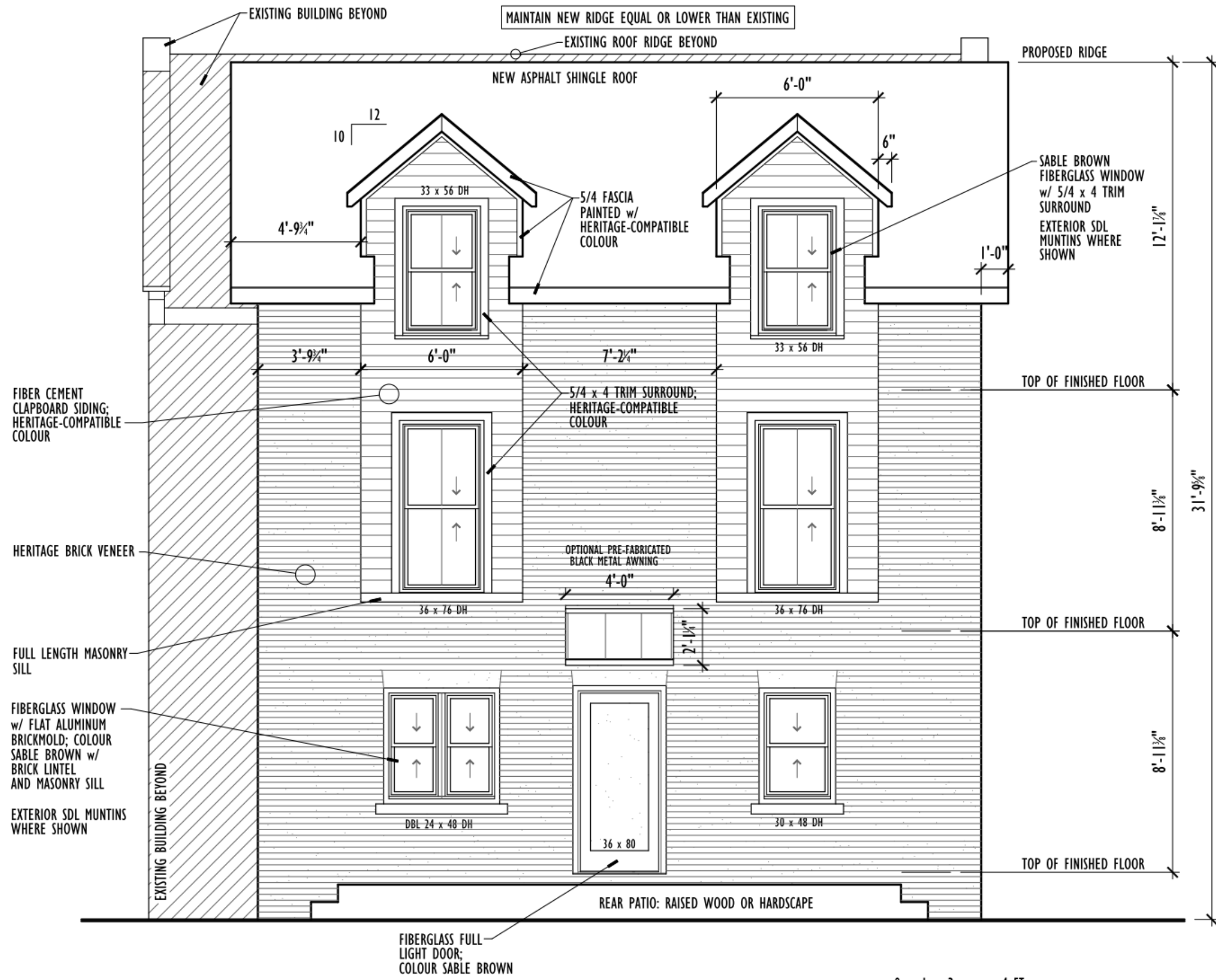


SIDE VIEW SKETCH

<p>MARK PEABODY CUSTOM BUILDER DESIGN BUILD RENOVATE</p> <p>peabody@kingston.net 613-561-2687</p>	<p>PLANS ARE A REPRESENTATION OF THE PROPOSED BUILDING PROJECT. ALTHOUGH TO SCALE, DRAWINGS SHOULD NOT BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTOR AND ANY VARIATION IS TO BE VERIFIED WITH THE PROJECT DESIGNER AND STRUCTURAL ENGINEER.</p>	<p>160 BAGOT STREET ADDITION</p>
		<p>BUILDING ELEVATION A-105</p>



REAR ELEVATION - EXISTING BUILDING 0 1 2 4 FT



REAR ELEVATION OF ADDITION OVERLAY 0 1 2 4 FT

160 BAGOT STREET
ADDITION

<p>MARK PEABODY CUSTOM BUILDER DESIGN BUILD RENOVATE</p> <p>peabody@kingston.net 613-561-2687</p>	<p>PLANS ARE A REPRESENTATION OF THE PROPOSED BUILDING PROJECT. ALTHOUGH TO SCALE, DRAWINGS SHOULD NOT BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTOR AND ANY VARIATION IS TO BE VERIFIED WITH THE PROJECT DESIGNER AND STRUCTURAL ENGINEER.</p>	<p>BUILDING ELEVATION A-106</p>
	<p>63</p>	

160 BAGOT STREET**Built: by 1892****Rating: S**

The building is an unadorned three bay two storey brick structure laid up in stretcher bond on a hammer dressed limestone foundation which retains much of its original fabric. It has a parapeted side gable roof with the parapet supported by moulded cut stone corbels at the eaves. The window and door openings are all rectangular with complex voussoired flat arches at the first storey and simple voussoirs above. The windows have limestone sills. The windows appear to retain their original 4/4 double hung sash (suggesting a construction date no later than 1885). At some point iron tie rods have been inserted, apparently at the 2nd floor structure.

A row of buildings appears straddling the road frontage of Lots 6 and 7 in 1850 but seem unlikely to include the current structure. Again there are depictions of structures on the property on the Innes 1865 and Brosius 1875 maps respectively but neither conforms to the current building's siting or footprint. However the existing building is shown as a double house on the 1892 fire insurance plan and occupants are indicated in the 1889-90 Directory. Robert McCammon, a baker, who bought the property in 1875, is listed as living in one half, appropriate given that a one storey stone bakery is shown on fire insurance plans from 1892 through 1947 at the rear of the lot. The presence of this commercial operation in the 'backyard' may explain the lanes to either side of the building. The building would thus have been built between 1875 and 1889, but given the architectural detailing and McCammon's purchase date of 1875 it is likely built by 1880.

The building fits directly into the context of this block of relatively simple brick buildings in terms of its scale, features, distribution of openings and brick walling. It is noteworthy in being freestanding with unpaved lanes to either side.*

* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-015-2024

Committee Member	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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

Date:	March 07, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-015-2024
Property Address:	160 BAGOT ST

Description of Proposal:

The subject property is designated under Part V of the Ontario Heritage Act and is included in the Old Sydenham Heritage Conservation District. The application is seeking Heritage Act approval to construct a rear yard, two and a half (2.5) storey addition, connected to the existing freestanding 4-unit dwelling via a one (1) storey mudroom entry, set back and clear of any existing masonry openings and voussoirs. This rear wall may become a fire separation between units. However, every effort to retain the existing rear façade window and door will be made. There is a proposed rear yard patio, the rear patio material is yet to be specified. It will either be a hardscape or raised wood dependent upon finished height above grade. Furthermore, there will be rear yard parking spaces (including 1 accessible parking space), and bicycle parking. Both rear addition roof ridgelines will not exceed that of the main building. The siding is to be non-combustible fiber cement clapboard, 5" exposure, and painted a colour compatible with the heritage character of the district, as well as a red brick siding. The applicant has uploaded additional documents to the DASH application, including an updated site plan and a project cover letter.

Comments for Consideration on the Application:

I have no concerns with this application.

Recommended Conditions for the Application:

Heritage department to have final say over all exterior colours. Highest point of addition must be less than the roof line of the existing hoise.



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City of Kingston
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Canada, K7L 2Z3

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Date:	March 14, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-015-2024
Property Address:	160 BAGOT ST

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Comments for Consideration on the Application:

Given that this proposal is adding a secondary unit to a building in the Old Sydenham HCD, it seems adhere to guidelines, to be heritage appropriate, impacting only lightly on the original building and could be reversable in future. Plain, regular brick that is sympathetic to the main building is recommended. Installing permeable hardscaping, if used, for the rear patio to enhance water absorption and reduce run-off in the rear area is suggested.

Recommended Conditions for the Application:

If the rear window and door of the original house cannot be retained in situ, they should be retained for future use. Staff should review the final choice of brick and siding for compatibility.

Summary of Final Comments at the April 17, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]