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Office of the City Clerk

RECEIVED
2023/02/10
(YYYY/MM/DD)
Ontario Heritage Trust

February 9, 2023

Via email: [REDACTED]

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Re: Kingston City Council Meeting, February 7, 2023 – Clause 2ii of Report Number 18: Received from Heritage Kingston with respect to Application for Ontario Heritage Act Approval – 85 King Street East

At the regular meeting on February 7, 2023, Council approved Clause 2ii of Report Number 18: Received from Heritage Kingston with respect to Application for Ontario Heritage Act Approval – 85 King Street East:

That the alterations on the property at 85 King Street East, be approved in accordance with the details described in the applications (File Number P18-119-2022), which was deemed complete on December 14, 2022, with said alterations to include the construction of:

1. A two-storey, two-car, drive-thru attached garage with roof top patio, connected to the main house by a covered arched breezeway;
2. A roof-top door structure on the rear portion of the main house;
3. Three (3) new window openings on the second storey, rear/south wall of the main building to accommodate three metal-clad wooden sash windows;
4. A vehicular opening in the stone and iron fence along King Street East, including the installation of new vehicular and pedestrian gates; and

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

1. Details, including colour(s) and materials of the new windows, doors (including garage doors), gates and fencing, wall cladding and roofing shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure they complement the heritage character and attributes of the property and intent of this approval;
2. The Owner shall submit a separate heritage application for review of the proposed elevator as the elevator noted in the submission is not included in this approval;
3. The previous Ontario Heritage Act approvals, File Numbers P18-063-2019 and P18-002-2020, shall be withdrawn and considered not in effect;
4. The Owner shall remove the western concrete garden wall/fence or clad the eastern side in local limestone and cap it to match the stone garden wall on eastern perimeter;
5. The Owner shall consider the use of double windows in place of triple windows on the King Street East elevation of the new garage;
6. The Owner shall consider salvage and reuse of the second-floor window, which is to be removed;
7. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
8. Any works that interface with the masonry of the building shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
9. Any intact or large stones removed from the existing building or fence or any reusable iron portions of the fence, should be reused on-site wherever possible and/or stored on-site for future use;
10. Any replacement stones needed for the new fence shall be sourced, cut and dressed to match the original as close as possible;
11. Building Permit(s) shall be obtained as necessary;
12. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application(s) for review and approval to ensure consistency with the scope of the heritage permit sought by this application;
13. A grading plan prepared by a qualified professional, shall be provided to the satisfaction of Planning Services to demonstrate no adverse impact on adjacent properties;

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14. The owner shall provide confirmation to the satisfaction of Planning Services staff, that adequate space exists for vehicle queuing without obstructing the sidewalk;
15. All Planning Act approvals, shall be obtained, as necessary;
16. Utility locates shall be obtained, prior to any digging; and
17. 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.

Yours sincerely,



John Bolognone
City Clerk
/nb

C.C. Kevin Baksh, Ontario Heritage Trust
Ryan Leary, Heritage Planner