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Office of the City Clerk

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2024/03/07  
(YYYY/MM/DD)  
Ontario Heritage Trust

March 6, 2024

Via email: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, March 5, 2024 – Clause 2i of Report  
Number 31: Received from Kingston Heritage Properties Committee –  
Application for Heritage Approval – 47 Wellington Street**

At the regular meeting on March 5, 2024, Council approved Clause 2i of Report Number 31: Received from Kingston Heritage Properties Committee with respect to Application for Ontario Approval – 47 Wellington Street:

**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;

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- 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;

3. Schoolhouse:

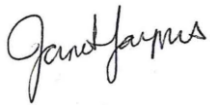
- a. The schoolhouse will include 6 of the 17 condominium units;
- b. The existing wooden front steps will be replaced with textured concrete stairs in a grey tone, but will maintain/restore the existing metal handrail/limestone retaining walls;
- c. The Period Windows that make up the northwestern façade 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;
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 accordance 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.

Yours sincerely,



Janet Jaynes  
City Clerk  
/nb

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