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Office of the City Clerk

ONTARIO HERITAGE TRUST

November 8, 2018

NOV 22 2018

Erin Sermande, Provincial Heritage Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

RECEIVED

Dear Registrar:

**Re: Kingston City Council Meeting – November 6, 2018 – Approval of Applications under the Ontario Heritage Act**

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The City Council at its regular meeting on November 6, 2018, approved the following applications being Clauses 1.i, 1.ii, 1.iii, 2.i, 2.ii, 3.i of Report Number 87: Received from Heritage Kingston:

**1. Applications Recommended for Approval (Statutory Consultation with Heritage Kingston)**

**i. Approval of an Application for Heritage Permit – 35 Fifth Field Company Lane**

**That** alterations to the property at 35 Fifth Field Company Lane (Jackson Hall), be approved in accordance with the details described in the application (File Number P18-103-2018), with said alterations to include the installation of two new metal handrails/guards on the main stairway, as per the plans submitted; and

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

1. All masonry work shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
2. The new or refurbished handrail(s) shall be black or grey metal in a similar design to the central handrail; and
3. A Building Permit shall be obtained.

**ii. Approval of an Application for Heritage Permit – 167 Ontario Street**

**That** alterations to the property at 167 Ontario Street, be approved, in accordance with the details described in the application (File Number P18-108-2018), which was deemed complete on September 18, 2018, with alterations to include the installation of a new sign under the canopy over the main front door; and

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The Corporation of the City of Kingston

216 Ontario Street, Kingston, ON K7L 2Z3

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

1. A Sign Permit shall be obtained; and
2. A Municipal Business Licence shall be obtained, as required.

**iii. Approval of a Heritage Easement Agreement under the Ontario Heritage Act – 652-670 Princess Street & 551 Victoria Street**

**That** Council approve the by-law to enact a heritage easement agreement under Section 37 of the *Ontario Heritage Act* to conserve the cultural heritage value of the property located at 652-670 Princess Street and 551 Victoria Street, as per Exhibit D (Draft By-Law to Enact a Heritage Easement Agreement) to Report Number HK-18-076; and

**That** Council authorize the Mayor and Clerk to sign all documents related to the heritage easement agreement, in a form satisfactory to the Director of Legal Services.

**2. Applications Supported for Approval by Heritage Kingston (Non Statutory Consultation)**

**i. Approval of an Application for Heritage Permit – 81-83 King Street East**

**That** alterations to the property at 81-83 King Street East, be approved in accordance with the details described in the application (File Number P18-105-2018), which was deemed complete on September 26, 2018, with said revisions to the design of the garage approved through a Heritage Permit, File Number P18-040-2018, and detailed design of the rear coach house. These alterations include:

1. The installation of three additional dormer windows on the east elevation of the new garage that are aligned with and match the dormer windows on the west elevation;
2. The repair of the existing dormer on the east elevation of the rear coach house and the replacement of the non-period fibreglass window with a new aluminum clad window;
3. The reconstruction and resizing of the existing dormer on the west elevation of the rear coach house;
4. The construction of a new dormer window adjacent to, and matching, the reconstructed dormer window on the west elevation of the rear coach house;
5. The installation of an aluminum clad wood screen door and two aluminum clad wood screen windows within the existing opening on the west elevation of the rear coach house and the infilling of the surrounding void with new stonework to match the existing stone wall; and

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

1. A Building Permit shall be obtained;
2. 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;

3. Details pertaining to the design of the new windows shall be provided to Heritage Planning staff to ensure that they comply with the Old Sydenham Heritage Conservation District Plan and the City's Policy on Window Renovations in Heritage Buildings;
4. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; and
5. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings.

**ii. Approval of an Application for Heritage Permit – 216 Ontario Street**

**That** alterations to the property at 216 Ontario Street, be approved in accordance with the details described in the application (File Number P18-082-2018), which was deemed complete on August 17, 2018, with said alterations to include the repointing and application of a waterproof caulking material to the mortar joints of the exit stairs at the north and south ends of the front elevation (east) of City Hall. Additionally, the application proposes the sealing of open joints and cracks on the stone treads with a removable caulking compound; and

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

1. The applicant shall carry out test patch(es) of selected waterproof caulking products and notify Heritage Planning staff when the patch(es) are complete for their review;
2. The applicant shall provide details of the selected caulking compound for sealing open joints and cracks in the stone treads;
3. An Encroachment Permit shall be obtained, if required;
4. Any minor deviations from the submitted plans, which conserve the heritage attributes listed in the designation by-law and do not result in irreparable damage to the stones that are subject to alterations presented in this proposal, be delegated to the Director of Planning, Building & Licensing Services for review and approval; and
5. The applicant is encouraged to bring future plans for the reconstruction of the north and south stairs to Heritage Kingston for pre-consultation prior to advancing construction designs and a related Heritage Permit application.

**3. Application Not Supported for Approval by Heritage Kingston (Non Statutory Consultation)**

**i. Application for Heritage Permit – 225 King Street East**

**That** alterations to the property at 225 King Street East, be approved in accordance with the details described in the application (File Number P18-098-2018), which was deemed complete on September 12, 2018, with said renovations to the Frontenac Club, which includes repairs, alterations and additions to the building. These include:

1. Window repairs and replacements;
2. Blinding a number of former door openings and windows with stone or glass block;
3. A number of door replacements;
4. The relocation of the double leaf wood door on William Street to the King Street East doorway;
5. The relocation of the single panel wood door on King Street East to the William Street doorway;
6. A new portico over the William Street entrance;
7. New fire escapes;
8. The construction of two glassed roof top additions at the mid-point of the complex;
9. Raising the flat roof over the "Billiard Room" by approximately 600 millimetres;
10. The repair and repointing of various stonework;
11. The repair or replacement of the stone coping on the King Street East stone wall;
12. A new metal roof with new eaves troughs and downspouts on the principal building; and
13. Hard and soft landscaping to include a new outdoor patio with fireplace and resurfacing of the driveway/parking area and the small courtyard on William Street; and

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

1. A Building Permit shall be obtained;
2. The Owner(s) shall enter into a Site Plan Control agreement with the City of Kingston;
3. 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;
4. Details pertaining to the exterior colour scheme, including wood, masonry and fibre cement board, shall be provided to Heritage Planning staff for review and approval, in order to ensure that the heritage attributes of the property are conserved;
5. Details pertaining to the new roofing system shall be provided to Heritage Planning staff to ensure that the heritage attributes of the property are conserved;
6. Details pertaining to all new windows and doors shall be provided to Heritage Planning staff to ensure compliance with the Old Sydenham Heritage Conservation District Plan and the City's Policy on Window Renovations in Heritage Buildings;
7. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;

8. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings; and
9. Tree permits shall be obtained for the removal of any trees on the property that are 15 centimetres or greater in diameter at breast height, in accordance with By-Law Number 2018-15.

Should you have any questions or concerns regarding these matters, please do not hesitate to contact Ryan Leary, Senior Planner – Heritage at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca).

Sincerely,



John Bolognone  
City Clerk

/s/

cc: Ryan Leary, Senior Planner – Heritage  
Alex Rowse-Thompson, Planner - Heritage