



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-043

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: November 20, 2024

Subject: Applications for Ontario Heritage Act Approval

Address: 411 Wellington Street (P18-520)

File Numbers: P18-095-2024, P18-096-2024, P18-097-2024, P18-098-2024, P18-099-2024 and P18-101-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject properties are six (6) newly created lots in the Barriefield Highlands subdivision on the lands of the former Horton Public School (411 Wellington Street) in the Village of Barriefield. The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act*.

Six (6) separate applications under Section 42 of the *Ontario Heritage Act* (P18-095-2024, P18-096-2024, P18-097-2024, P18-098-2024, P18-099-2024 and P18-101-2024) have been submitted to request approval to construct six new dwellings and six detached garages; one dwelling and one garage per Lot. Detailed plans for each new building are included with the respective application and attached as Exhibits to this report.

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Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed six applications, subject to the conditions outlined in the applicable Exhibits.

Recommendation:

That the Kingston Heritage Properties Committee recommends to Council:

That the new construction at 411 Wellington Street – Lot 1, be approved in accordance with the details described in the application (File Number P18-096-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit A; and

That the new construction at 411 Wellington Street – Lot 3, be approved in accordance with the details described in the application (File Number P18-097-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit B; and

That the new construction at 411 Wellington Street – Lot 10, be approved in accordance with the details described in the application (File Number P18-098-2024), which was deemed complete on October 15, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit C; and

That the new construction at 411 Wellington Street – Lot 20, be approved in accordance with the details described in the application (File Number P18-095-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit D; and

That the new construction at 411 Wellington Street – Lot 27, be approved in accordance with the details described in the application (File Number P18-099-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit E; and

That the new construction at 411 Wellington Street – Lot 30, be approved in accordance with the details described in the application (File Number P18-101-2024), which was

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deemed complete on October 3, 2024, with said application to include the construction of a one-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit F.

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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 & 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, 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 properties consist of six (6) newly created parcels (Lots 1, 3, 10, 20, 27 & 30) in the Barriefield Highlands subdivision (Exhibit G – Context Map). The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act*.

The parcels are located on the former site of the J.E. Horton Public School (411 Wellington Street). The school closed in 2012 and was demolished in 2016 to make way for re-development. The current owners received approval of a zoning amendment and draft plan of subdivision on June 20, 2023, for a 31-lot residential subdivision centred around a central park feature and accessed by two new public roads (File Number D35-003-2022). The final plan of subdivision approval (File D12-002-2023) is nearing completion. Site works are currently underway through a pre-servicing agreement (File D36-002-2023), and a model home agreement (File D37-001-2024) is currently being finalized to permit the construction of up to three dwellings, in advance of the final plan of subdivision approval. A new dwelling and detached garage were granted conditional *Ontario Heritage Act* approval (File P18-064-2024) by Council on August 13, 2024 for Lot 4.

These six (6) applications will be discussed separately by Lot number below.

Lot 1 - An application has been submitted (File Number P18-096-2024) to request approval for the construction of a two-storey dwelling with a single storey detached double garage on Lot 1 of the Barriefield Highlands subdivision. Lot 1 is located at the northeastern end of the subdivision (Exhibit G). The new build will have a side gable roof and a covered front porch with a central entrance. The structure's cladding will be white horizontal Hardie board (wood-textured fibre cement), while the roof will be asphalt shingles in a dark grey tone. The windows, soffits, fascia, railings and columns will be white. The decking of the porch will be pressure treated wood and left natural. The main entryway will have a wooden door (colour to be determined) with an interior window and a transom. The majority of the windows are vertically sliding sash windows in a two-over-two glazing pattern. The detached garage will be located at the rear of the lot and will have matching materials and colours to the primary structure. The driveway will run along the southern edge of the property.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application and are attached as Exhibit H – Concept Plans Lot 1. This application was deemed complete on September 27, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on December 26, 2024.

Lot 3 - An application has been submitted (File Number P18-097-2024) to request approval for the construction of a two-storey dwelling with a single storey detached double garage on Lot 3 of the Barriefield Highlands subdivision. Lot 3 is located at the northeastern end of the subdivision (Exhibit G). The proposed dwelling will have a central gable dormer with a consistent roof pitch of either 6:12 or 4:12. The dwelling will be located close to the front lot line

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with limited side yard setbacks. It will be clad in Hardie board siding in a grey tone, laid in both horizontal as well as (in more limited amounts) vertical board and batten styles. The roofing will be a charcoal-coloured asphalt shingle. A wooden main/entry door, sash windows in a two-over-two glazing pattern, wood columns and aluminum soffits/fascia will be installed with a grey tone. The front yard pressure-treated wood deck will be in a natural tone. The detached garage will be located at the rear of the lot and will have matching materials and colours to the primary structure. The driveway will run along the northern edge of the property.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application and are attached as Exhibit I – Concept Plans Lot 3. This application was deemed complete on September 27, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on December 26, 2024.

Lot 10 - An application has been submitted (File Number P18-098-2024) to request approval for the construction of a two-storey dwelling with a single storey detached garage on Lot 10 of the Barriefield Highlands subdivision. Lot 10 is located at the southeastern end of the subdivision fronting Wellington Street at the terminus of George Street (Exhibit G). The new dwelling will have an end gable roof with a covered porch and off-set entranceway. The building is to have a grey asphalt shingle roof and be clad in blue-grey wood siding laid horizontally. The windows, soffits, fascia and front porch are to be a white tone. The main entrance door will be wooden and the majority of the windows will be vertical sash windows with either a one-over-one or four-over-four glazing pattern. The 23.4 square metre, single-storey detached garage will be clad in matching materials and colours and have a medium-pitched gable roof. The lot will be accessed by a driveway on the east side of the dwelling.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application and are attached as Exhibit J – Concept Plans Lot 10. This application was deemed complete on October 15, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on January 13, 2025.

Lot 20 - A application has been submitted (File Number P18-095-2024) to request approval for the construction of a two-storey dwelling with a single storey detached double garage on Lot 20 of the Barriefield Highlands subdivision. Lot 20 is located on the south-east corner of the newly created Old Kiln Crescent and Scholars Lane, with the rear/side façades of the structure being partially visible from the entrance of the subdivision off Wellington Street. The new build will have an end-gable roof with a covered front porch and off-centre entryway. The structure's cladding will be grey horizontal Hardie board (wood-textured fibre cement), while the roof will have asphalt shingles in dark grey. All soffits, fascia, railings and columns will be white with the windows and the front entry a charcoal grey. The decking will be pressure treated wood and left natural. The main entryway door will be insulated steel with an interior window, sidelights and transom. The majority of the windows on the structure will be vertical sliding sash with a one-over-one glazing pattern. The detached garage is located at the rear of the lot and will have

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matching materials and colours to the primary structure. The driveway will be accessible from a lane that runs behind (south of) the property.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application and are attached as Exhibit K – Concept Plans Lot 20. This application was deemed complete on September 27, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on December 26, 2024.

Lot 27 - An application has been submitted (File Number P18-099-2024) to request approval for the construction of a two-storey dwelling with a single storey detached garage on Lot 27 of the Barriefield Highlands subdivision. Lot 27 is located on the western side of the subdivision (Exhibit G). The proposed dwelling has a side-gable roof with a central gable dormer with a consistent roof pitch of either 10:12 or 4:12. It is located close to the front lot line with limited side yard setbacks. The dwelling will be clad in beige horizontal Hardie board siding with grey asphalt roofing. A red steel main/entry door is proposed with primarily beige vertical sliding sash windows in a four-over-four glazing pattern. The wood columns and aluminum soffits/fascia will also be a beige tone, and the front deck will be unpainted pressure-treated wood. The detached garage will have a matching beige toned Hardie board siding, grey asphalt roofing with red steel garage/entry doors. The driveway will run along the southern edge of the property.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application and are attached as Exhibit L – Concept Plans Lot 27. This application was deemed complete on September 27, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on December 26, 2024.

Lot 30 - An application has been submitted (File Number P18-101-2024) to request approval for the construction of a one-storey dwelling with a single storey detached double garage on Lot 30 of the Barriefield Highlands subdivision. Lot 30 is located on the northwestern end of the subdivision (Exhibit G). The proposed dwelling includes a complex hip style roof with multiple front gable projections over a covered porch and central entranceway. The building design proposes a dark grey asphalt shingle roof and pre-stained wood siding, laid horizontally, in tones of white. The windows, soffits, fascia and front porch are proposed to be painted in a white tone. The 30.9 square metre, single-storey detached garage will be clad in matching materials and colours and have a medium-pitched gable roof and accessed by a driveway on the north side of the dwelling.

Detailed plans, prepared by HMD Drafting & Design, are included with the application and are attached as Exhibit M – Concept Plans Lot 30. This application was deemed complete on October 3, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on January 1, 2025.

The submission materials in their entirety are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address.” If there

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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 included within the boundary of the Barriefield Heritage Conservation District (HCD), designated under Part V of the *Ontario Heritage Act* in 1981. As per the Property Inventory Evaluation, this property is noted as “non-heritage”. The Property Inventory Evaluation is available on [DASH](#).

Cultural Heritage Analysis

Applicable Local Policies/Guidelines

While the property at 411 Wellington Street is currently vacant and not identified as a contributing property in the Village of Barriefield Heritage Conservation District Plan Inventory, it is still an important and historical part of the HCD. Therefore, proposed construction on the property requires consideration to determine the impact, if any, on the overall heritage character of the HCD. The proposed works are required to be undertaken in accordance with the Village of Barriefield Heritage Conservation District Plan (District Plan). Other applicable by-laws, policy and guidance (including Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’) are also considered when assessing impacts to the character of the HCD to ensure that proposed structures do not negatively impact the HCD.

Below is a review of applicable policies and guidelines from a general perspective with reference to specific applications, as necessary.

Summary of Project Proposal and Impact Analysis

Section 2.0 of the District Plan provides a Statement of Cultural Heritage Value for the entire district. This includes a value statement as well as a list of heritage attributes, which include: “The rural village character” which is defined by a built form of primarily detached dwellings of a consistent scale and massing, pitched gabled roofs, with wood or stone exteriors and prominent front doors, on small lots with minimal setbacks.

Section 3.0 of the District Plan speaks to the goals and objectives for the HCD as a whole, which includes “to preserve and protect the rural village character of the District” and to “allow only those changes that are compatible with the built form and that are consistent with the cultural heritage value of the District.”

The subject proposals should not alter the defined and protected character of the HCD as outlined in Sections 2.0 and 3.0 of the District Plan. The following sub-sections will provide an impact analysis for the proposed designs, first outlining general considerations common among all lots and then providing individual lot considerations.

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General Considerations

As it is unusual for a new multi-lot subdivision to be established in an existing heritage conservation district in Ontario, Section 4.5.5 of the District Plan includes site-specific policies related to the former J.E. Horton Public School property. The purpose of this section is to help guide the redevelopment of 411 Wellington Street. This section directs and encourages the protection of the significant views of St. Mark's Church that cross the property, the location of the public open space and the size of new lots. Section 4.5.5a requires that any new redevelopment of this property be evaluated by a qualified professional through a Heritage Impact Statement (HIS) to demonstrate and ensure compatibility with the heritage attributes and cultural heritage value of the HCD. An HIS was prepared by Heritage Preservation Consultant, Andre Scheinman, as part of the *Planning Act* applications. The HIS was peer reviewed by MTBA Associates and heritage staff. The redevelopment of these lands into a 31-lot residential subdivision has been approved by Council.

Section 4.5.5 provides guidance related to the built form of new construction on the former school site. Subsection (d) notes that "any new development shall respect the existing built form and cultural heritage value of the HCD as per the policies of Section 4.5." From a policy interpretation and implementation perspective the term "shall respect" is important to note. As opposed to terms like "shall conform to" or "shall follow", the term "shall respect" is one that strongly encourages consideration of the Policies of Section 4.5 but allows for some flexibility based on site-specific circumstances, provided the overall goals and objectives of the District Plan are met.

Section 4.5 includes various policies and guidelines related to New Construction in the HCD in general. Section 4.5.1 of the District Plan requires that new dwellings be compatible with the cultural heritage value and attributes of the HCD (as noted in Section 2.0) and maintain the rhythm and height of the streetscape, while being a contemporary interpretation of the predominant forms and styles of the area. These broad requirements are further specified in Section 4.5.2 of the Plan.

Massing, Height and Setback

The first three Subsections of Section 4.5.2 outline the requirements pertaining to massing, height and setbacks. The proposed one and two-storey dwellings include building footprints ranging from approximately 110 square metres (1,185 square feet) to 162 square metres (1,744 square feet), not including porch or decks. The proposed one and two storey height is in keeping within the direction of Subsection (b). The dwellings are similar in size to the dwellings at 403, 408, 410 and 412 Wellington Street and 18 Drummond Street. Subsection (i) encourages that the bulk of the building be accommodated within the width of the lot, rather than the depth. The subdivision layout, coupled with the market desire for larger homes, restricts this opportunity. However, closely spaced buildings with limited front yard setbacks not only adds to the rural village atmosphere of the HCD but also produces less visible side elevations, thus limiting the impact of the building's massing when viewed from the public realm.

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Section 4.5.2c requires that new construction be located on the lot to be consistent with setbacks in the area. The intention is to direct new dwellings in the subdivision to form a consistent setback with minimal front yards to be consistent with the heritage attributes of the HCD (Section 2.0). The proposed streets in the subdivision have been specifically designed to have a narrower asphalt bed (7 metres) than the City's standard for new streets (8 metres), with sidewalks only proposed on the outside of the crescent and close to the street, and houses being permitted (and directed) to have minimal setbacks from the front lot line, all in an effort to conserve and create the intimate rural village character of the HCD.

Roofs

In order to be compatible with the cultural heritage value of the HCD, the roof form, window proportions, primary entrance design and exterior cladding choice is extremely important. The common roof form in the HCD is a low to medium pitched side gable roof with asphalt, wood or metal roofing. Alignment with this roof style and cladding is required for new development at 411 Wellington, as outlined in Section 4.5.2d of the District Plan. While Section 4.5.2d is worded quite strongly, the governing policies related to this particular property (411 Wellington Street) are those in Section 4.5.5 as noted above. Given that Section 4.5.5d intentionally uses the statement "shall respect" allows for some additional considerations for roofs on the former school site. It is true that the predominant roof form in the HCD is a side-gable roof; however, an end-gable roof is not uncommon. The Village of Barriefield includes several prominent end-gable roofed 19th century buildings such as 406 and 414 Regent Street, 5, 7 and 9 George Street, 215 Main Street and 16 Drummond Street. Including this mix of roof styles would break up the uniformity in the new subdivision and support the character of the HCD. Allowing both side and end-gable roofs in the subdivision is inline with the District Plan's Conservation Goals (Section 3.2) such as: "protecting the rural village character" and "existing low rise residential character and profile of the Barriefield Heritage Conservation District".

One exception to this consideration relates to the proposed roof design of the dwelling on Lot 30 (File Number P18-101-2024). Further analysis is included below under 'Application Specific Considerations – Lot 30'.

New Windows

Windows in Barriefield are typically vertical in their orientation and rectangular in shape (Section 4.5.2e). While double and triple sash windows are not uncommon on 19th century vernacular buildings, they are uncommon in Barriefield. While the proposed windows do not conflict with the policies of the District Plan, staff encourage the proponents to consider the use of single rectangular windows on the main/front elevation instead of the double windows proposed. This would also align with Guideline 4.5.2k that recommends more solid to void ratio of windows to walls on the primary façade(s). Horizontal windows on public facades are not appropriate in the HCD. The applicants have agreed to only allow horizontal windows on rear or interior side elevations. Wooden, metal-clad and PVC windows are permitted on new buildings in the HCD.

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Materials:

Section 4.5.2f of the District Plan requires the use of wood or stone siding on Public Façades. The applicants are proposing horizontal woodgrain-textured cement fibre board siding (Hardie board) for most of the new dwellings, except for Lots 10 and 30, which are to be wood siding. While not specifically a wood product, the fibre board by James Hardie has been used in various places in the Village (and elsewhere in Kingston) with great success and is almost indistinguishable from authentic wood siding. While Section 4.5.2f is worded quite strongly, the governing policies related to this particular property (411 Wellington) are those in Section 4.5.5 as note above. Given that Section 4.5.5d intentionally uses the statement “shall respect” allows for some additional site-specific considerations. As the proposed buildings on Lots 1, 3 and 27 will be located away from Wellington Street and the more historical/culturally significant areas of the Village, the use of a non-traditional cladding will have no direct impact on the heritage character and attributes of the HCD.

With respect to Lot 20 (P18-095-2024), the proposed dwelling will face north into the subdivision and will back onto a shared private lane. A series of new dwellings are to be constructed along Wellington Street south of Lot 20 with rear detached garages that will share the use of the private laneway (Exhibit G – Context Map). Given the screening provided by the new dwellings to the south, the orientation and setback of the new dwelling and garage on Lot 20 from Wellington Street, the use of the cement fibre board proposed is reasonable. Staff, however, have included conditions of approval for Lots 1, 3, 20 and 27 that encourage and permit the use of authentic wood siding as a preferred alternative.

Entrances

A primary entrance is a common design feature of most traditional buildings in Barriefield. The District Plan requires new construction to have an obvious entrance facing the street. Section 4.5.2g requires the front entrance to be a prominent feature of all new dwellings. Architectural detailing such as surrounds are allowed, and the entrance can either be projecting or protected by a covered porch. Large amounts of glazing and double doors are not permitted. All of the proposals include prominent entrances within covered wooden porches on each dwelling.

The requirements of Section 4.5 echo the wording of Standard 11 of Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines), which directs that new construction should be “physically and visually compatible with, subordinate to and distinguishable from the historic place.” The form, scale, window placement and use of horizontal wood-grain (or authentic wood) siding will allow the new dwellings to be visually compatible in the HCD, while subtle differences such as the synthetic siding and double windows will clearly distinguish them as new additions to the Village.

Significant Views

Views are noted heritage attributes of the HCD (Section 2.0), particularly those of St. Mark’s Church tower as specified in Section 4.8.7 and required by Section 4.5.5b of the District Plan. Section 4.8.7 notes a specific view of St. Mark’s tower from the intersection of Kingston Road 15

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and Wellington Street, which crosses portions of Lots 1-3. Section 4.8.7 also notes a view starting near the terminus of Drummond Street at Wellington Street that crosses part of Lots 16, 20 and 31.

The District Plan includes specific policies related to the road design and layout on the former Horton school site. The road layout of the new Barriefield Highlands subdivision was specifically designed to emulate the traditional grid pattern of the HCD. While it was not feasible to directly align the new road (Old Kiln Crescent) with Drummond or George Street, Old Kiln Crescent was strategically designed to create a framed and uninterrupted view of St. Mark's church tower from both access points.

While the subdivision layout already conserves the totality of most of the significant views of St. Mark's tower (Exhibit G – Context Maps), those buildings proposed on Lots 1, 3 and 20 warrant further impact considerations due to their proximity to the noted views. The subject applications generally align with the conceptual layout of buildings in the Barriefield Highlands subdivision plan; however, the specifics of the proposed massing, location and height of the individual buildings on these lots may still impact several of these views. As a condition of approval for Lots 1, 3 and 20, the applicant will need to demonstrate, through updated massing models and/or mapping, that the noted Significant Historic Views of St. Mark's church tower is conserved.

Garages and Ancillary Structures

The subject applications include the proposal to construct a detached single-storey garage on each Lot. Section 4.5.3 of the District Plan requires that new garages be detached and setback from the front façade of the main building. Garages should also appear subordinate to the primary structure by being lower in profile and by being clad in complementary materials. The proposed garages are proposed with cladding in horizontal siding and asphalt roofing that matches the colour and materials of their respective dwellings, and, at one storey, will appear subordinate to their main buildings. The proposed garages, except for Lot 30, are to be located in the rear yards well back from their main dwelling.

Given the topography (sloping to the northwest) and the pie-shaped configuration of Lot 30, the applicants are limited in their placement of the garage. The proposed garage is setback from the primary elevation of the main building and designed to appear subordinate in height and massing, and thereby complies with the policies of Section 4.5.3b of the District Plan.

While not a specific requirement in the District Plan, one committee member noted in their comments that the garage doors for the detached double garages on Lots 1, 3, 20 and 30 are large and thus prominent in appearance. It was suggested that the applicants consider using two doors instead of one or choosing a door that gives the appearance of two doors. The large double garage doors may provide a bulky horizontal appearance to the new garages that could increase their prominence on the lots, thereby being less subordinate to the main dwelling. Staff support the consideration of double doors as proposed, and a condition of approval has been

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included to request the applicants consider altering their plans to break up the large door appearance.

Application Specific Considerations – Lot 10

Application File Number P18-098-2024 for a two-storey dwelling with a detached garage (Exhibit J – Concept Plans).

The location of Lot 10 is noteworthy as it will be the first new dwelling seen when entering the HCD; as Wellington Street at Kingston Road 15 is the only entrance into the Village. As a result, the applicant has worked closely with staff to design a dwelling and detached garage that will complement the existing heritage character and attributes of the HCD.

The new dwelling will have an unadorned end-gable roof and be clad in authentic wood siding (blue-grey tone with white trim), with traditional vertical sliding sash windows, wooden front door and a wooden covered porch. The single-vehicle detached garage will be setback beyond the rear wall of the new dwelling and be clad in matching materials.

It is staff's intention to encourage similar considerations for all future dwellings fronting onto Wellington Street (Lots 11-17).

Application Specific Considerations – Lot 27

Application File Number P18-099-2024 (Lot 27) for a two-storey dwelling with a detached garage (Exhibit L – Concept Plans).

The subject Lot is located on the western side of Old Kiln Crescent and central within the subdivision. The proposed design of the new dwelling conforms to the policies of the District Plan and is supportable. During the review of this application, staff noted the addition of a projecting gable on the front porch roof. While not a requirement and not an egregious deviation from the goals and objectives of the District Plan, the addition of the decorative roof feature on the primary front porch does not align with the heritage character of the HCD, which emphasizes simple roofs. Staff have included a condition of approval to require the owner to consider amending the front porch plan to remove the extra roof feature.

Application Specific Considerations – Lot 30

Application File Number P18-101-2024 (Lot 30) for a single storey dwelling with a detached garage (Exhibit M – Concept Plans).

The subject Lot is located at the far northwest corner of the subdivision. It is a pie-shaped lot that slopes toward the northwest. This is the first application that has been designed and submitted by a private owner and not the developer of the subdivision.

As noted above, the common roof form in the HCD is a low to medium pitched side gable roof. While there is rationale for allowing end-gable roofs on the subject property, the use of a

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complex hipped roof style with multiple gable projections on the front elevation, is not in keeping with the heritage character in the HCD, as outlined in the District Plan.

Section 2.0 specifically notes the Georgian, Classical and Gothic Revival influences on the primarily vernacular buildings, such as the pitched gable roofs, as a heritage attribute of the HCD. The District Plan includes a list of Conservation Objectives that are intended to build on the general goals of the HCD and direct the implementation of the District Plan. These include 3.3i that notes:

“To accommodate new development only where it respects or otherwise complements the prevailing low profile and heritage character of existing buildings and structures within the District and does not adversely affect the cultural heritage character of the District.”

Section 4.5.2d requires a gable roof for all new construction in the HCD. Both commenting committee members noted concerns with the proposed roof style (Exhibit O). The applicants provided a letter outlining their rationale for the roof style (Exhibit M), noting the location of the Lot, their desire for a vaulted ceiling and relatively low pitch design of the roof, as reasons for allowing the deviation in roof design.

While the single storey, all wood-clad building will be a welcome addition to the area, the complex roof design conflicts with both the vernacular design of traditional buildings in the area, as well as the heritage character of the HCD as outlined in the District Plan. Staff provided this concern to the applicants, who attended a Roundtable meeting to discuss options. It was suggested that the primary ridgeline could be extended forward to simplify the roof design. No change to the proposal has been made at the time of writing this report. A condition of approval has been included to require the applicants to amend their plans to reflect a more traditional roof design.

Results of Impact Analysis

The proposed new construction will not physically impact any built heritage features of the HCD. However, the new subdivision will have a lasting impact on the streetscape and character of the HCD. The broader impacts of the new subdivision have been assessed, mitigated and approved (Report to [Planning Committee](#) dated June 14, 2023). The intent of these individual applications is to review the details of each new structure to ensure the overall integrity of the HCD and its heritage attributes are being conserved.

The Village of Barriefield Heritage Conservation District Plan requires that new construction be compatible with the heritage value and attributes of the HCD. Designs should not attempt to replicate historical styles, but instead be a contemporary interpretation of historic forms and styles. Broadly, the dwellings and garages have been designed in a manner which satisfies the objectives of the District Plan and respects the character of existing heritage buildings in the immediate area.

Heritage Planning staff support the applications as they align with the goals and objectives of the District Plan and uphold the heritage conservation objectives set out within the City of

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Kingston's Official Plan, and the direction given by the Provincial Planning Statement, the Ontario Heritage Tool Kit, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

Previous Approvals

P18-064-2024 (dwelling and detached garage - Lot 4)

P18-078-2016 (demo of school buildings)

P18-520-071-2013 (removal of two portables)

P18-520-051-2013 (removal of sun-shelter structure)

P18-520-062-2010 (addition of a portable)

Comments from Department and Agencies

Several internal departments were circulated on these applications and provided comments. Technical comments have been compiled (Exhibit N) and were provided to the applicant. Conditions of approval have been included as necessary.

Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. Two members of the committee provided written comments on this application. Generally, the responding members noted support for the applications. One consistent concern noted was with respect to the roof profile of the dwelling proposed on Lot 30 (File Number P18-101-2024). These concerns have been noted above in staff's analysis.

The Committee's comments have been compiled (Exhibit O) and provided to the applicant.

Conclusion

Staff recommends approval of the application File Numbers P18-095-2024, P18-096-2024, P18-097-2024, P18-098-2024, P18-099-2024 and P18-101-2024, subject to the conditions outlined in Exhibits A through F, respectively.

Existing Policy/By-Law:

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

November 20, 2024

Page 16 of 17

Village of Barriefield Heritage Conservation District Plan

By-Law Number 2013-141 Procedural By-Law for Heritage

Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notices of receipt of a complete application have been served on the applicants.

Financial Considerations:

None

Contacts:

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

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

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

Phillip Prell, Intermediate Planner, Heritage Services, 613-546-4291 extension 3219

Jennifer Hay, Heritage Coordinator, Heritage Services, 613-546-4291 extension 3251

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Conditions of Approval – Lot 1

Exhibit B Conditions of Approval – Lot 3

Exhibit C Conditions of Approval – Lot 10

Exhibit D Conditions of Approval – Lot 20

Exhibit E Conditions of Approval – Lot 27

Exhibit F Conditions of Approval – Lot 30

Exhibit G Context Maps

Exhibit H Conceptual Plans – Lot 1

Exhibit I Conceptual Plans – Lot 3

November 20, 2024

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- Exhibit J Conceptual Plans – Lot 10
- Exhibit K Conceptual Plans – Lot 20
- Exhibit L Conceptual Plans – Lot 27
- Exhibit M Conceptual Plans – Lot 30
- Exhibit N Technical Comments Received
- Exhibit O Correspondence Received from Committee

Conditions of Approval – Lot 1

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

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the public facing facade of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Kingston Road 15 and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All Planning Act approvals shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; 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 or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 3

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

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the front wall of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Kingston Road 15 and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All *Planning Act* approval shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services;
11. The tree preservation plan, as per Tree Permit E04-002-2024, shall be adhered to, to the satisfaction of Public Works Forestry staff; and
12. 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 or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 10

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

1. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
2. The applicant shall ensure that authentic wood siding is used on all facades of the dwelling and detached garage;
3. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
4. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
5. All *Planning Act* applications shall be completed, as necessary;
6. All building permits shall be obtained, as necessary;
7. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
8. 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 or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 20

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

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the dwelling and detached garage is strongly encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Drummond Street and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All Planning Act approvals shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; 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 or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 27

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

1. The applicant shall consider amending the design of the front porch to remove the central gable on the porch roof;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the public facing facade of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. All *Planning Act* approvals shall be obtained, as necessary;
9. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
10. 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 or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 30

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

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The roof profile shall be amended to reflect an end-gable or side-gable style roof, to the satisfaction of Heritage Planning staff;
3. The detached garage shall be located beyond (to the rear of) the front wall of the main dwelling;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. All Planning Act approvals shall be obtained, as necessary;
9. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services;
10. The tree preservation plan, as per Tree Permit E04-002-2024, shall be adhered to, to the satisfaction of Public Works Forestry staff; 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 or District, shall be delegated to the Director of Heritage Services for review and approval.






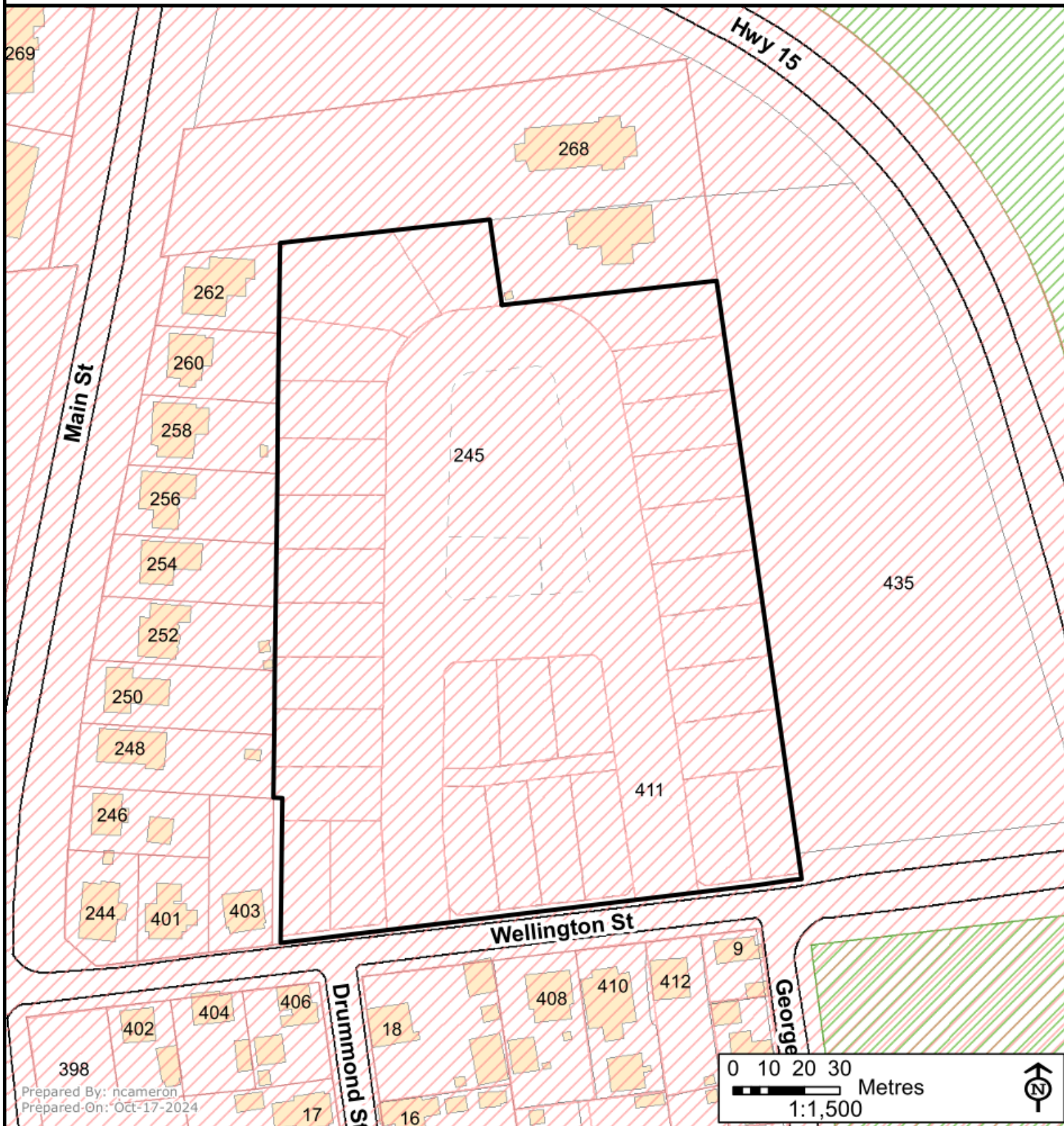
Planning Services

Kingston Heritage Properties Committee

City of Kingston Heritage Register

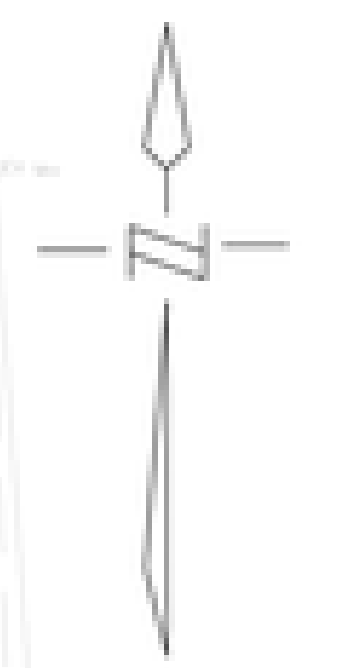
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File Number: P18-095-2024, P18-096-2024,
P18-097-2024, P18-098-2024,
P18-099-2024, P18-101-2024

-  Subject Lands (Barriefield Heritage Conservation District)
-  Designated Property
-  Listed Property



Prepared By: ncameron
Prepared On: Oct-17-2024

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PART
131-182

LEGEND	EXISTING	PROPOSED
ASPHALT		
CONCRETE CURB TYP		
SPY		
FORM BENCH & APPROX		
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NO.	REV.	DATE	DESCRIPTION	BY
1	1	2024-06-02	ISSUED FOR TECHNICAL REVIEW COMMENTS	ML
1	2	2024-06-02	ISSUED FOR CIVIL TECHNICAL COMMENTS	ML
1	3	2024-06-02	ISSUED FOR ELECTRICAL TECHNICAL COMMENTS	ML
1	4	2024-06-02	ISSUED FOR MECHANICAL TECHNICAL COMMENTS	ML
1	5	2024-06-02	ISSUED FOR SANITARY TECHNICAL COMMENTS	ML
1	6	2024-06-02	ISSUED FOR STRUCTURAL TECHNICAL COMMENTS	ML
1	7	2024-06-02	ISSUED FOR LANDSCAPE ARCHITECTURE TECHNICAL COMMENTS	ML
1	8	2024-06-02	ISSUED FOR HISTORIC PRESERVATION TECHNICAL COMMENTS	ML
1	9	2024-06-02	ISSUED FOR ENVIRONMENTAL TECHNICAL COMMENTS	ML
1	10	2024-06-02	ISSUED FOR TRAFFIC ENGINEERING TECHNICAL COMMENTS	ML
1	11	2024-06-02	ISSUED FOR PUBLIC WORKS TECHNICAL COMMENTS	ML
1	12	2024-06-02	ISSUED FOR UTILITY TECHNICAL COMMENTS	ML
1	13	2024-06-02	ISSUED FOR CONSTRUCTION MANAGEMENT TECHNICAL COMMENTS	ML
1	14	2024-06-02	ISSUED FOR FINISH TECHNICAL COMMENTS	ML
1	15	2024-06-02	ISSUED FOR FINAL REVIEW COMMENTS	ML
1	16	2024-06-02	ISSUED FOR FINAL APPROVAL	ML

JE Josselyn Engineering Inc.



1225 GARDINERS ROAD, #105
KINGSTON, ONTARIO K7P 0G3
TEL : 613-634-9278
E-MAIL : mjosselyn@josselyn.ca

OWNER: BARRIEFIELD HIGHLANDS

PROJECT: BARRIEFIELD HIGHLANDS

DRAWING TITLE: GENERAL PLAN

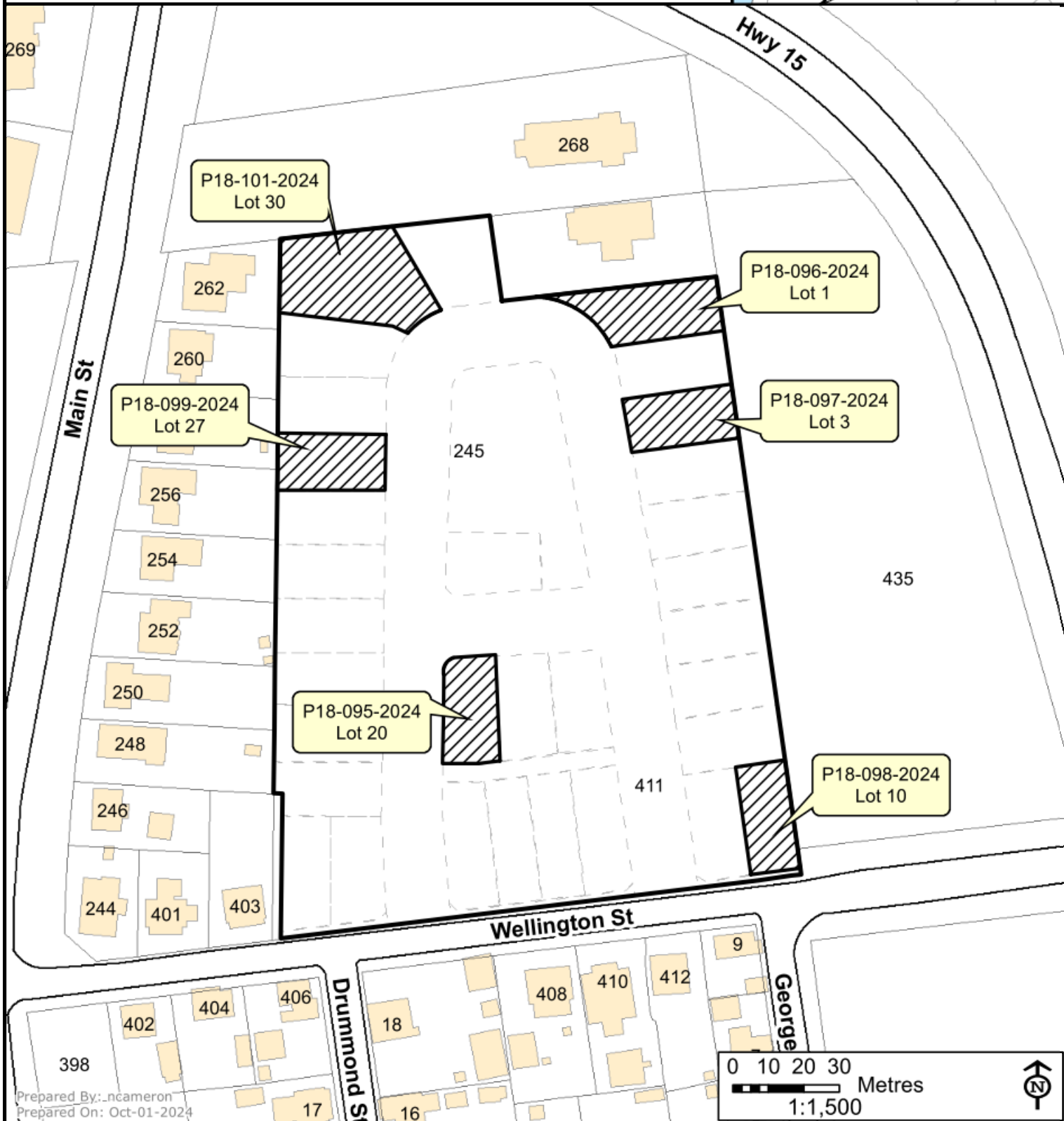
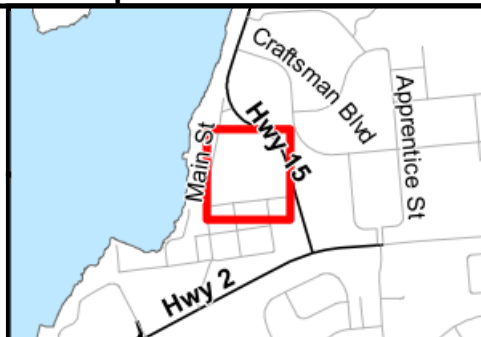
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Checked By: ML	Scale: 1:400	



Kingston Heritage Properties Committee Subject Lots from Draft Plan of Subdivision

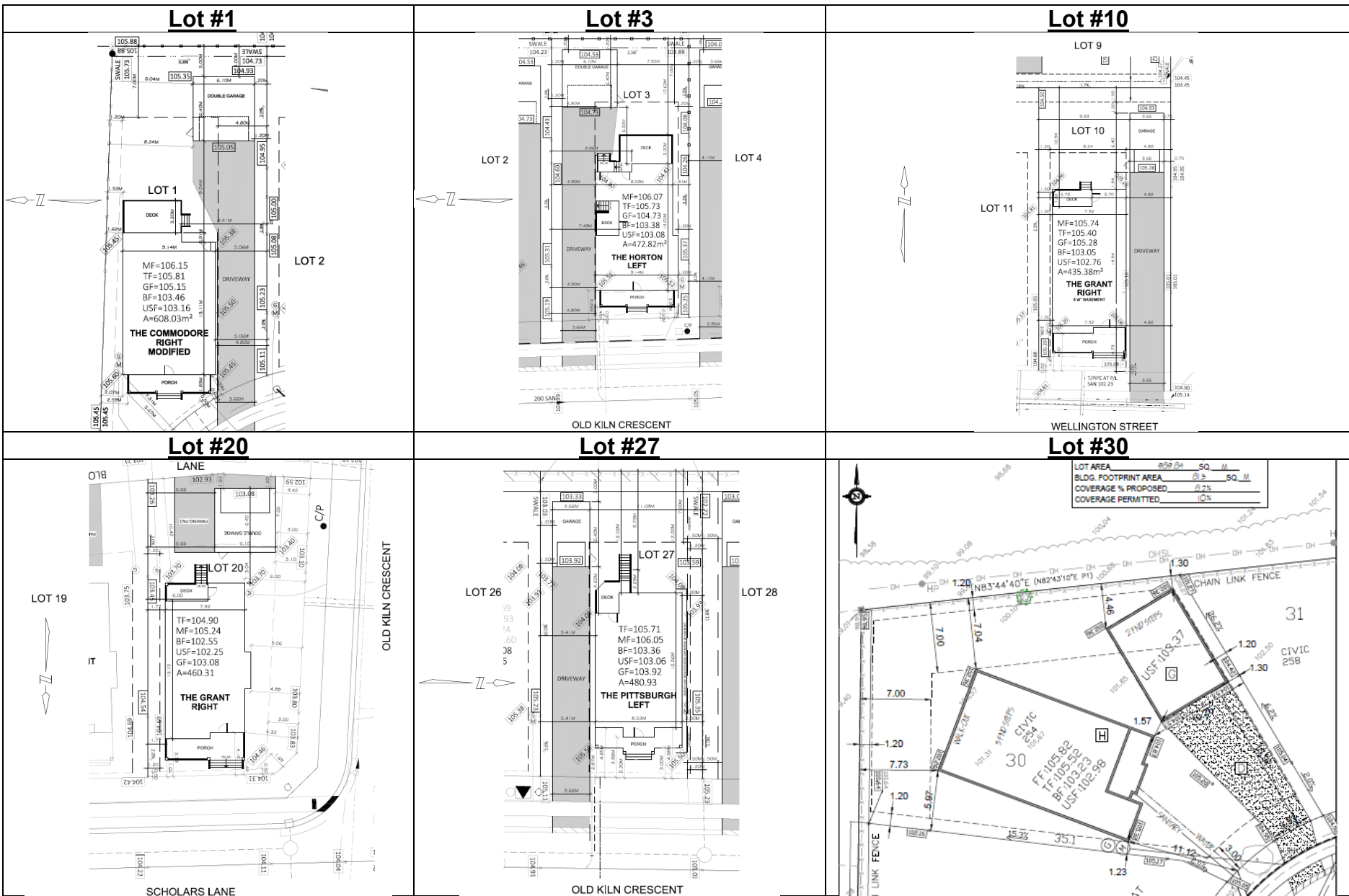
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File Numbers: P18-095-2024, P18-096-2024,
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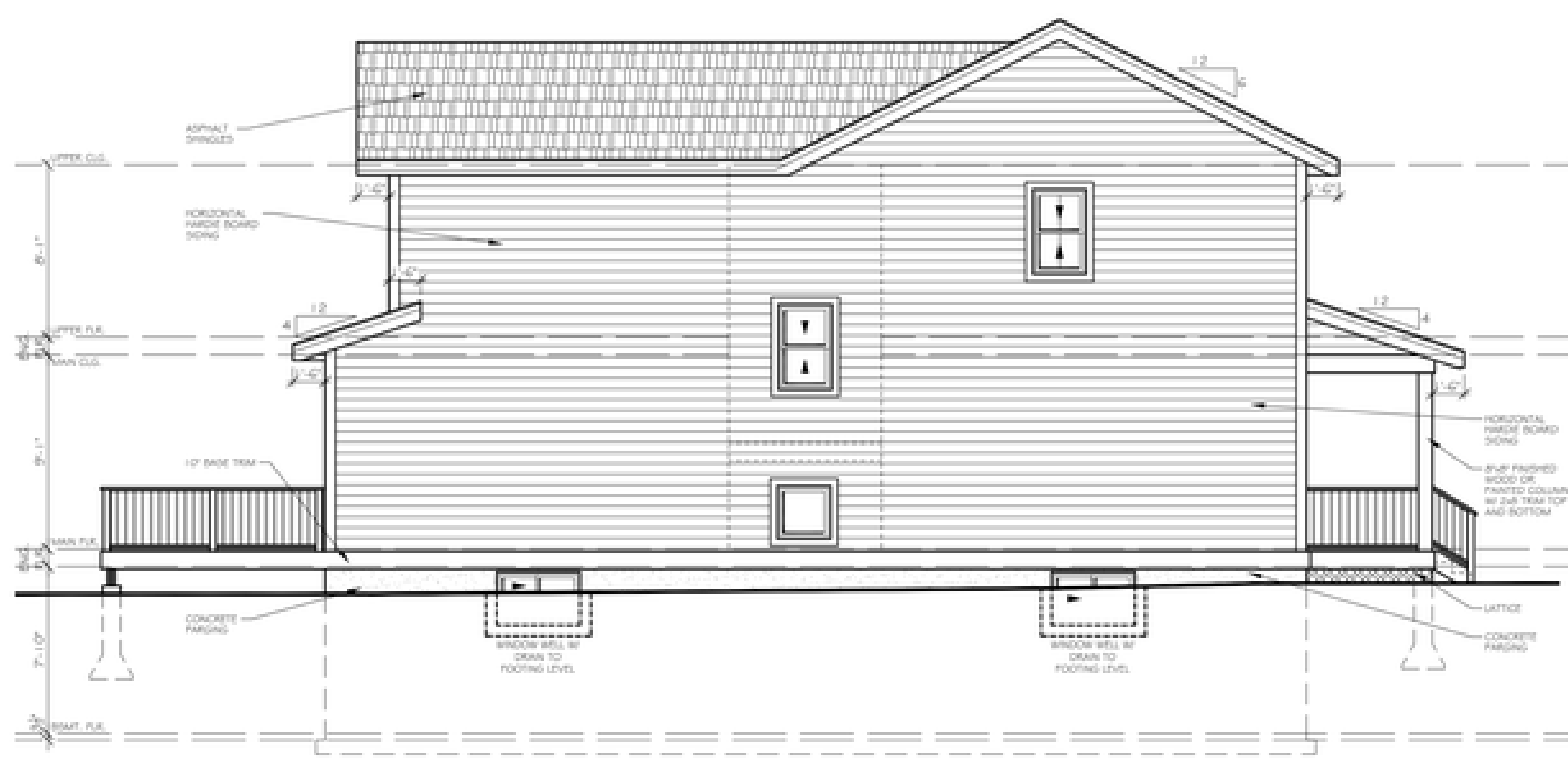
Subject Lots



Prepared By: ncameron
Prepared On: Oct-01-2024

Barriefield Highlands Lots 1, 3, 10, 20, 27 & 30:





LEFT ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	890 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	42.28 SQ. FT. 7.00%
PROPOSED OPENINGS:	34.50 SQ. FT. 3.88%



FRONT ELEVATION

**BARRIEFIELD HIGHLANDS LOT 1
THE COMMODORE A (LEFT)**

DESCRIPTION	MATERIAL	STYLE	COLOR
ROOFING	ASPHALT SHINGLES		CHAR. GREY
HORIZONTAL SIDING	HARDY BOARD	ASPHALT SHINGLES	ARTIFIC. WHITE
SHUTTER BOARD	WOOD	NO SHUTTERS	STAIN. TRIP
SHUTTERS	PAINT. WOOD	TRADITIONAL	OFF. WHITE
TRIM	ALUMINUM		ARTIFIC. WHITE
PATIO	ALUMINUM		ARTIFIC. WHITE
SCREENING	COPPER		NATURAL
RAILING	WOOD	PAINTED	ARTIFIC. WHITE
COLUMNS	WOOD	PAINTED	ARTIFIC. WHITE
SEALING	WOOD	PRESERVE TREATED	NATURAL



RIGHT ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	899 SQ. FT.
LIMITING DISTANCE:	4.0M
PERMITTED OPENINGS:	141.78 SQ. FT. 15.00%
PROPOSED OPENINGS:	100 SQ. FT. 11.10%



REAR ELEVATION

**FOR HERITAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.**



FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT EXAMINE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP FROM A REGISTERED ARCHITECT
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCREENS LE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ALL DRAWINGS SUBMITTED FOR PERMIT EXAMINE MUST INCLUDE THE FOLLOWING:

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01	PROPOSED FOR APPROVAL REVIEW	09/06/24
02		
03		
04		
05		

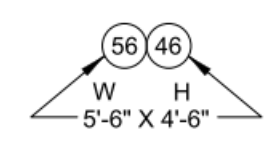
PROJECT:
THE COMMODORE A (RIGHT MODIFIED)
264 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON

DRAWING TITLE:
ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 6, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

LOT NUMBER:
1

SHEET: A-2 OF 4

NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.

**FOR HERITAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.**



FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO: NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/04/24
2		
3		
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5		
6		

PROJECT:
THE COMMODORE A RIGHT MODIFIED
264 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON

DRAWING TITLE:
DETACHED DOUBLE GARAGE

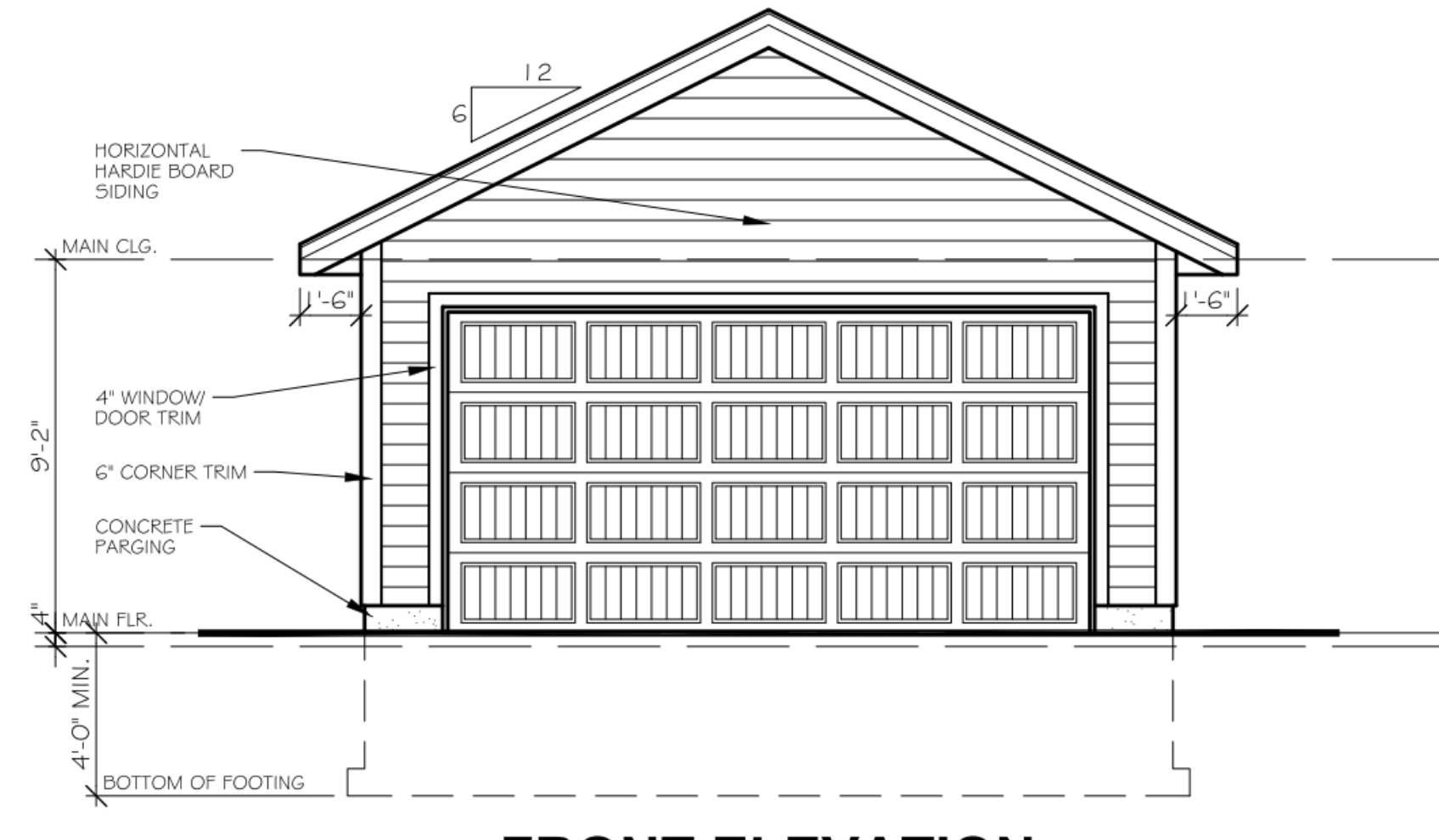
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LOT NUMBER:
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DRAWING NO:
A-4 OF **4**



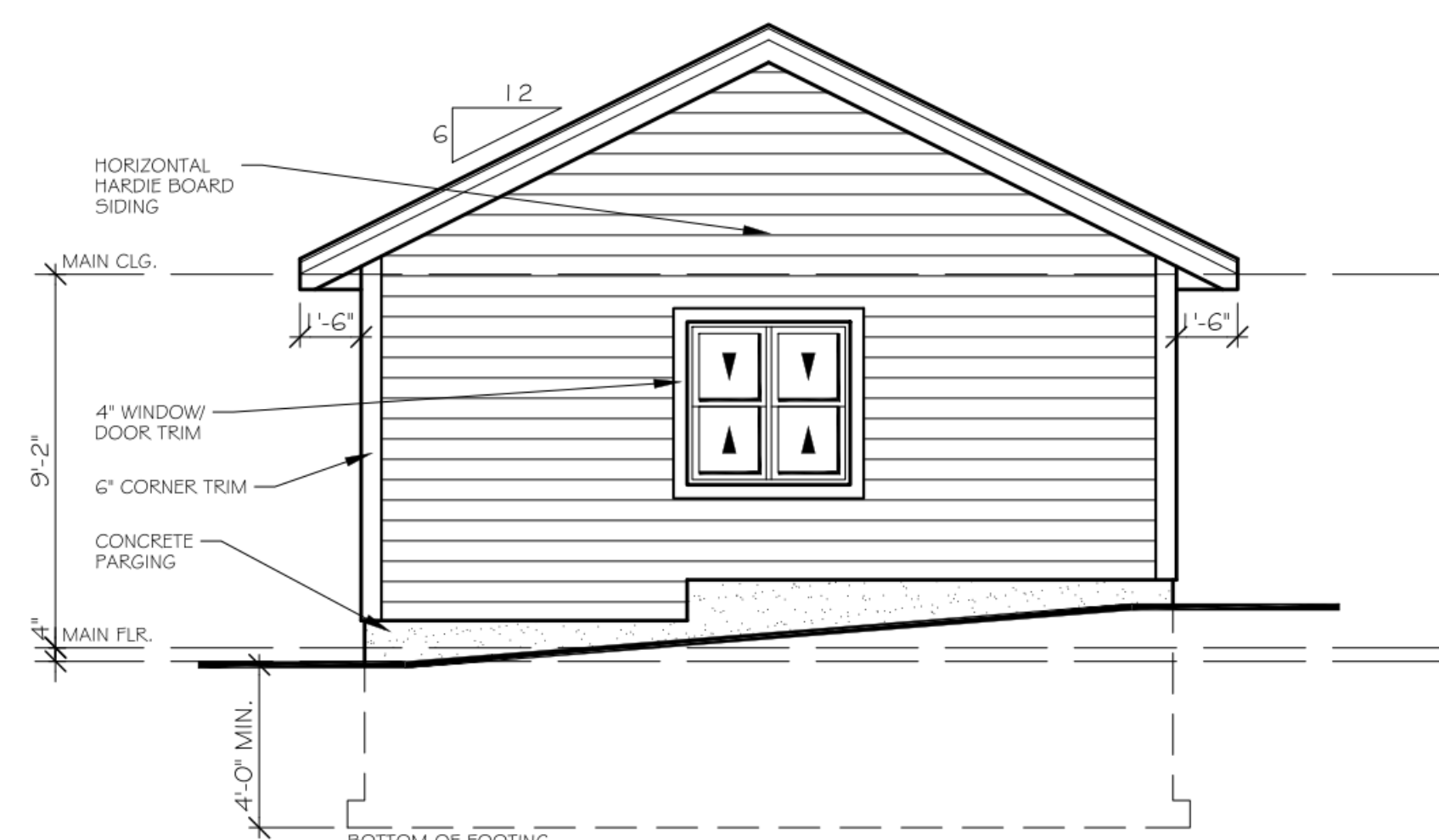
LEFT ELEVATION



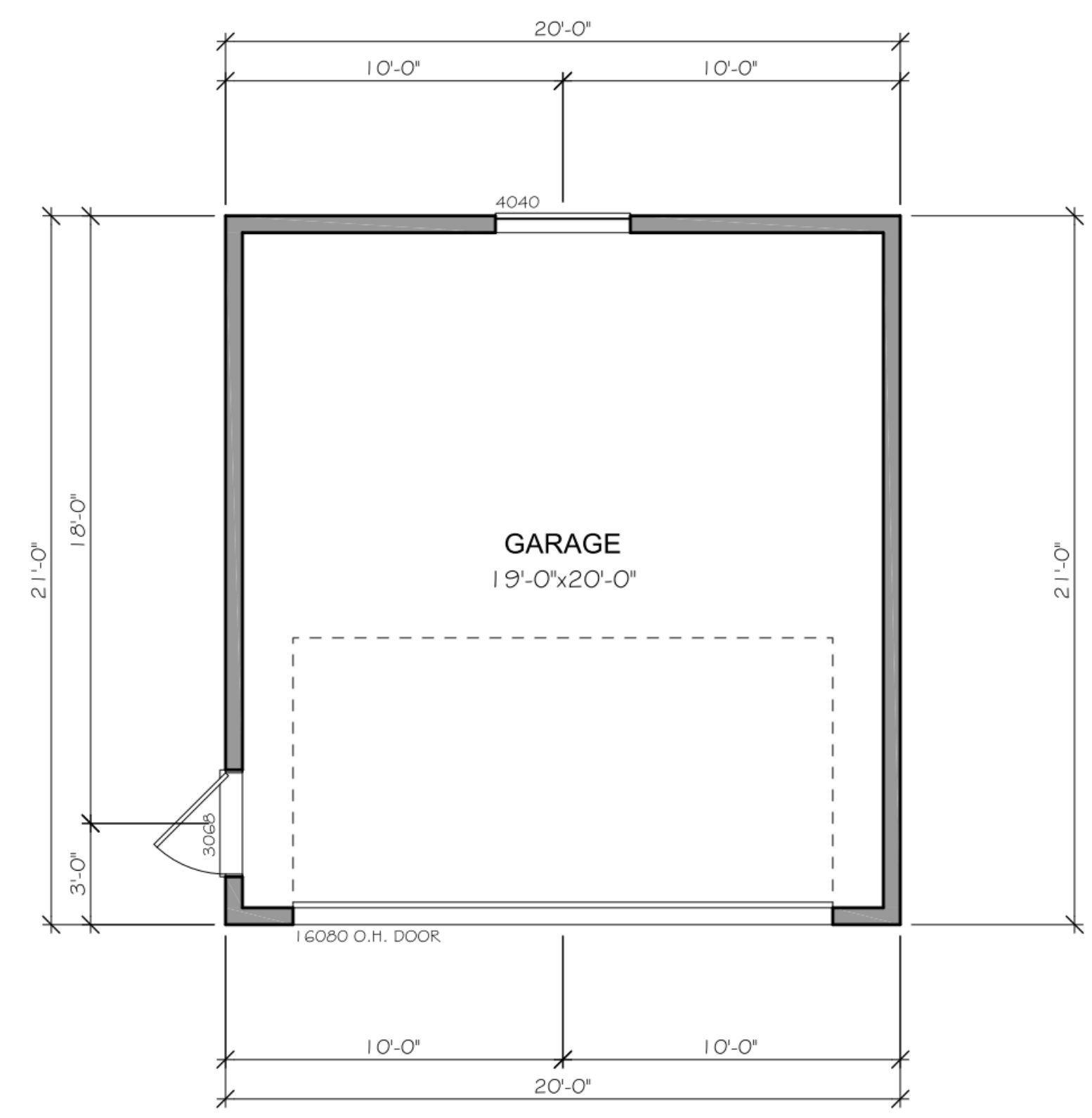
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

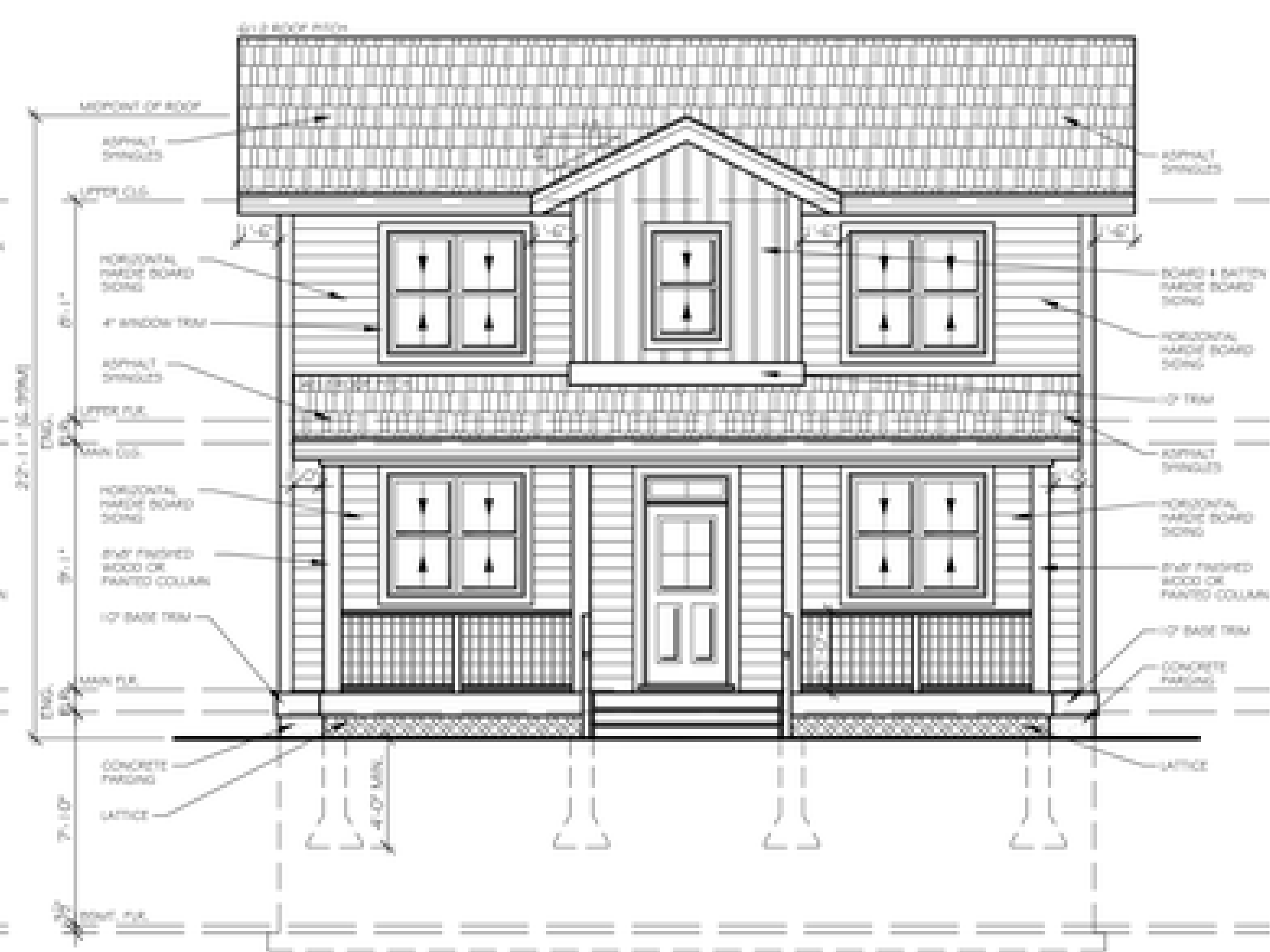


MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.

BARRIEFIELD HIGHLANDS LOT 1 DETACHED DOUBLE GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		DARK GREY
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	ARCTIC WHITE
GARAGE DOOR	INSULATED STEEL	AS SHOWN	OFF WHITE
ENTRY DOOR	INSULATED STEEL	AS SHOWN	OFF WHITE
WINDOWS	PVC SDL	DOUBLE HUNG	OFF WHITE
SOFFIT	ALUMINUM		ARCTIC WHITE
FASCIA	ALUMINUM		ARCTIC WHITE



LEFT ELEVATION



FRONT ELEVATION

BARRIEFIELD HIGHLANDS LOT 3 THE HORTON A LEFT			
DESCRIPTION	MATERIAL	STYLE	COLOR
ROOFING	ASPHALT SHINGLES		CHARCOAL
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURE	UNPAINTED LIGHT
BOARD & BATTEN	HARDIE BOARD	WOOD TEXTURE	UNPAINTED LIGHT
ENTRY DOOR	WOOD	AS SOCIAL	STAINED
WINDOWS	PVC FIN	DOUBLE HUNG 2/2	CHARCOAL GREY
TRIM	HARDIE BOARD	WOOD TEXTURE	UNPAINTED LIGHT
RAILING	ALUMINUM		CHARCOAL GREY
POSTS	ALUMINUM		CHARCOAL GREY
BALUSTS	WOOD	PLANTER	STAIN GREY
COLUMNS	HARDIE BOARD		STAIN GREY
SCREENS	WOOD	PYCNOLITE TREATED	NATURAL

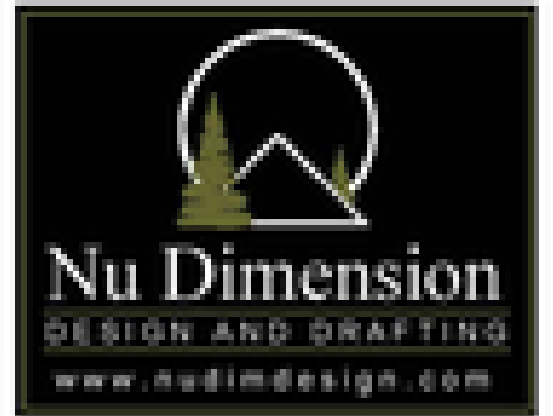


RIGHT ELEVATION



REAR ELEVATION

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION.**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

- ALL DRAWINGS SUBMITTED FOR PERMIT
ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP FROM A REGISTERED ARCHITECT OR ENGINEER
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCREENS LE 3, DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE OR DIMENSION. ALL DIMENSIONS AND
NOTES SHALL BE IN METERS. ALL DIMENSIONS AND
NOTES SHALL BE IN METERS. ALL DIMENSIONS AND
NOTES SHALL BE IN METERS. ALL DIMENSIONS AND
NOTES SHALL BE IN METERS.

#	DRAWING DESCRIPTION	DATE
1	PROPOSED FOR PERMIT REVIEW	2024-09-06
2		
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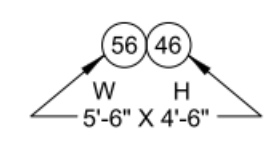
PROJECT:
**THE HORTON A LEFT
272 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 6, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

LOT NUMBER:
3

DRAWING NO:
A-2 OF
4

NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.

**FOR HERITAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.**



FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/04/24
2		
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5		
6		

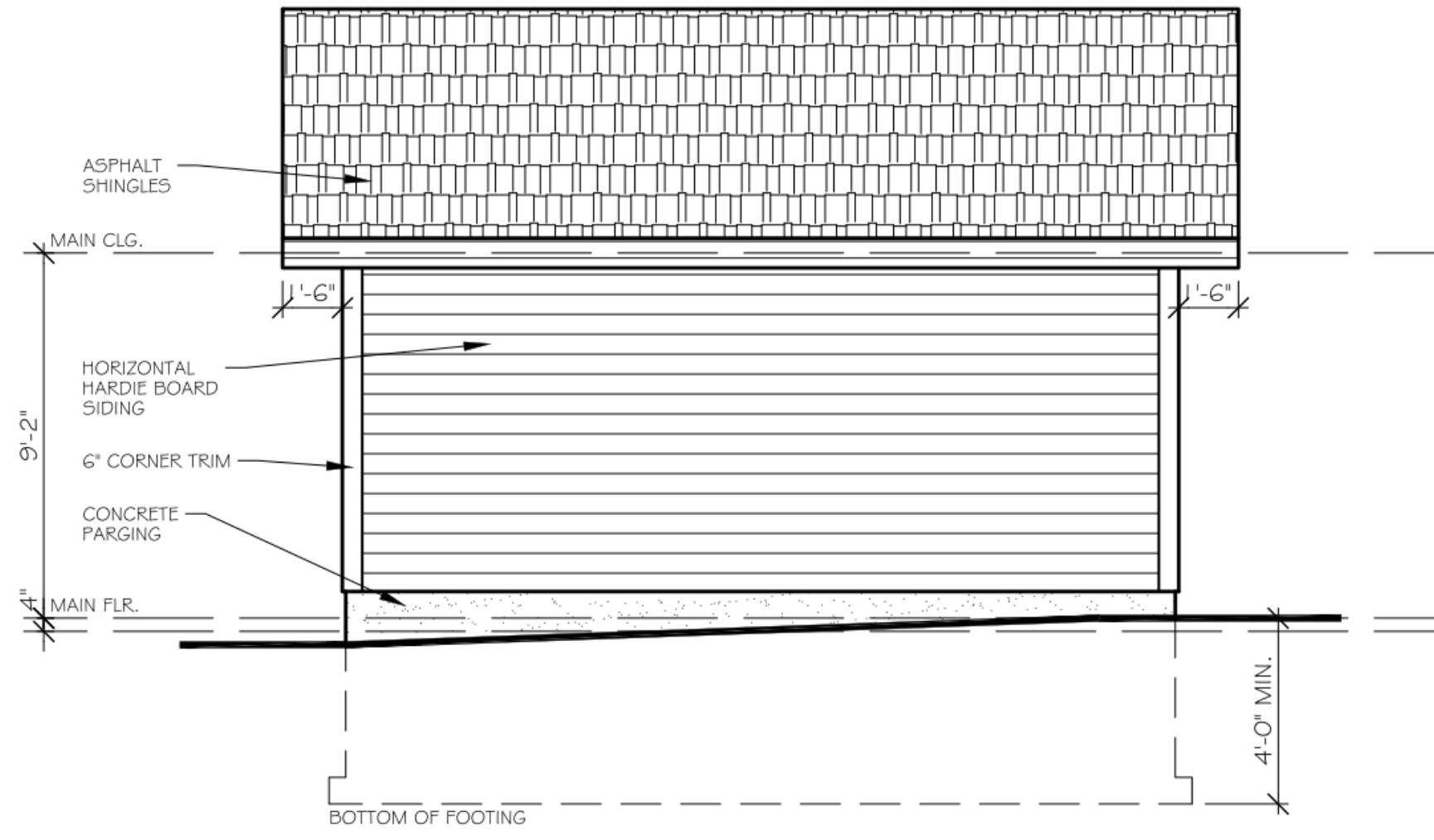
PROJECT:
**THE HORTON A LEFT
272 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
**DETACHED
DOUBLE GARAGE**

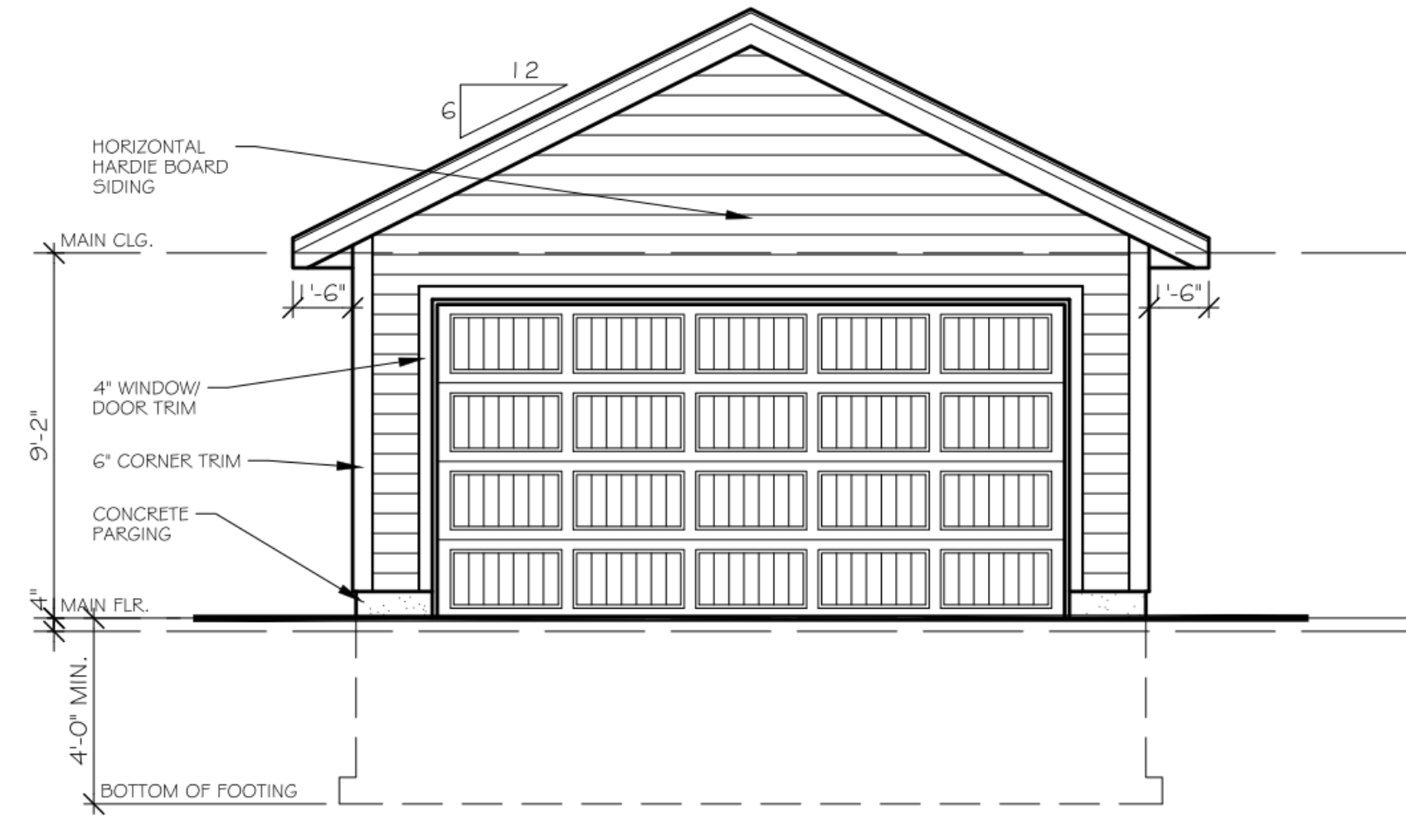
SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 4, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
3

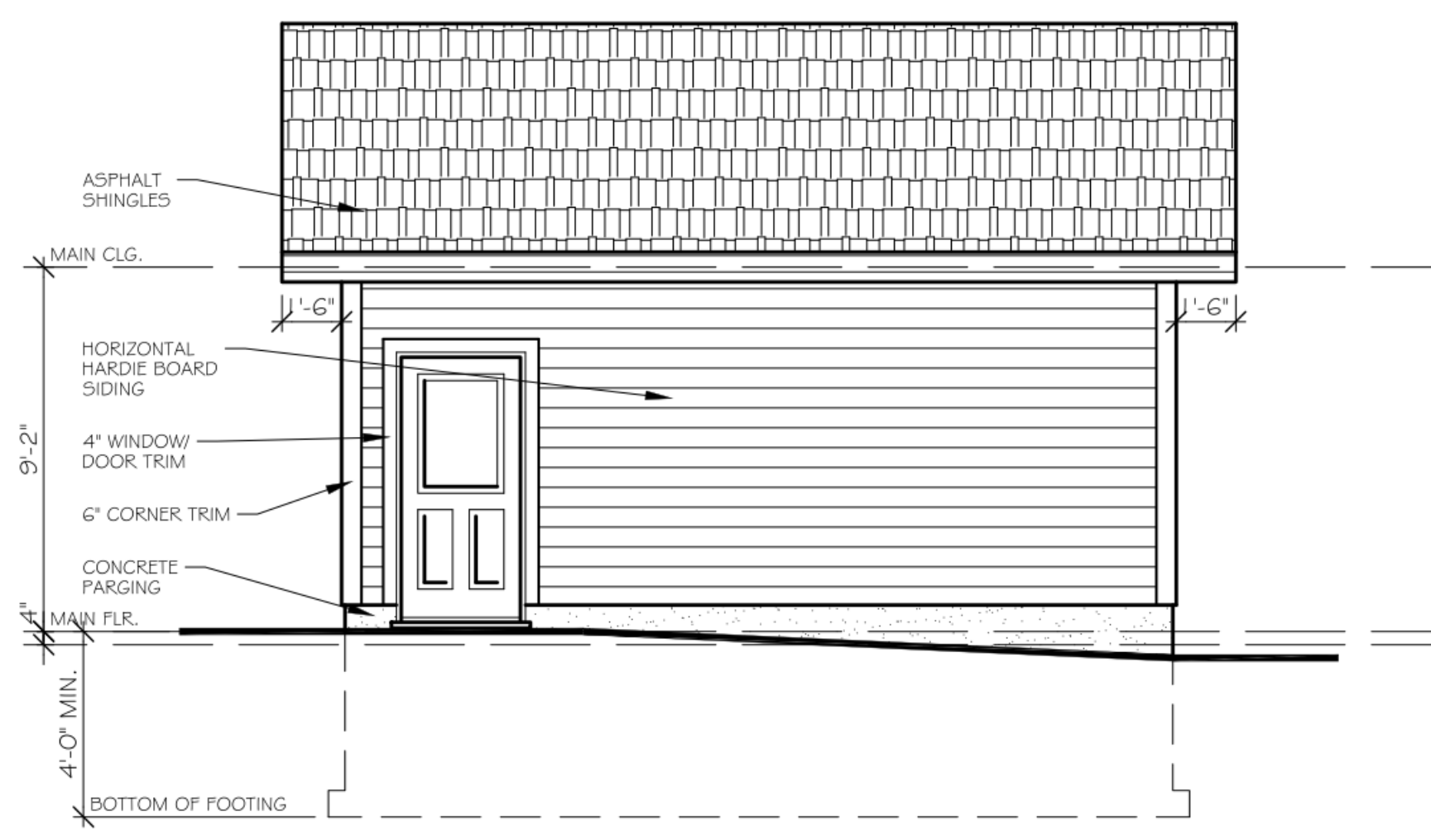
SHEET
DRAWING NO:
A-4
OF
4



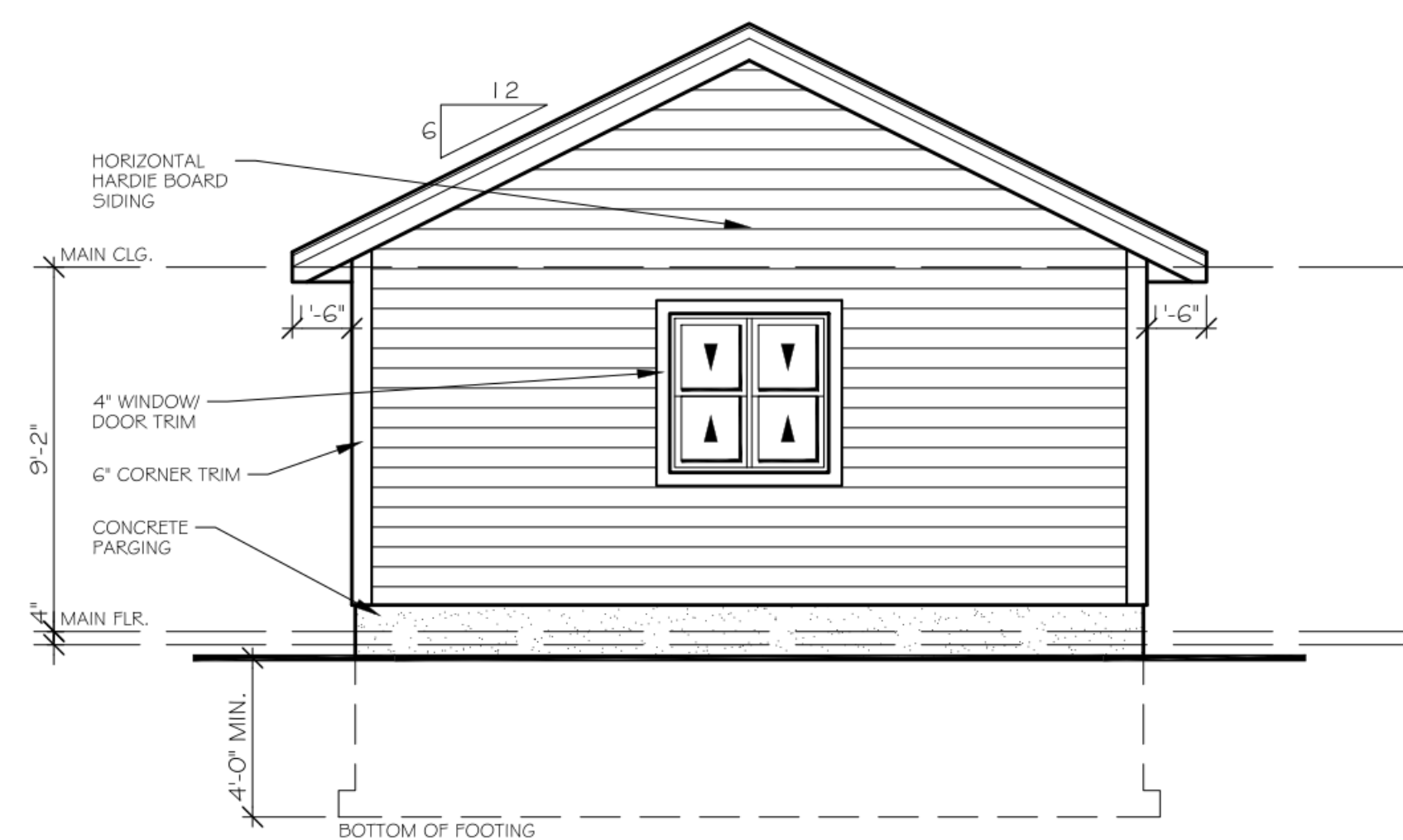
LEFT ELEVATION



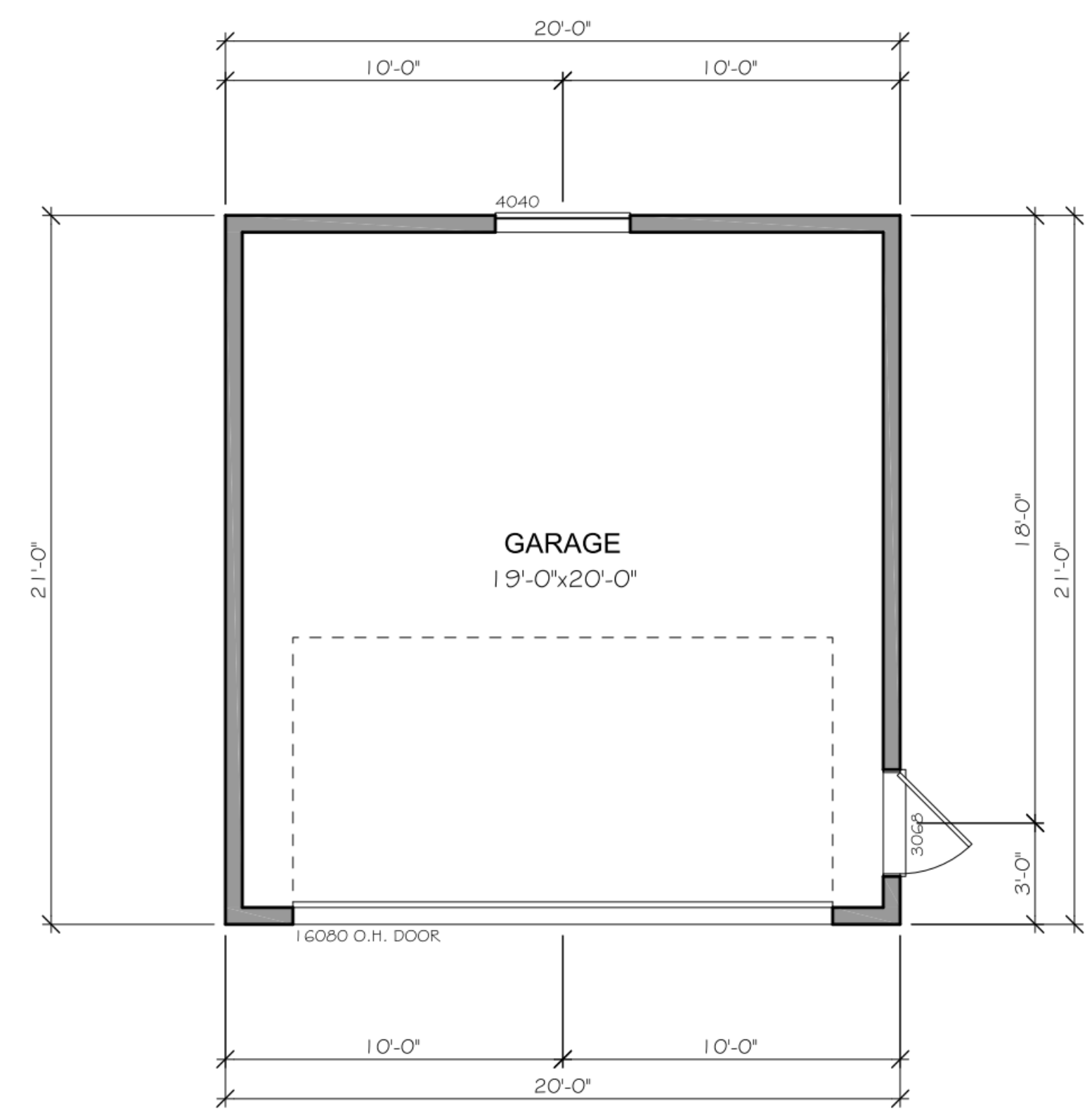
FRONT ELEVATION



RIGHT ELEVATION

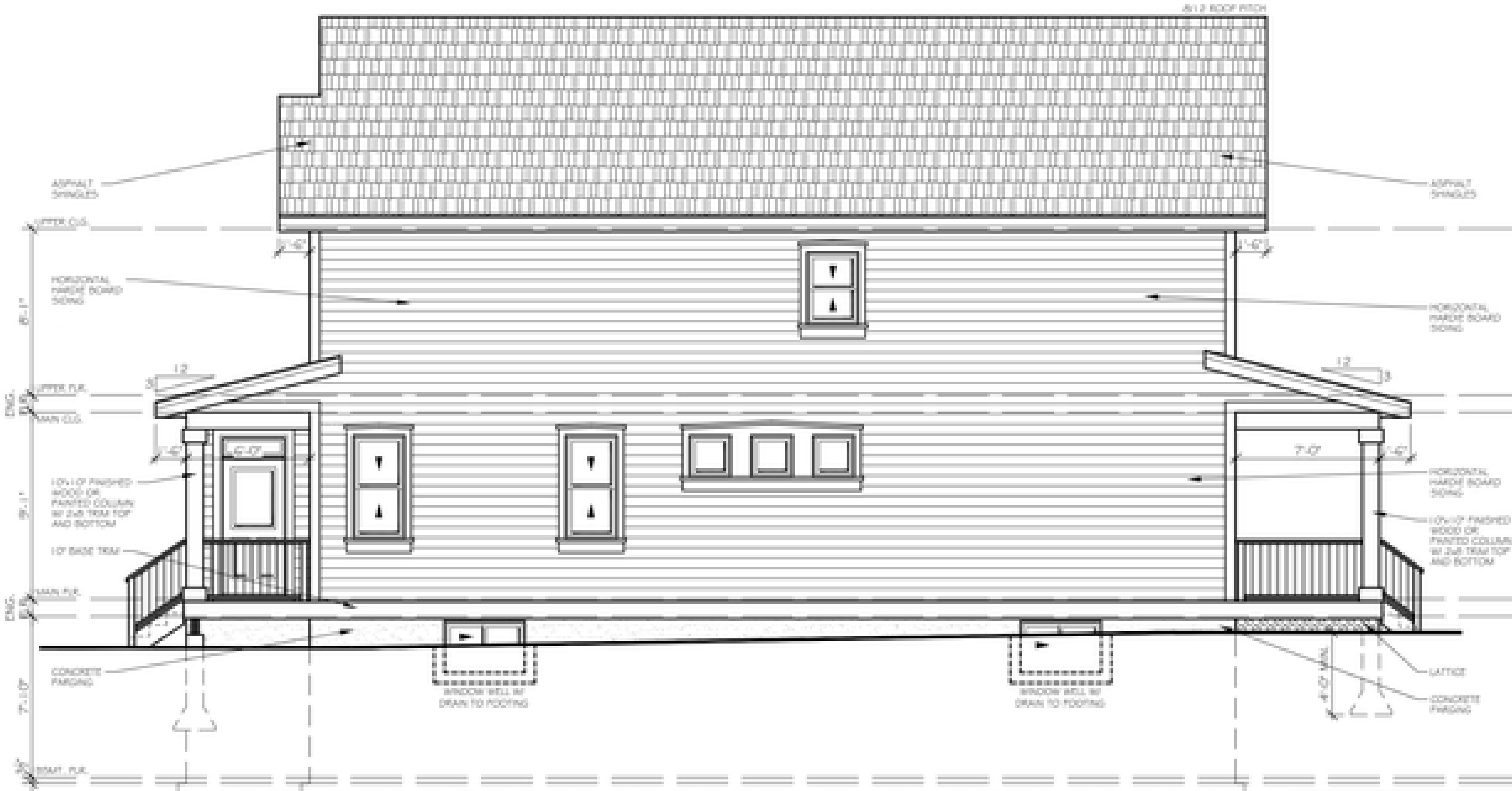


REAR ELEVATION

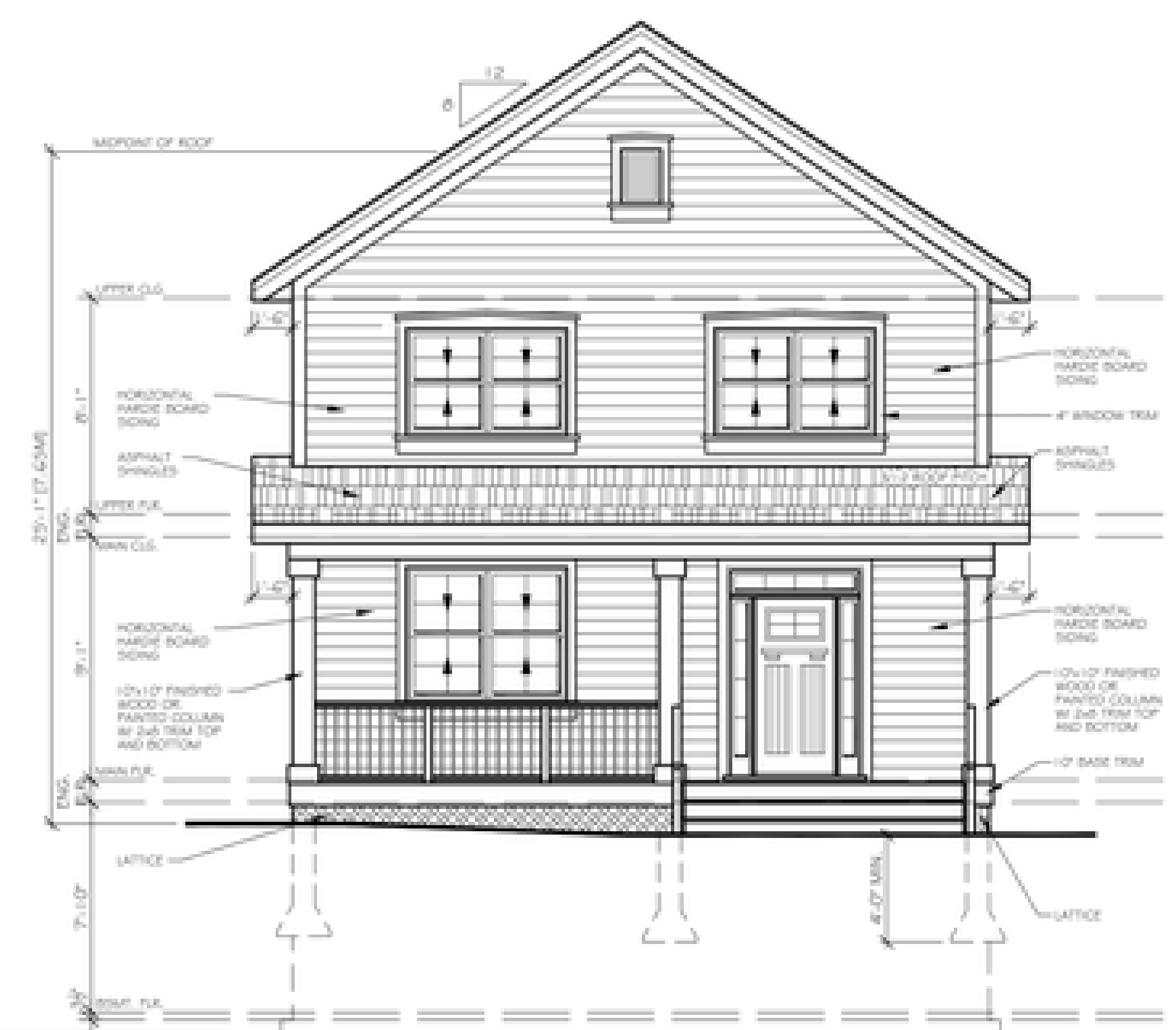


MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.

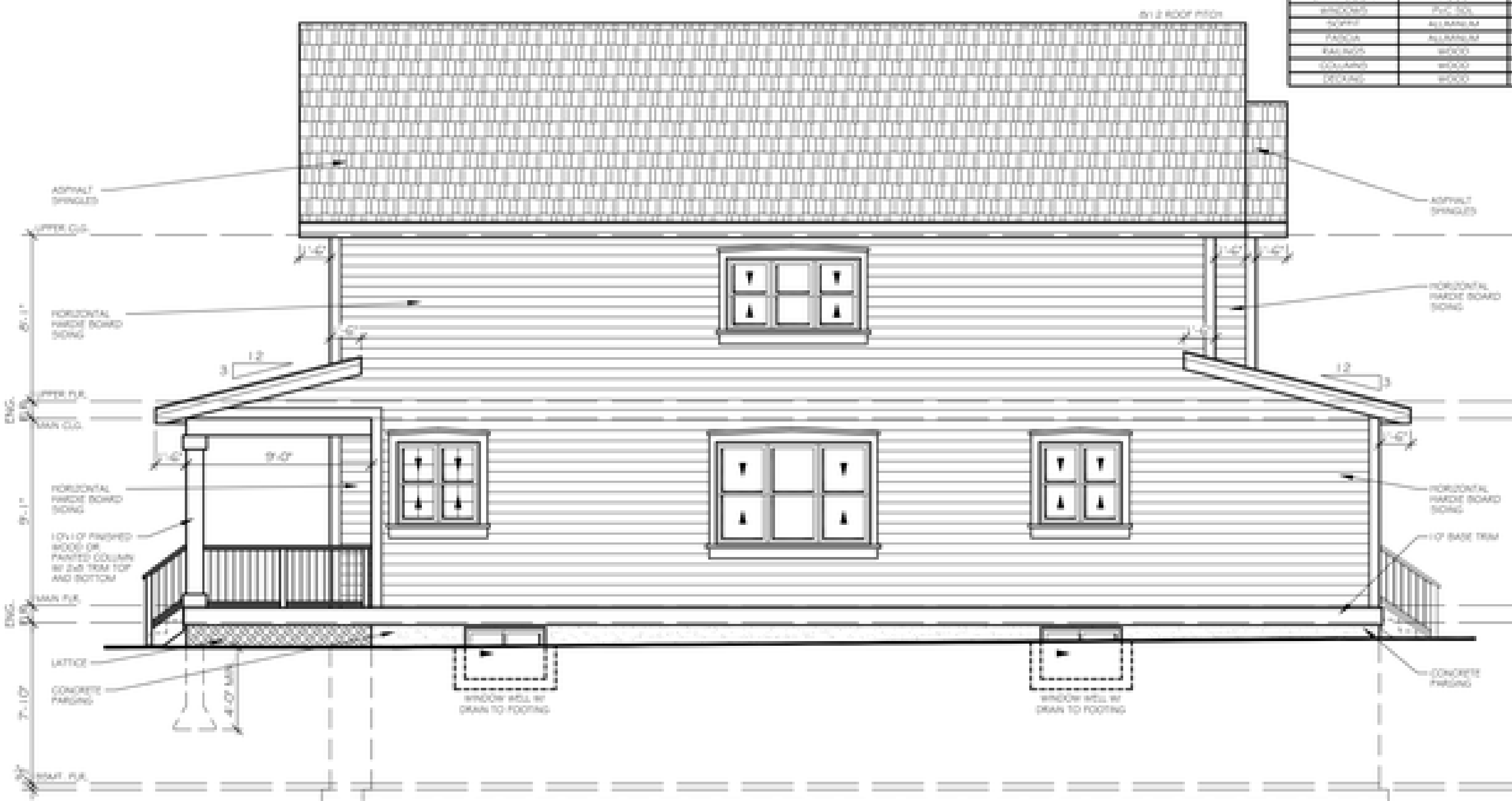
BARRIEFIELD HIGHLANDS LOT 3 DETACHED DOUBLE GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		CHARCOAL
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	WEATHERED CLIFFS
GARAGE DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL GREY
ENTRY DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL GREY
WINDOWS	PVC SDL	DOUBLE HUNG	CHARCOAL GREY
SOFFIT	ALUMINUM		CHARCOAL GREY
FASCIA	ALUMINUM		CHARCOAL GREY



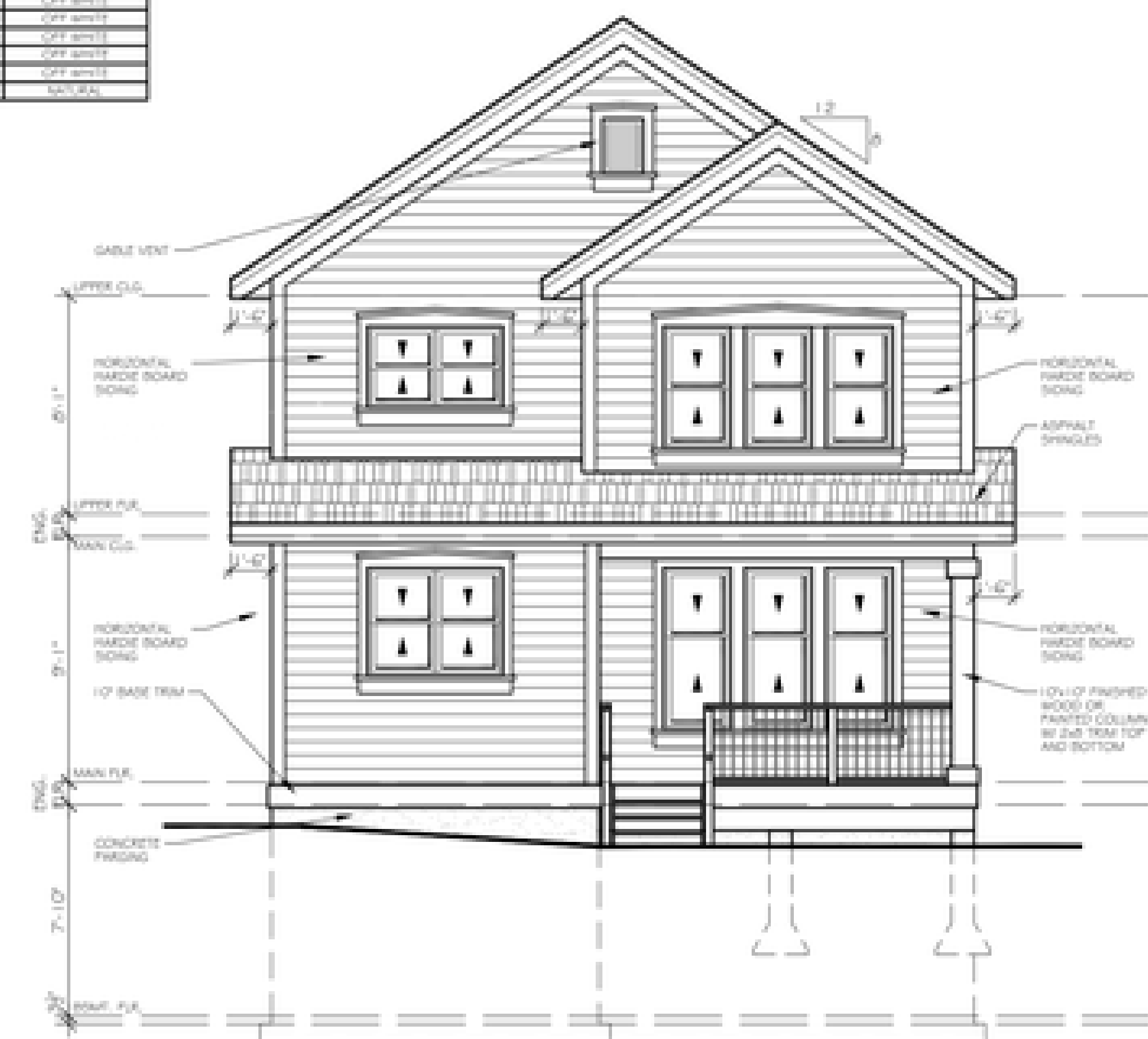
LEFT ELEVATION



FRONT ELEVATION



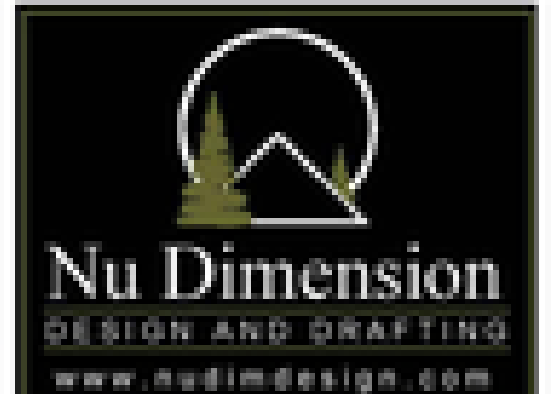
RIGHT ELEVATION



REAR ELEVATION

DESCRIPTION	MATERIAL	FINISH	COLOR
ROOFING	ASPHALT SHINGLES		SHINGLES
HORIZONTAL SIDING	HORIZONTAL HARDWOOD		TRUCKEE GRAY
TRIM	HORIZONTAL HARDWOOD		TRUCKEE GRAY
ENTRY DOOR	WOOD	AS STAINED	TRUCKEE GRAY
WINDOWS	PVC	LOOKING OUTSIDE IN	OFF WHITE
SCREENS	ALUMINUM		OFF WHITE
RAILINGS	WOOD	PAINTED	OFF WHITE
COLUMNS	WOOD	PAINTED	OFF WHITE
DECKING	WOOD	PROTECTIVE TREATED	NATURAL

**FOR HERITAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.**



FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT SUBMISSION MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP FABRICATING DESIGNER'S SIGNATURE AND FIRM NAME
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCALE: LE 1: DRAWINGS FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

NO PART SHALL BE REPRODUCED, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ALL RIGHTS ARE RESERVED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF ANY INFORMATION CONTAINED HEREIN, WHETHER OR NOT SUCH DAMAGE OR INJURY IS CAUSED BY NEGLIGENCE OR OTHERWISE. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES OR PRODUCTS.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/30/2024
2		
3		
4		

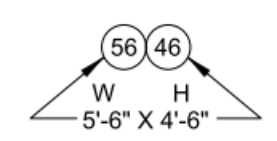
PROJECT:
THE GRANT A RIGHT MODIFIED
431 WELLINGTON STREET
BARRIEHELD, KINGSTON, ON

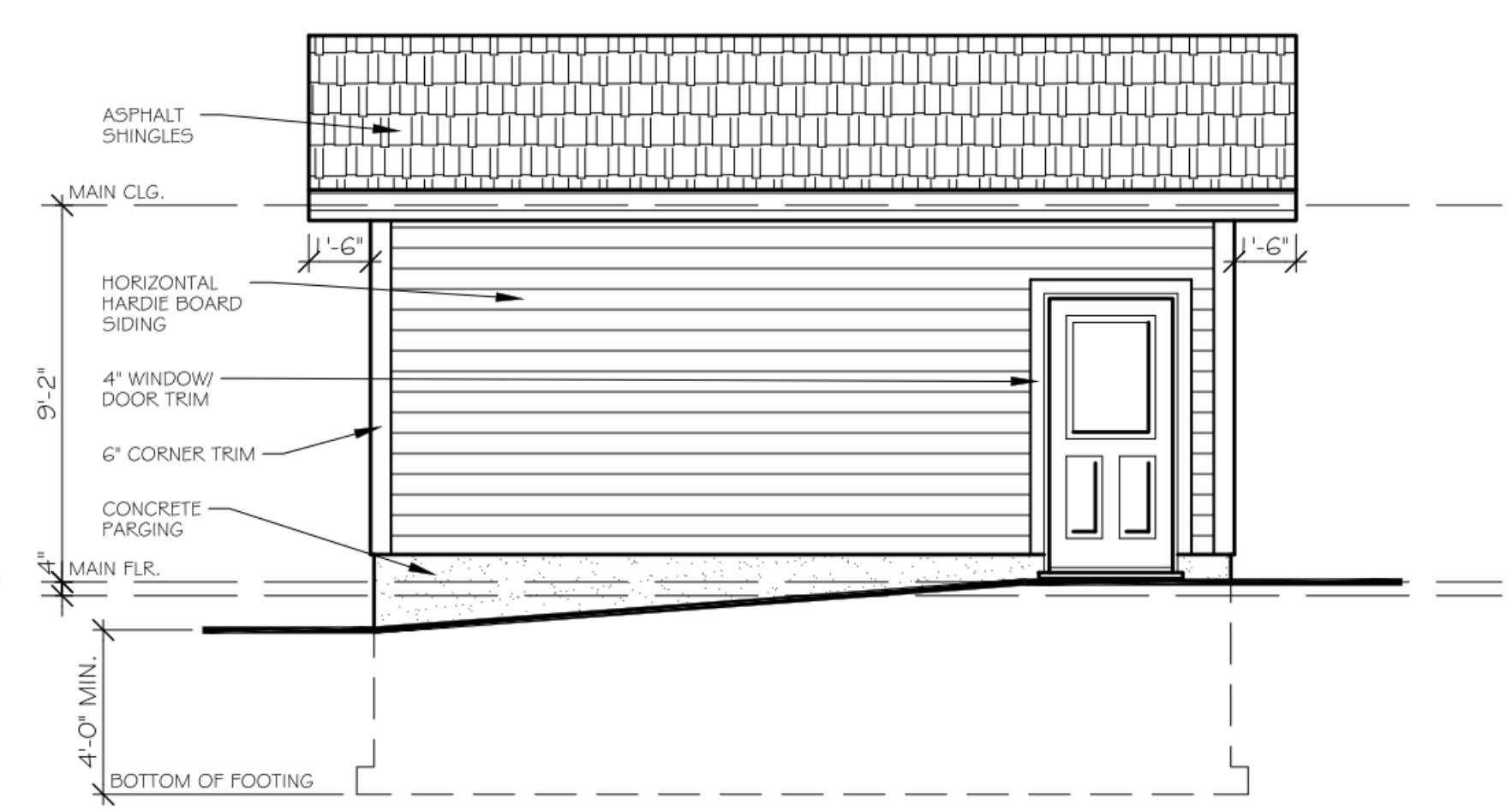
DRAWING TITLE:
ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 30, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

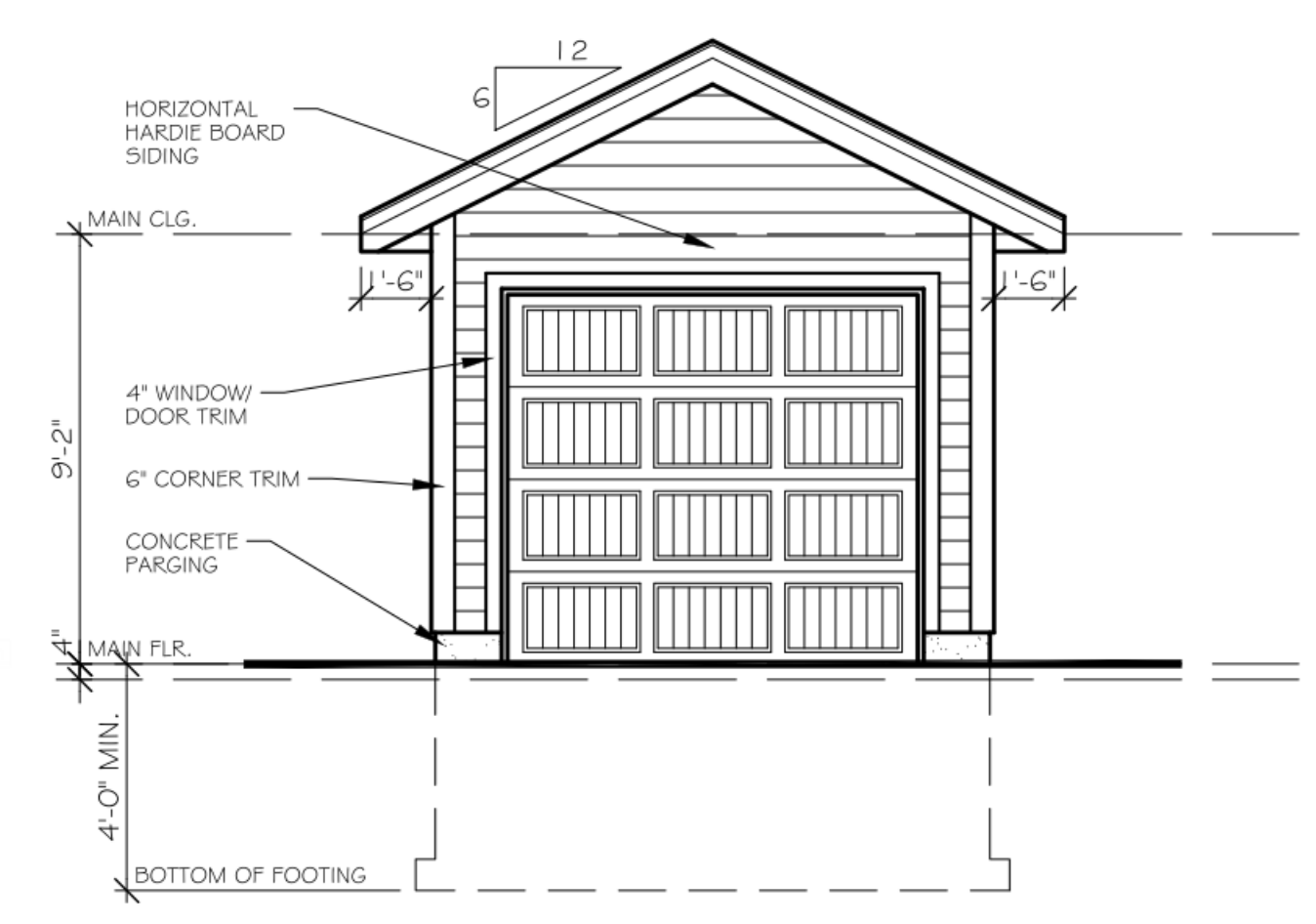
LOT NUMBER:
10

DRAWING NO:
A-2 OF **4**

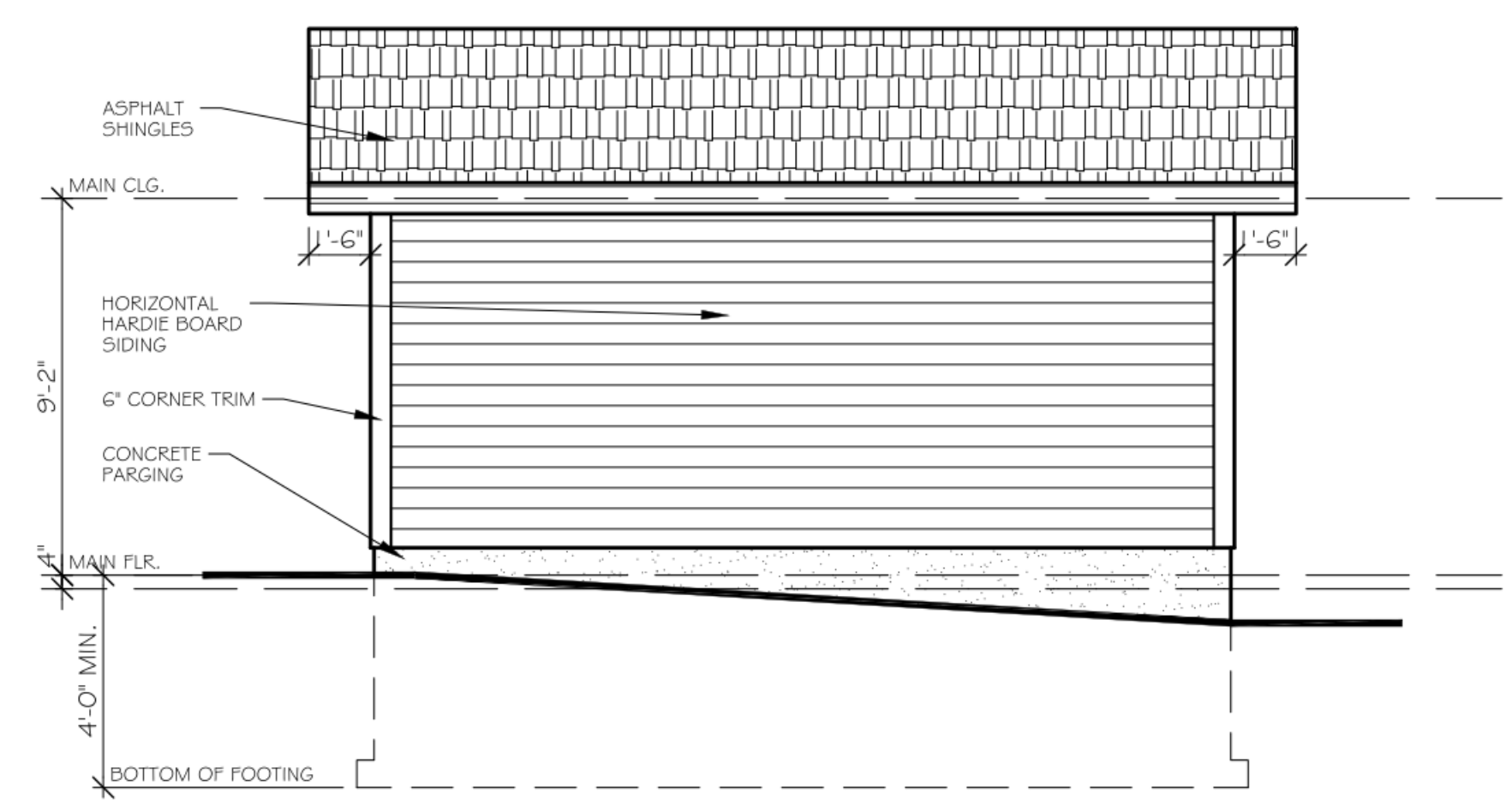
NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.



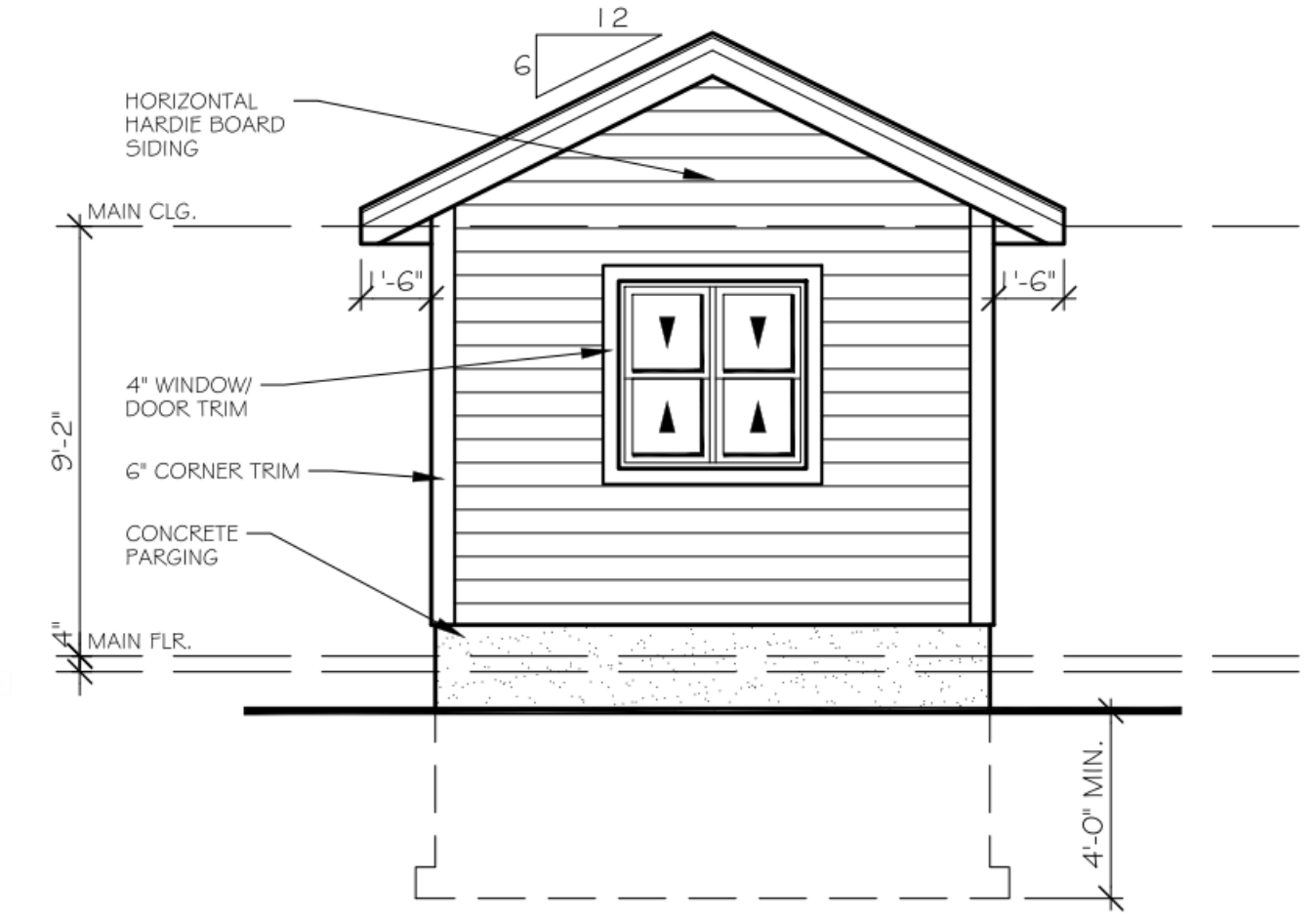
LEFT ELEVATION



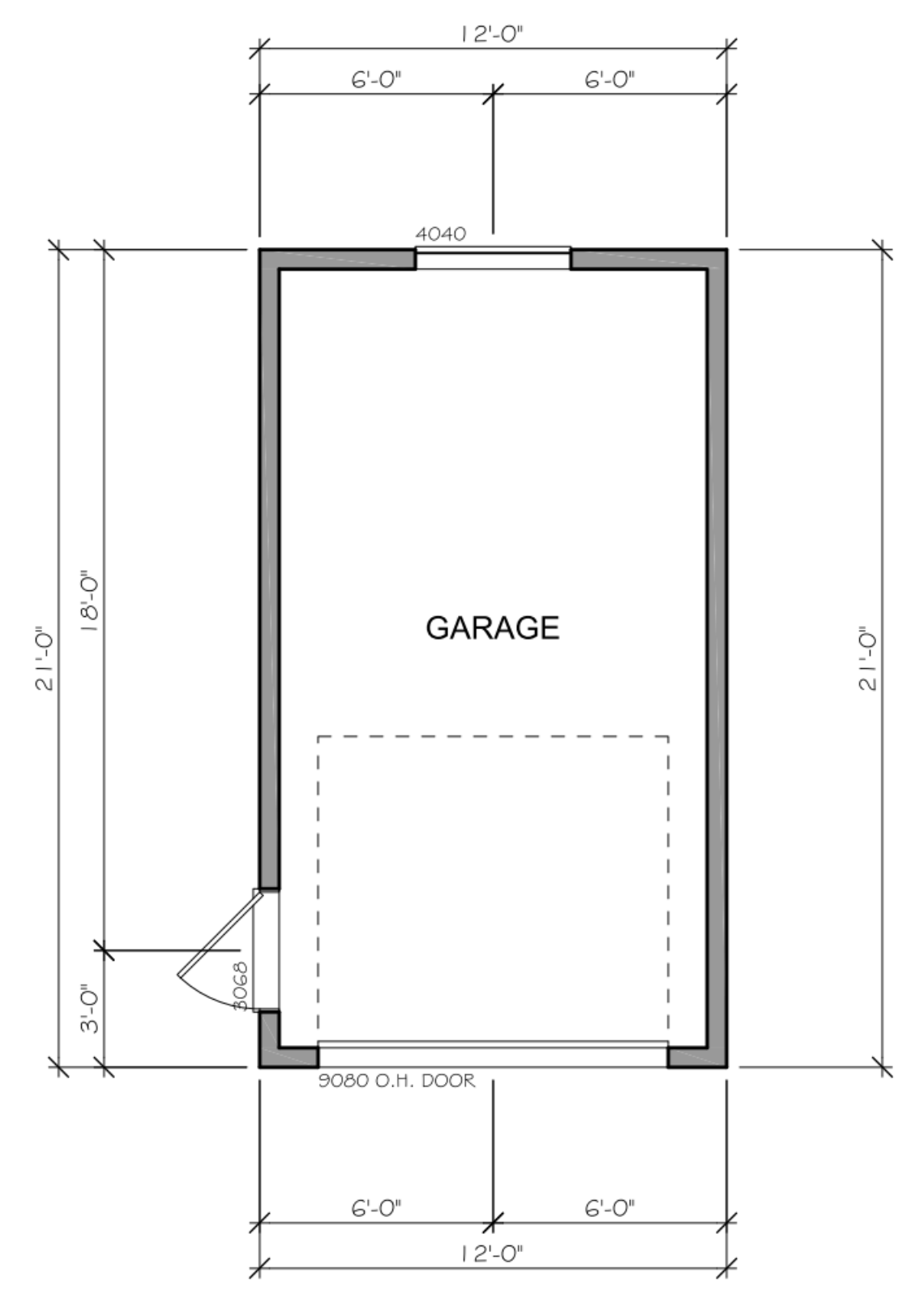
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.

BARRIEFIELD HIGHLANDS LOT 10 DETACHED GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		GREY
HORIZONTAL SIDING	MAIBEC (WOOD)		THUNDER SKY
TRIM	MAIBEC (WOOD)		UNGAVA WHITE
GARAGE DOOR	INSULATED STEEL	AS SHOWN	OFF WHITE
ENTRY DOOR	INSULATED STEEL	AS SHOWN	OFF WHITE
WINDOWS	PVC SDL	DOUBLE HUNG	OFF WHITE
SOFFIT	ALUMINUM		OFF WHITE
FASCIA	ALUMINUM		OFF WHITE

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

- ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/30/24
2		
3		
4		
5		
6		

PROJECT:
**THE GRANT A RIGHT
MODIFIED**
431 WELLINGTON STREET
BARRIEFIELD, KINGSTON, ON

DRAWING TITLE:
DETACHED GARAGE

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 30, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
10

DRAWING NO:
A-4 OF **4**

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION.**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

- ALL DRAWINGS SUBMITTED FOR PERMIT
PACKAGE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP FABRICATING
DESIGNER'S SIGNATURE AND FIRM NAME
 - A RED INK STAMP WITH AN ORIGINAL
SIGNATURE IN BLUE INK
 - SCALE: LE 1: DESIGNER'S FORM WITH AN
ORIGINAL SIGNATURE IN BLUE INK

WE HEREBY STATE AND WARRANT THAT ALL INFORMATION AND
DATA CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF
OUR KNOWLEDGE AND BELIEF. WE SHALL BE RESPONSIBLE FOR
ANY ERRORS OR OMISSIONS. ALL INFORMATION AND DATA
CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
NO WARRANTY IS MADE BY THE DESIGNER FOR THE
ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE
DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND DRAWING
WORK ONLY.

#	DRAWING DESCRIPTION	DATE
1	REVISED FOR HERITAGE REVIEW	03/08/2024
2		
3		
4		

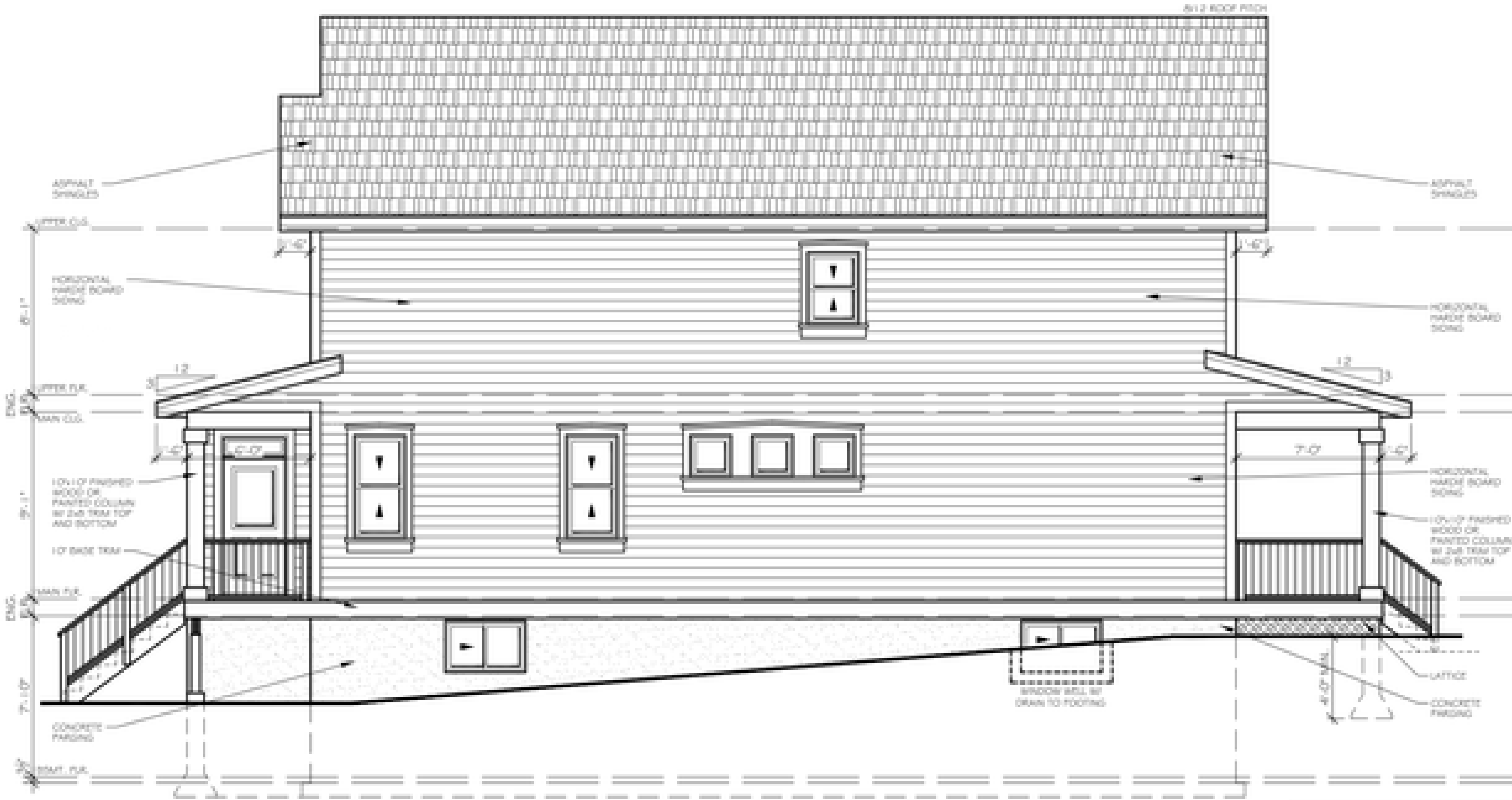
PROJECT:
**THE GRANT A RIGHT
193 SCHOLARS LANE
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
ELEVATIONS

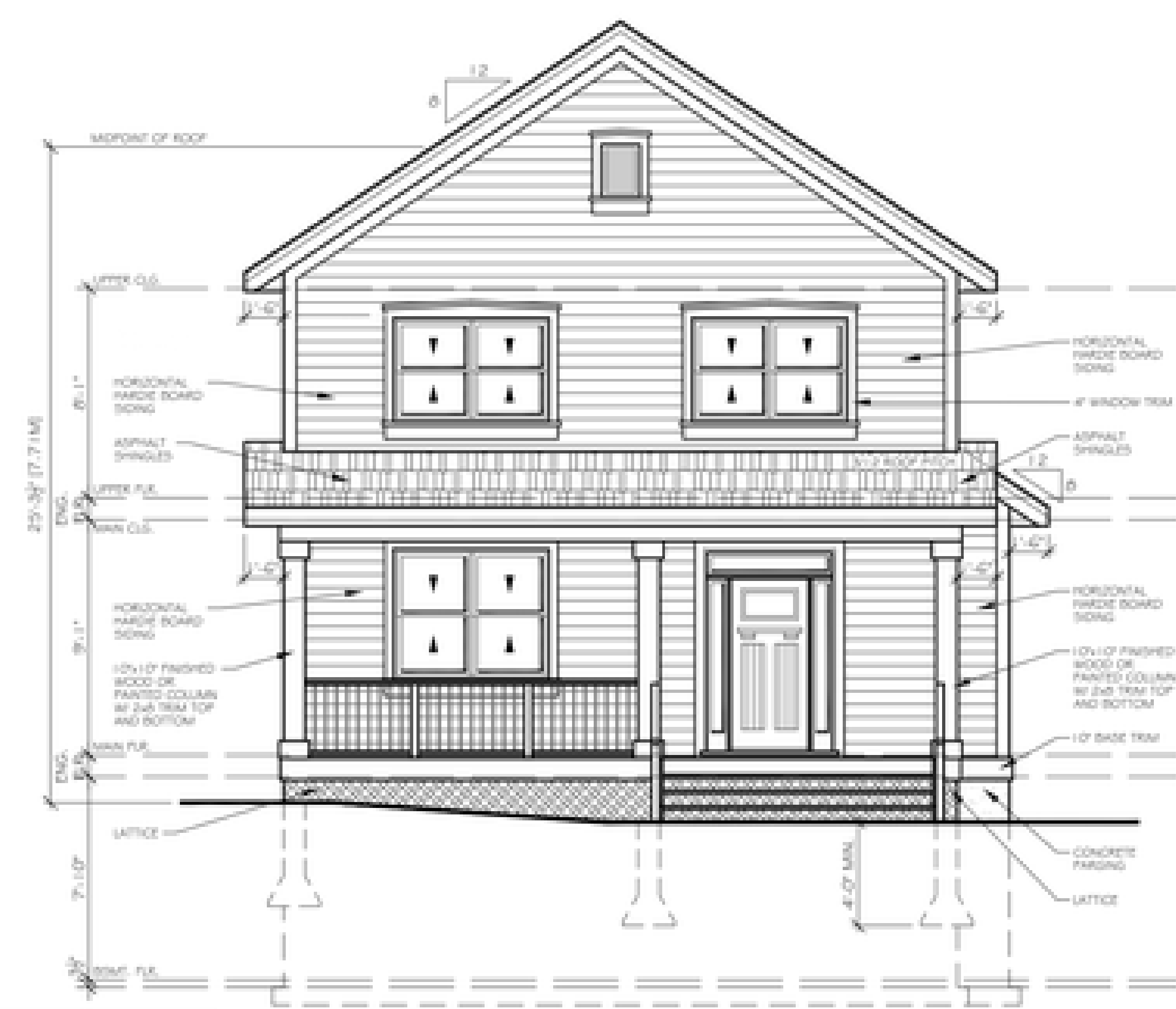
SCALE: 1/4"=1'-0"
DATE: AUGUST 8, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
20

DRAWING NO:
A-2 OF
4

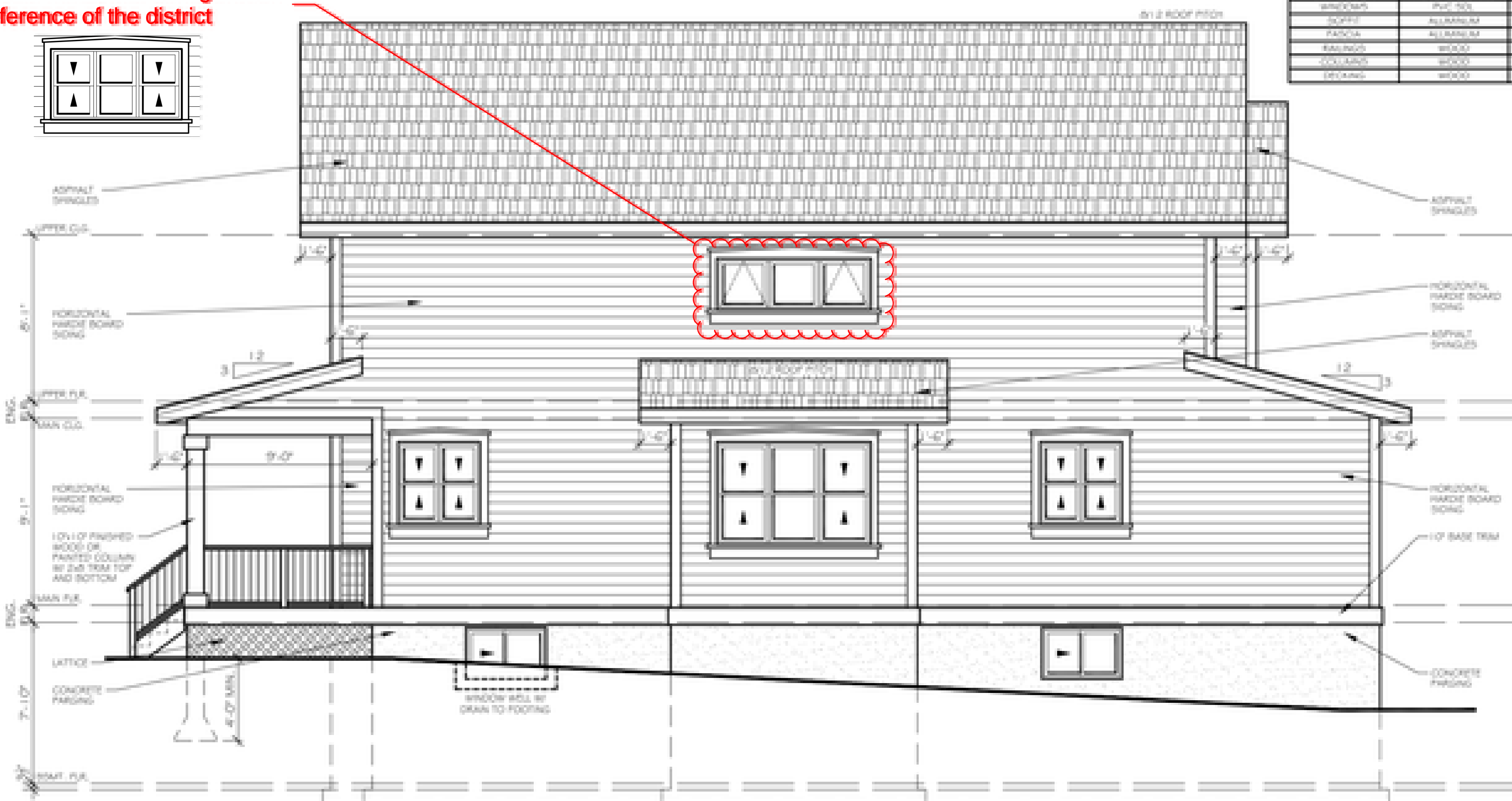
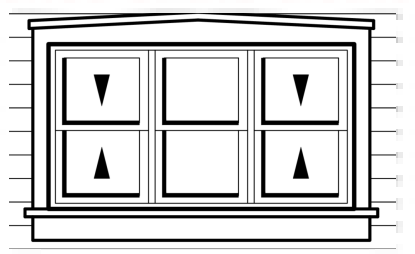


LEFT ELEVATION



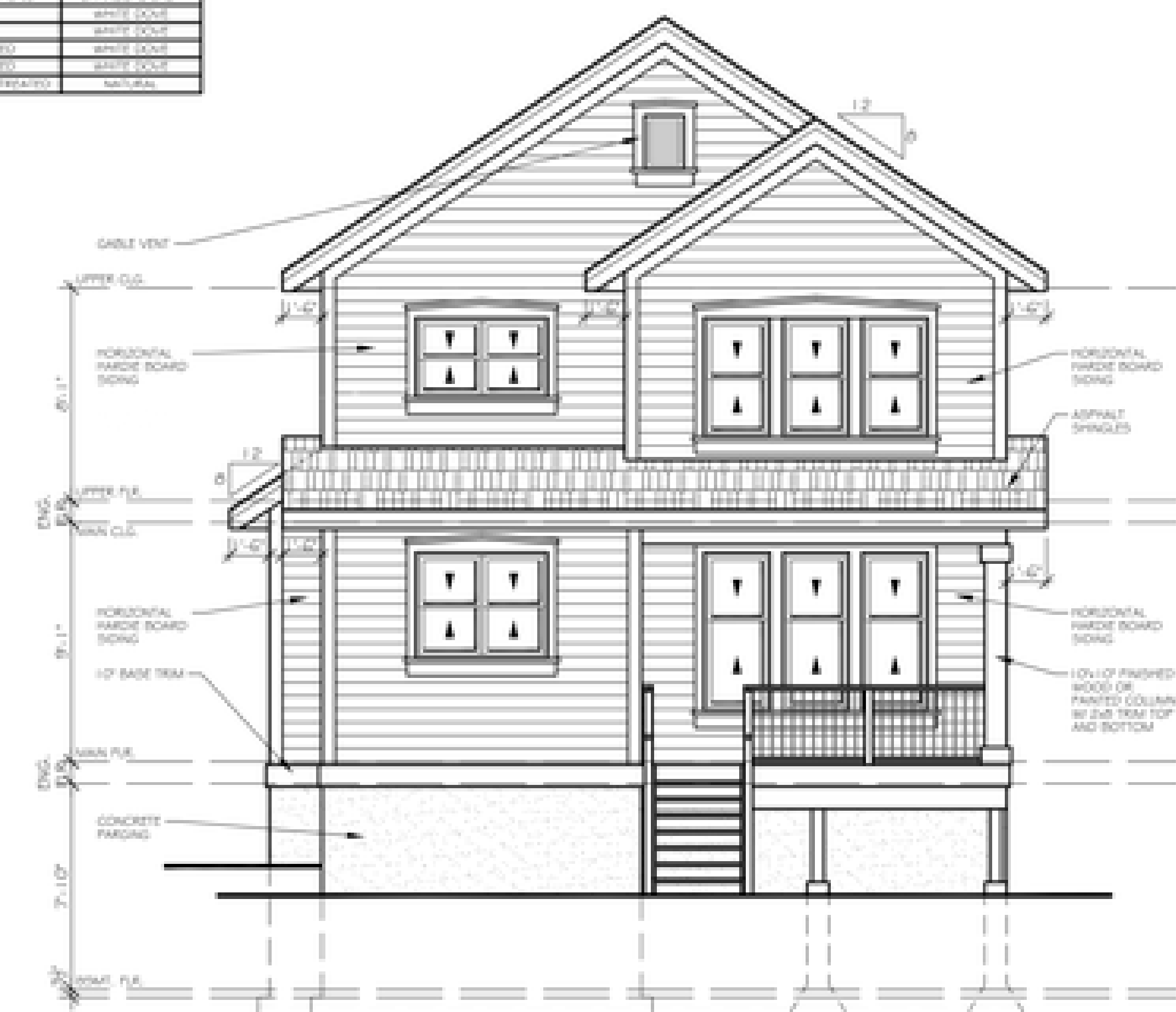
FRONT ELEVATION

Change to reflect the prominent
vertical horizontal configuration
preference of the district

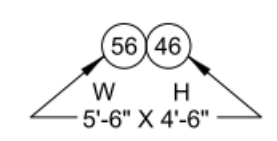


RIGHT ELEVATION

BARRIEFIELD HIGHLANDS LOT 20 THE GRANT A RIGHT			
DESCRIPTION	MATERIAL	STYLE	COLOR
ROOFING	ASPHALT SHINGLES	STRIP SHINGLES	GRAY, GREY
HORIZONTAL SIDING	HORIZONTAL BOARD	WOOD PRODUCT	GRAY SLAT
ENTRY DOOR	PAINTED WOOD	60 SQUARE	CHARCOAL GREY
WINDOWS	PAINTED WOOD	60 SQUARE	CHARCOAL GREY
ROOF	ASPHALT SHINGLES	WOOD PRODUCT	GRAY SLAT
PORCH	PAINTED WOOD	60 SQUARE	WHITE WOOD
RAILINGS	WOOD	PAINTED	WHITE WOOD
COLUMNS	WOOD	PAINTED	WHITE WOOD
CEILING	WOOD	PERFORATED	NATURAL



REAR ELEVATION

NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.

**FOR HERITAGE REVIEW ONLY.
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FOR BUILDING PERMIT SUBMISSION & ISSUANCE

- ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	08/08/24
2		
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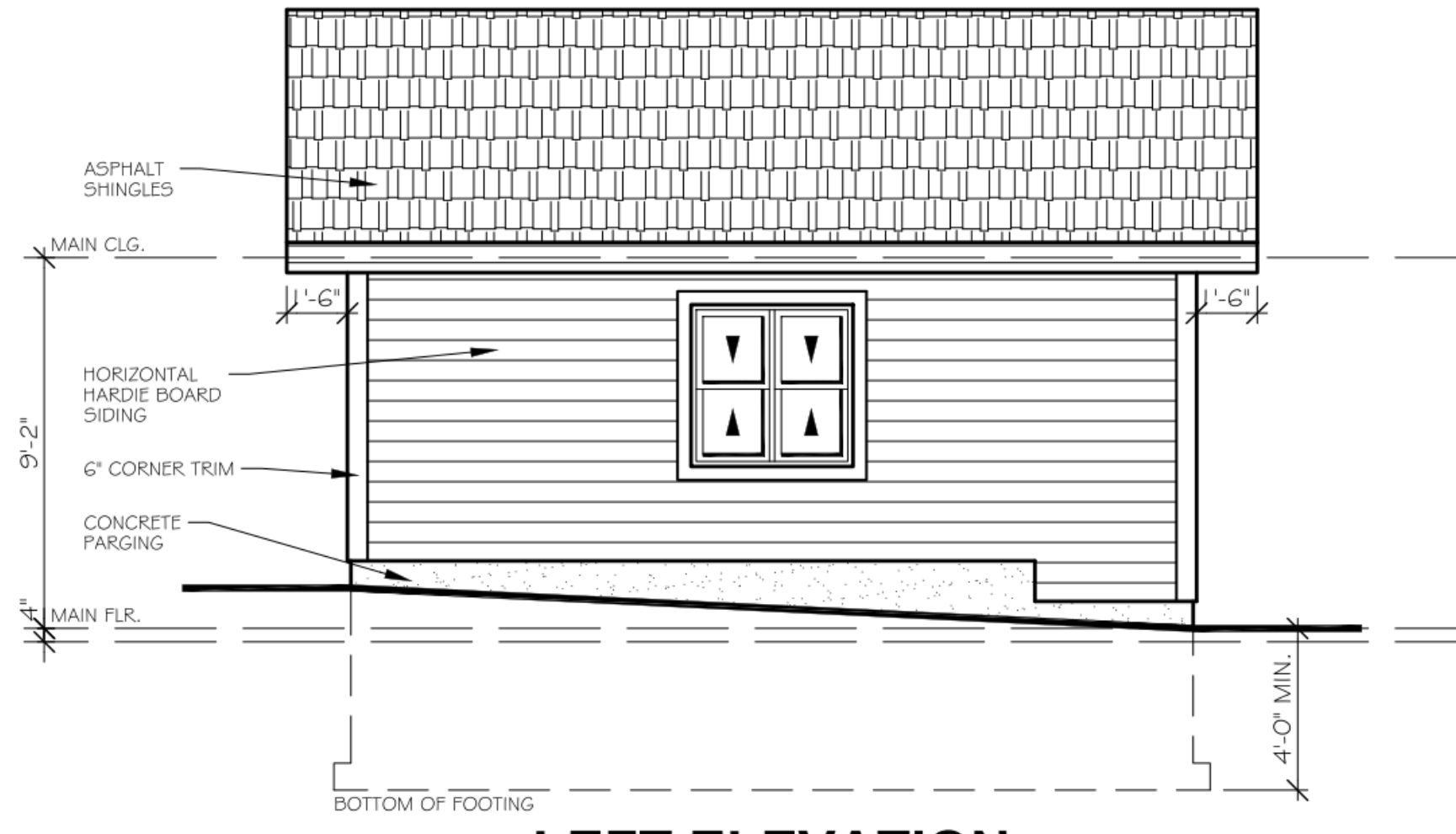
PROJECT:
**THE GRANT A RIGHT
193 SCHOLARS LANE
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
DETACHED DOUBLE GARAGE

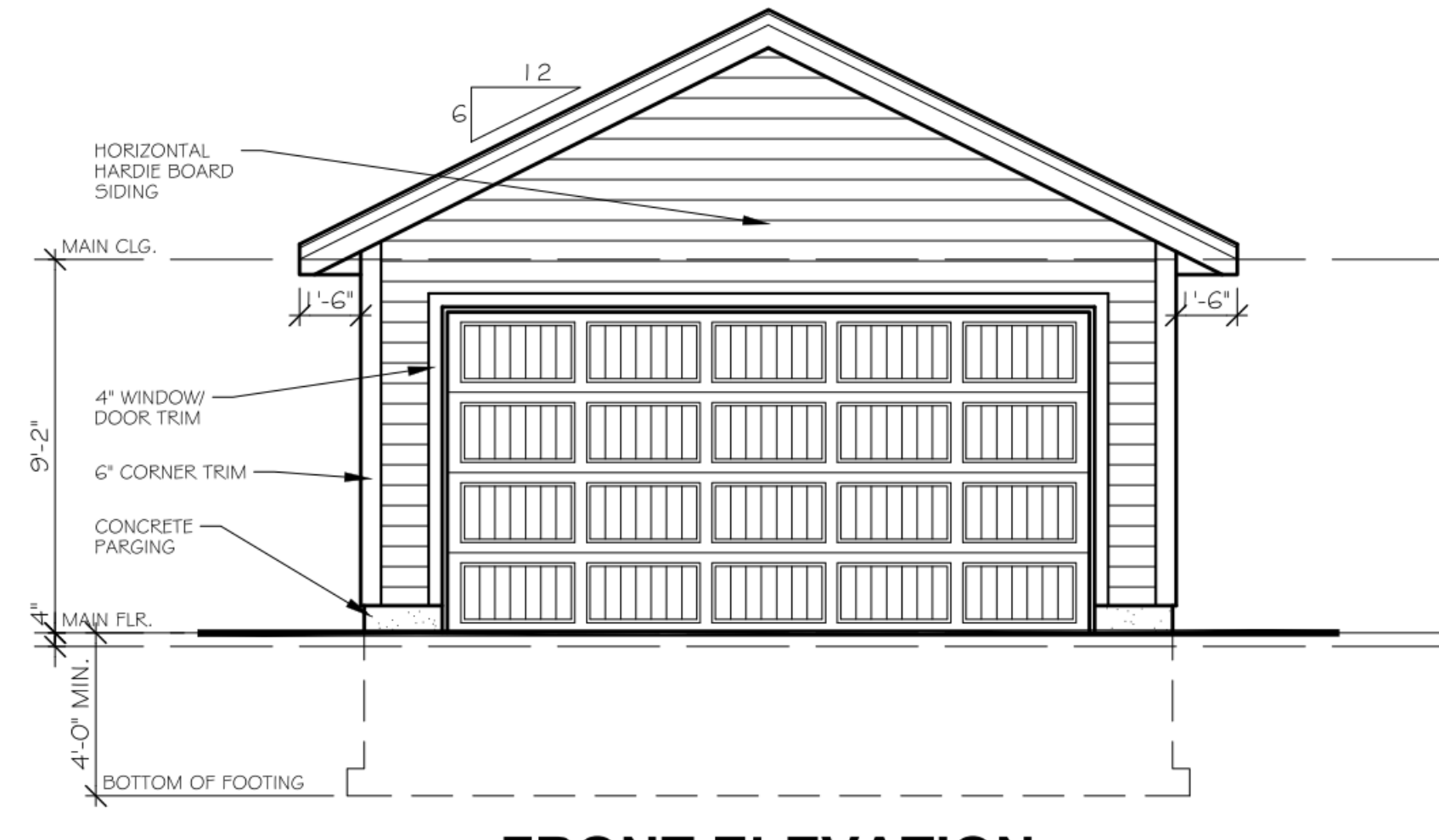
SCALE: 1/4"=1'-0"
DATE: AUGUST 8, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
20

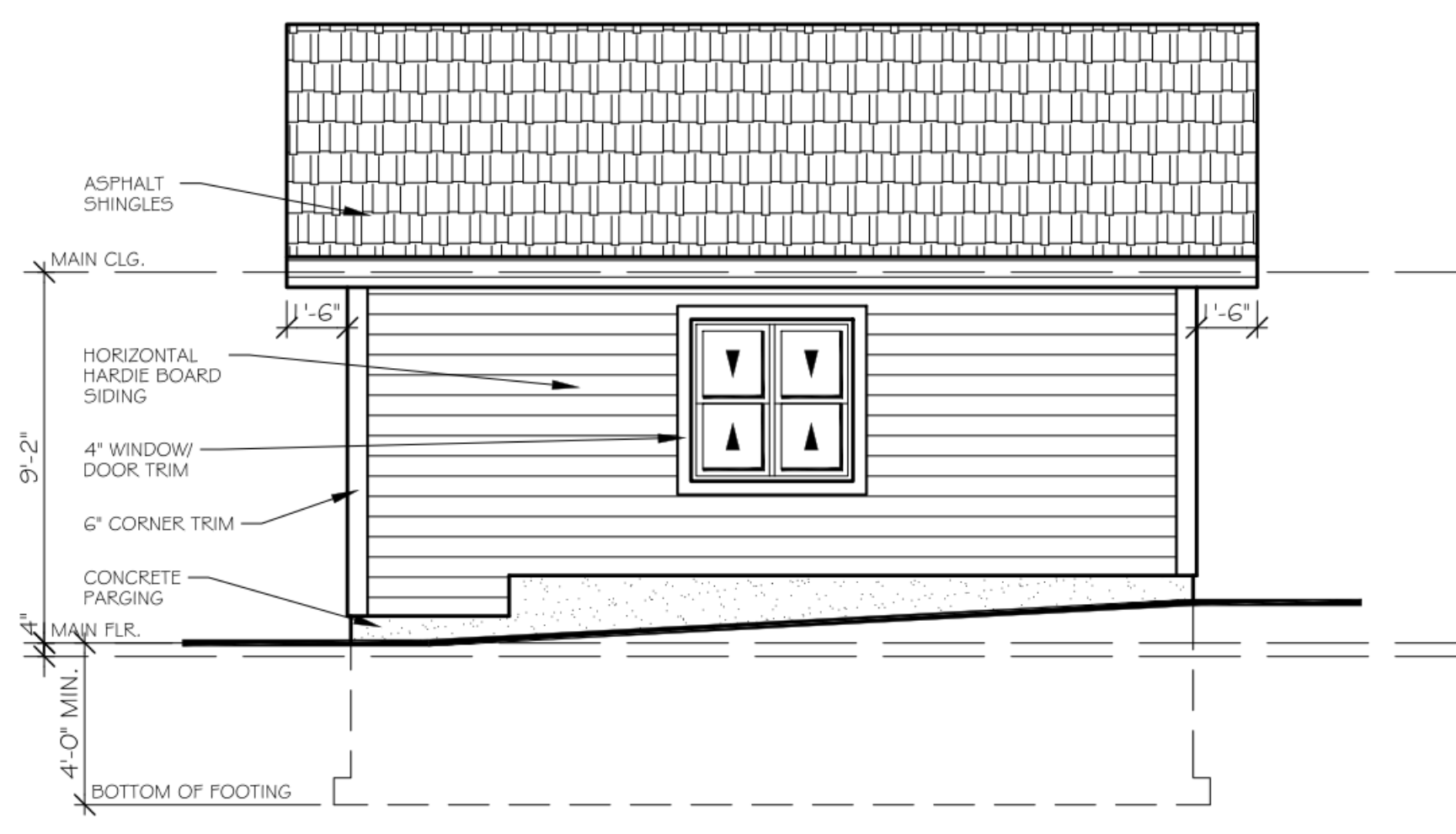
DRAWING NO: **A-4** OF **4**



LEFT ELEVATION



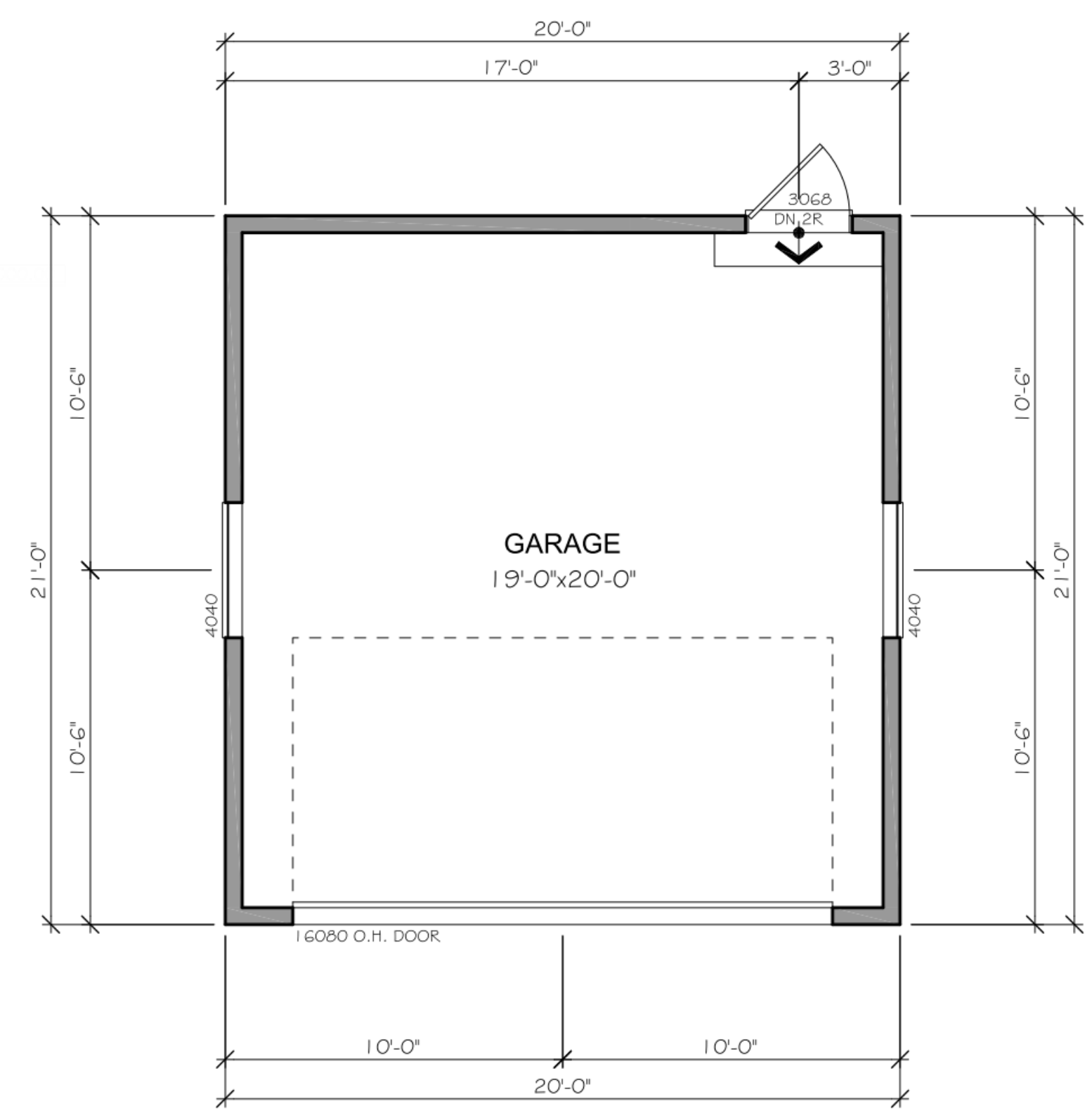
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.

BARRIEFIELD HIGHLANDS LOT 20 DETACHED DOUBLE GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		DARK GREY
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	GREY SLATE
GARAGE DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL GREY
ENTRY DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL GREY
WINDOWS	PVC SDL	DOUBLE HUNG	CHARCOAL GREY
SOFFIT	ALUMINUM		WHITE DOVE
FASCIA	ALUMINUM		WHITE DOVE

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION.**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

- ALL DRAWINGS SUBMITTED FOR PERMIT
EXAMINATION MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BIDS & FIRM BIDS
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCALE TABLE DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SEAL OR SIGN. ALL DIMENSIONS AND
NOTATIONS MUST BE IN INCHES. ALL DIMENSIONS
SHOWN ON THIS DRAWING ARE TO FACE UNLESS
OTHERWISE NOTED. ALL DIMENSIONS ARE TO
CENTER UNLESS OTHERWISE NOTED. ALL
DIMENSIONS ARE TO FACE UNLESS OTHERWISE
NOTED. ALL DIMENSIONS ARE TO FACE UNLESS
OTHERWISE NOTED. ALL DIMENSIONS ARE TO
FACE UNLESS OTHERWISE NOTED.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/13/2024
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3		
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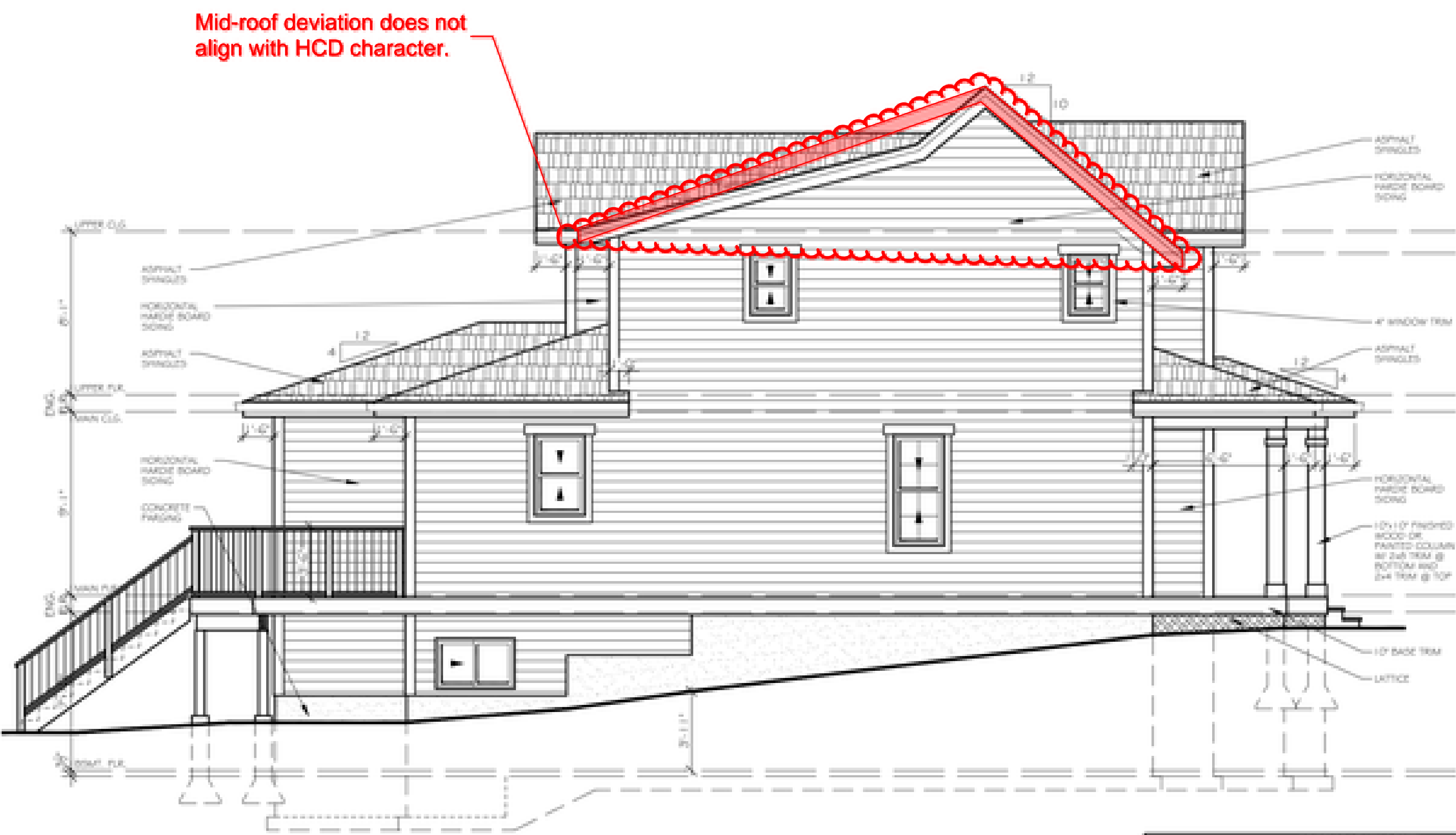
PROJECT:
**THE PITTSBURGH A LEFT
242 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 13, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

LOT NUMBER:
27

DRAWING NO:
A-2 OF
4



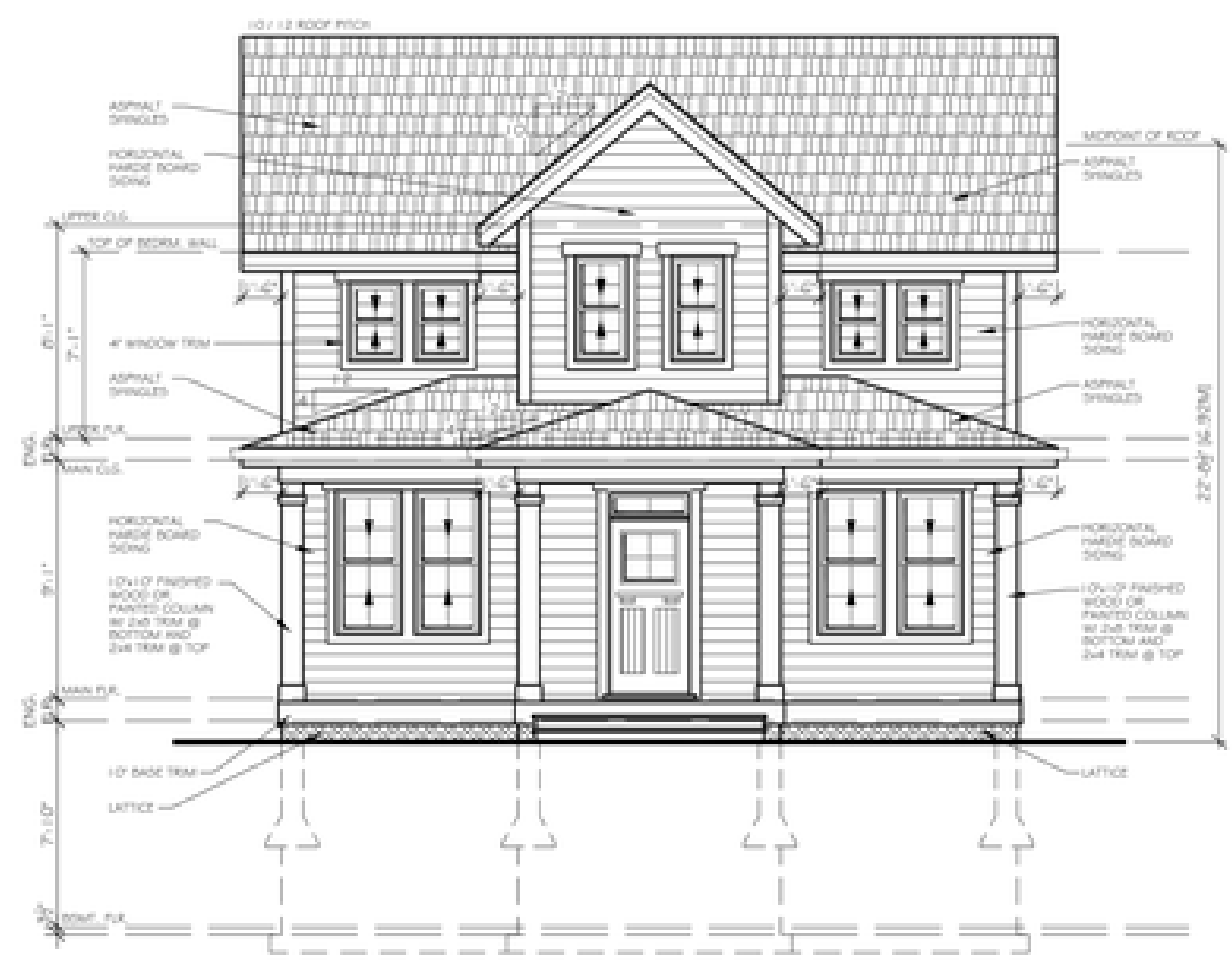
LEFT ELEVATION

UNPROTECTED OPENINGS:

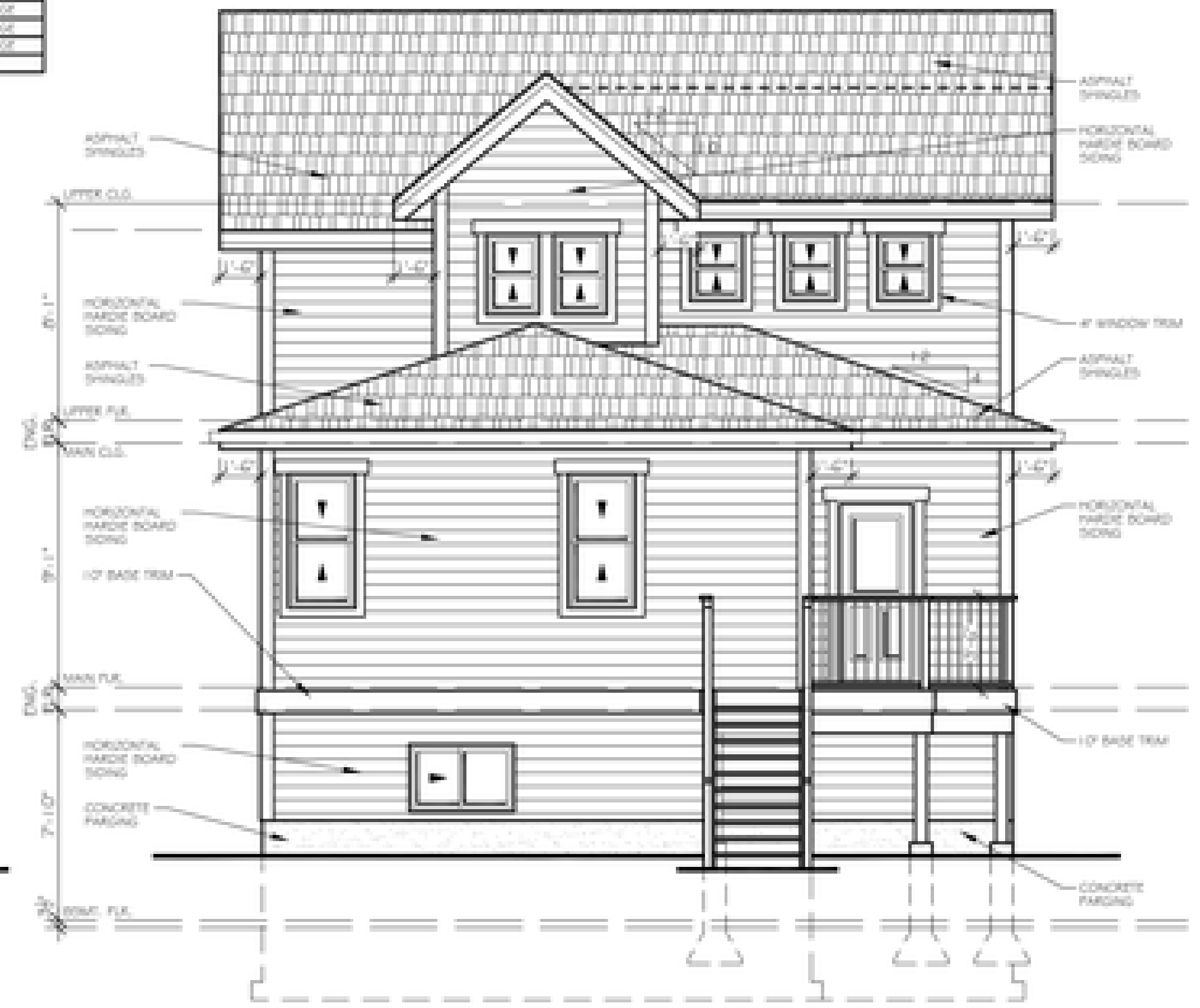
WALL AREA:	811 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	63.76 SQ. FT. 7.00%
PROPOSED OPENINGS:	46.50 SQ. FT. 5.00%

BARRIEFIELD HIGHLANDS SLOP 27 THE PITTSBURGH A (LEFT)			
DESCRIPTION	MATERIAL	STYLE	COLOR
ROOFING	ASPHALT SHINGLES	STRIP SHINGLES	DRYWOOD
HORIZONTAL SIDING	PARADE BOARDING	WOOD TREATED	DRYWOOD
ENTRY DOOR	PAINTED STEEL	NO TRIM	WOODSTOCK
WINDOWS	4" x 6"	WOOD TRIM	WOODSTOCK
TRIM	HORIZONTAL BOARDING	WOOD TREATED	DRYWOOD
ROOF	ASPHALT	NO TRIM	DRYWOOD
COLUMNS	WOOD	PAINTED	DRYWOOD
CEILING	WOOD	PERFORATED TREATED	NATURAL

FRONT ELEVATION



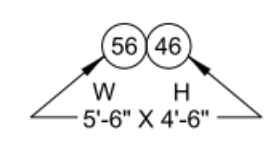
REAR ELEVATION

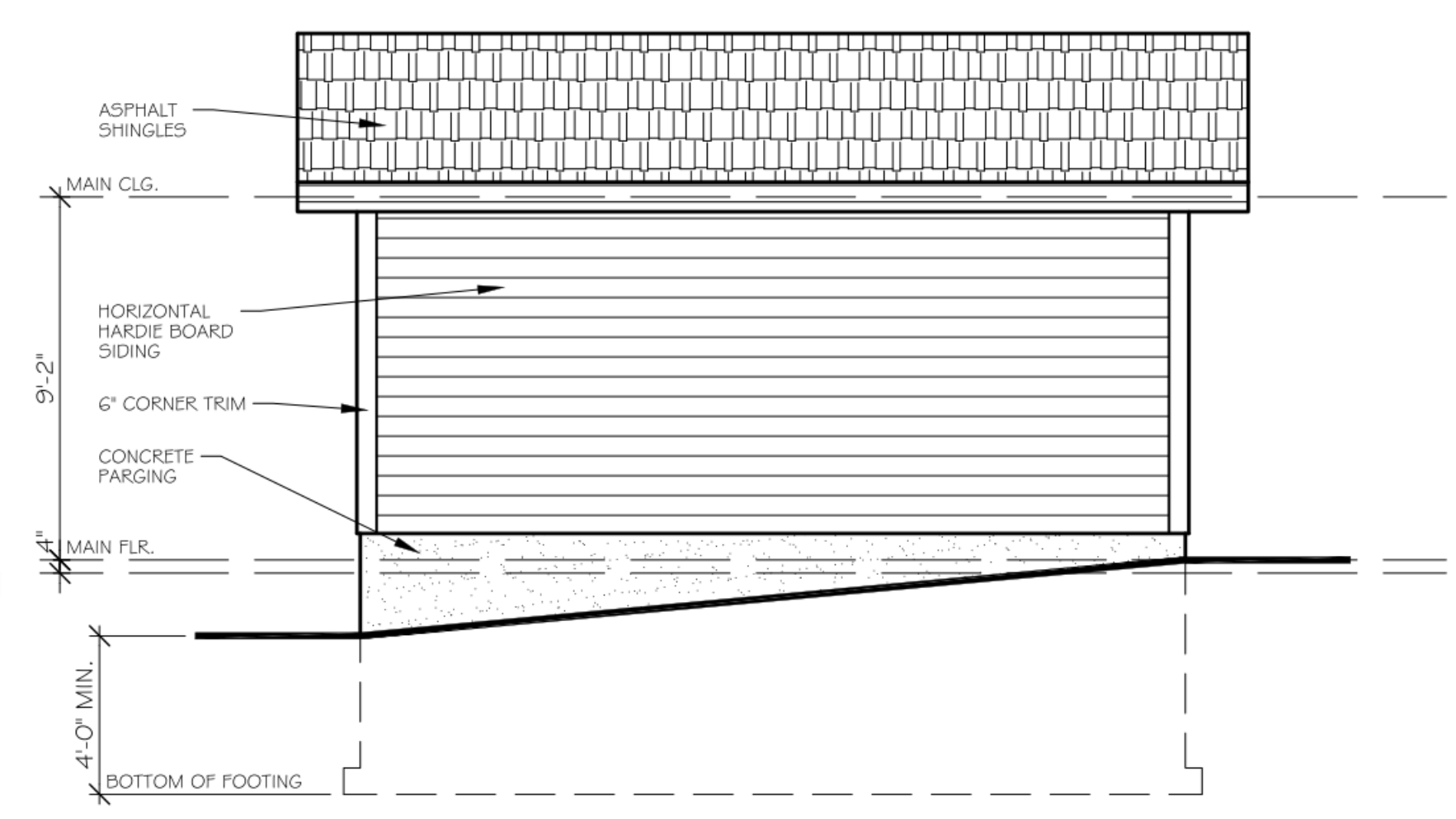


RIGHT ELEVATION

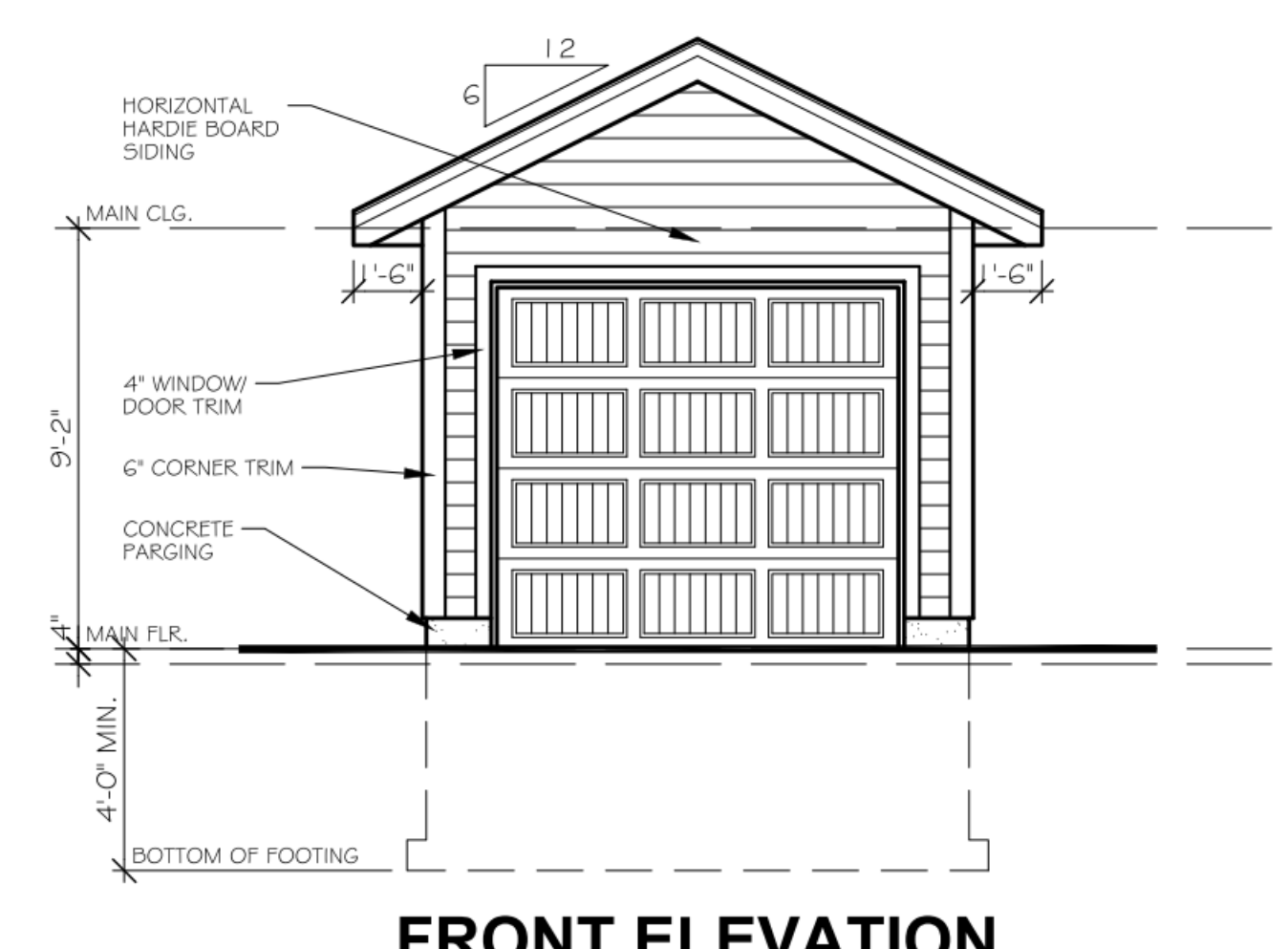
UNPROTECTED OPENINGS:

WALL AREA:	801 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	63.07 SQ. FT. 7.00%
PROPOSED OPENINGS:	56 SQ. FT. 6.19%

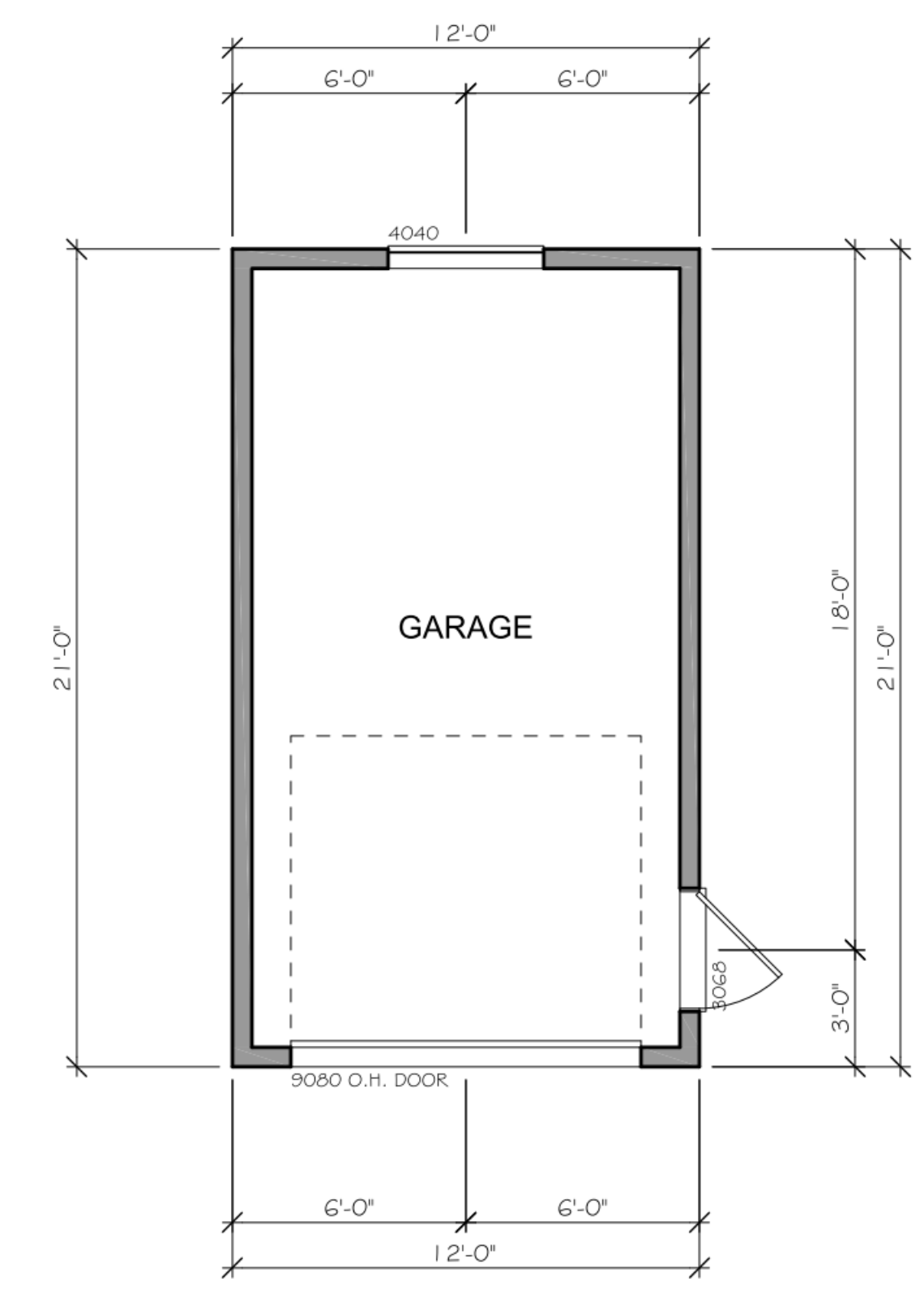
NOTE:
ALL WINDOW & DOOR SIZES ARE IN FEET.
EXAMPLE:

56 46
W H
5'-6" X 4'-6"
EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.



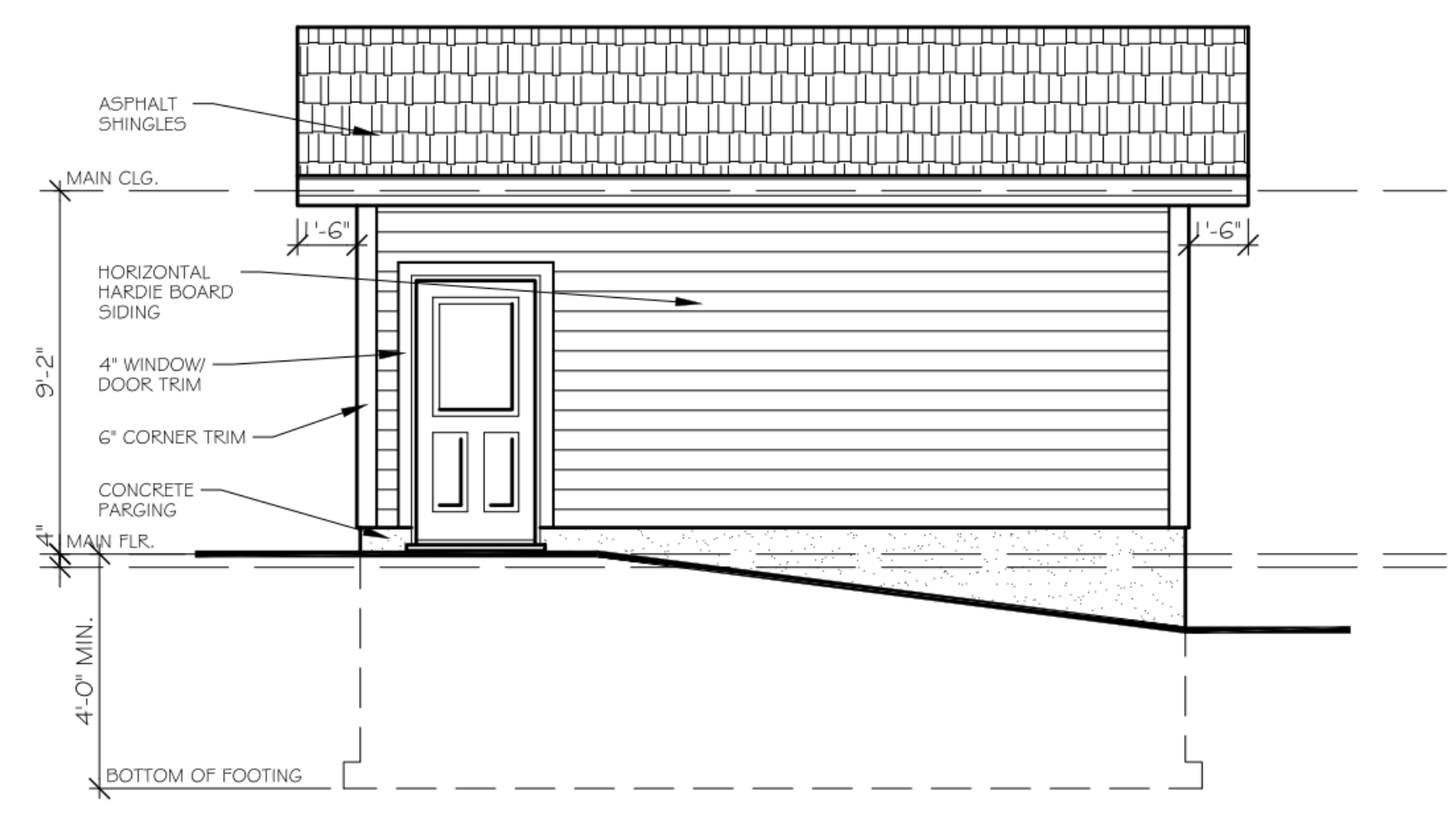
LEFT ELEVATION



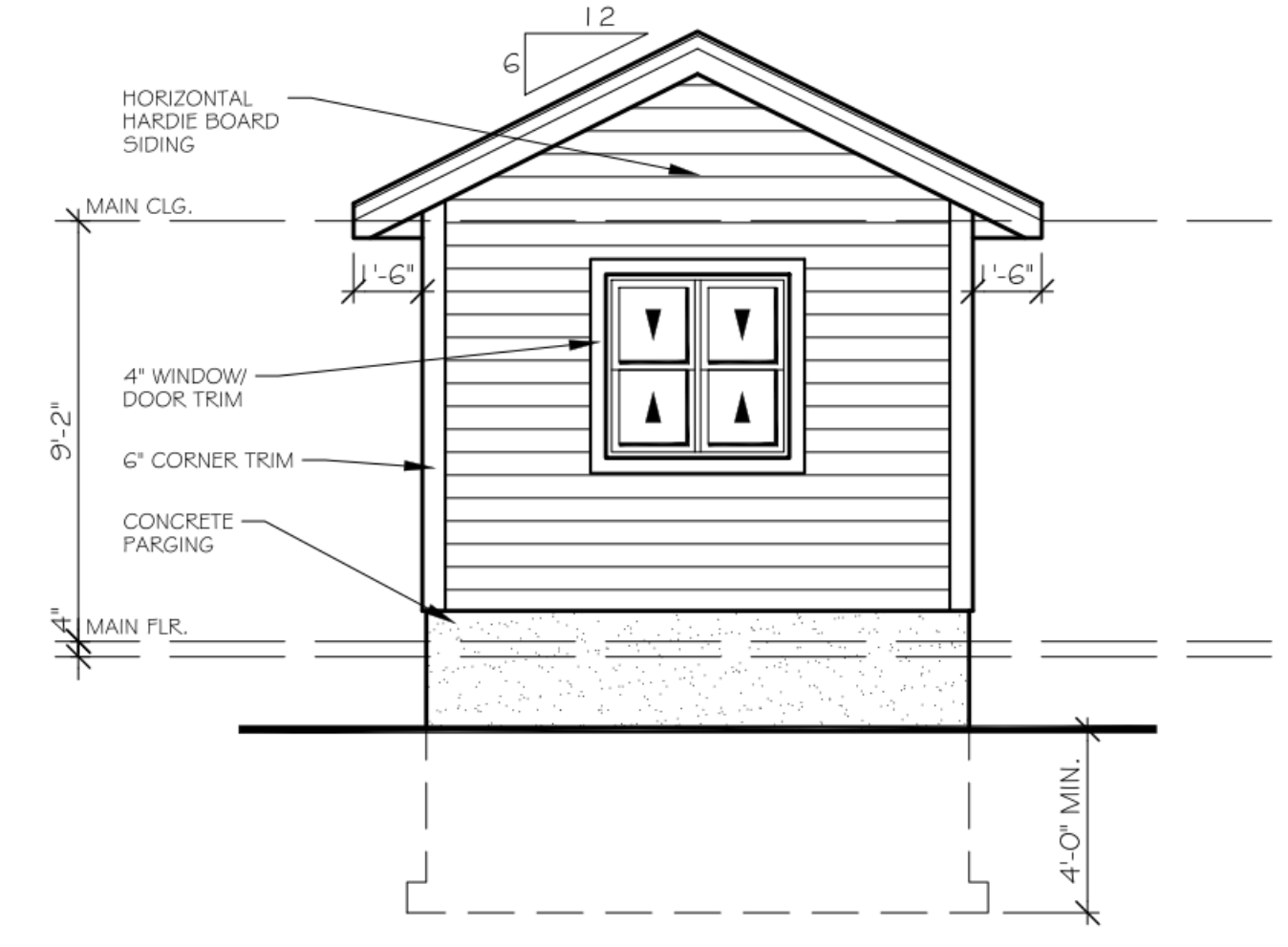
FRONT ELEVATION



MAIN FLOOR PLAN
FLOOR AREA = 252 SQ.FT.



RIGHT ELEVATION



REAR ELEVATION

BARRIEFIELD HIGHLANDS LOT 27 DETACHED GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		DRIFTWOOD
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	DRIED EUCALYPTUS
GARAGE DOOR	INSULATED STEEL	AS SHOWN	COUNTRY RED
ENTRY DOOR	INSULATED STEEL	AS SHOWN	COUNTRY RED
WINDOWS	PVC S/DL	DOUBLE HUNG	NAVAJO BEIGE
TRIM	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
SOFFIT	ALUMINUM		NAVAJO BEIGE
FASCIA	ALUMINUM		NAVAJO BEIGE

**FOR HERITAGE
REVIEW ONLY.
NOT FOR
CONSTRUCTION**



**FOR BUILDING PERMIT
SUBMISSION & ISSUANCE**

- ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:
- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS AND SPECIFICATIONS MUST BE REVIEWED BY CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE SENT TO NU DIMENSION DESIGN AND DRAFTING FOR AMENDMENTS. ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF NU DIMENSION DESIGN AND DRAFTING. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY NU DIMENSION DESIGN AND DRAFTING IS FORBIDDEN.

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	09/13/24
2		
3		
4		
5		
6		

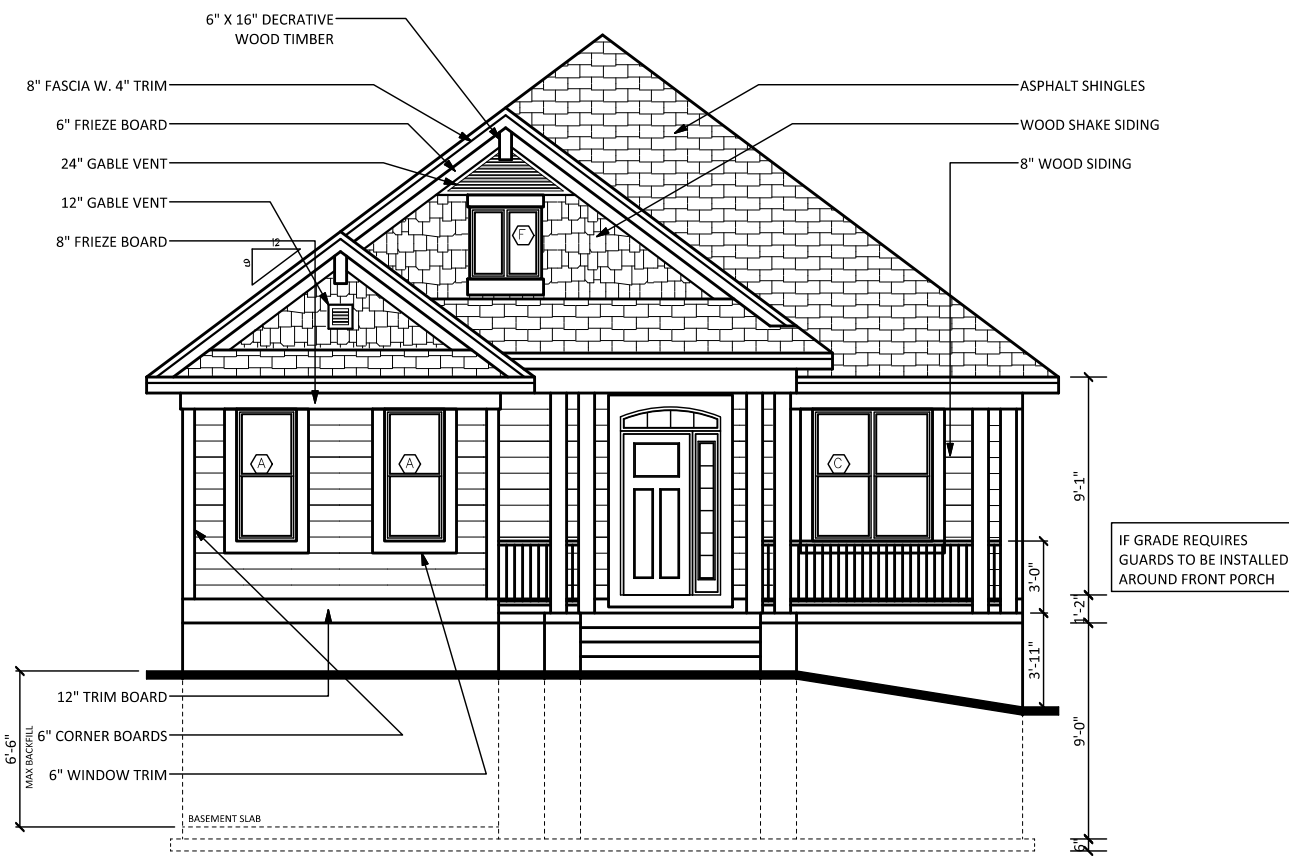
PROJECT:
**THE PITTSBURGH A LEFT
242 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
DETACHED GARAGE

SCALE: 1/4"=1'-0"
DATE: SEPTEMBER 13, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
27

DRAWING NO:
A-4 OF **4**



FRONT ELEVATION



RIGHT SIDE ELEVATION

BUILDING SPECIFICATIONS (minimum) AS PER SB-12 TABLE 3.1.1.2.A(IP) COMPLIANCE PACKAGE "A5"			
BUILDING COMPONENT	R-VALUE	BUILDING COMPONENT	EFFICIENCY RATINGS
THERMAL INSULATION		WINDOWS & DOORS	
CEILING WITH ATTIC SPACE	R50	WINDOWS/SLIDING GLASS DOORS	29 (ENERGY RATING)
CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	0.49 (U-VALUE)
EXPOSED FLOOR	R31	MECHANICALS	
WALLS ABOVE GRADE	R19+R5ci	SPACE HEATING EQUIPMENT	94.0% (MIN.)
BASEMENT WALLS	R5ci+R12	HRV EFFICIENCY (%)	70% (MIN.)
SLAB (ALL >2'-0" BELOW GRADE)	N/A	DHW HEATER (EF)	0.80 (MIN.)
SLAB (EDGE ONLY = 2'-0" BELOW GRADE)	R10	CLIMATIC ZONE	
SLAB (ALL = 2'-0" BELOW GRADE, OR HEATED)	N/A	SPACE HEATING FUEL SOURCE	
			GAS

LIMITING DISTANCE	
LOCATION	RIGHT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	1,011.7 SQ.FT. (94m ²)
LIMITING DISTANCE (OBC Table 9.10.15.4)	19'-8" (6.0m) minimum
MAXIMUM PERCENTAGE OF GLAZED OPENINGS ALLOWED	34.0%
133.0 SQ.FT.	133.0 SQ.FT.
TOTAL PERCENTAGE	13.1 %

TOTAL GLAZED OPENINGS		NOTE: WINDOW ER RATING INCREASED DUE TO FENESTRATION
TOTAL AREA OF EXTERIOR WALLS	3,187.1 SQ.FT	
TOTAL AREA OF GLAZED OPENINGS	502.7 SQ.FT	
TOTAL PERCENTAGE OF GLAZED OPENINGS	15.77%	

WINDOW SCHEDULE							
UNIT	DISCRPTION	R.S.O	OPERATOR	UNIT	DISCRPTION	R.S.O	OPERATOR
A	DBL HUNG	31" X 67"	YES	E	PATIO DOOR	73" X 95"	YES
B	DBL HUNG	31" X 73"	YES	F	FALSE WINDOW	36" X 36"	NO
C	DBL HUNG	61" X 67"	NO	G	DBL HUNG	48" X 60"	YES
D	DBL HUNG	49" X 49"	YES	H			

ALL WINDOWS TO CONFORM TO CSA A440S1 AS PER O.B.C. 9.7.4
WINDOW OPERATORS AND GRILLS AS SHOWN ON ELEVATIONS
ALL WINDOWS TO BE LOW 'E' ARGON GAS

THIS PLAN IS DESIGNED AND IS TO BE BUILT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE

THESE PLANS FOR THE BASIS FOR PERMIT ISSURANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS; INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

ELEVATIONS

AREA 0000.0 ft²

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER
HMD DRAFTING & DESIGN 40845 BCIN
DESIGNER *[Signature]* 38999 BCIN

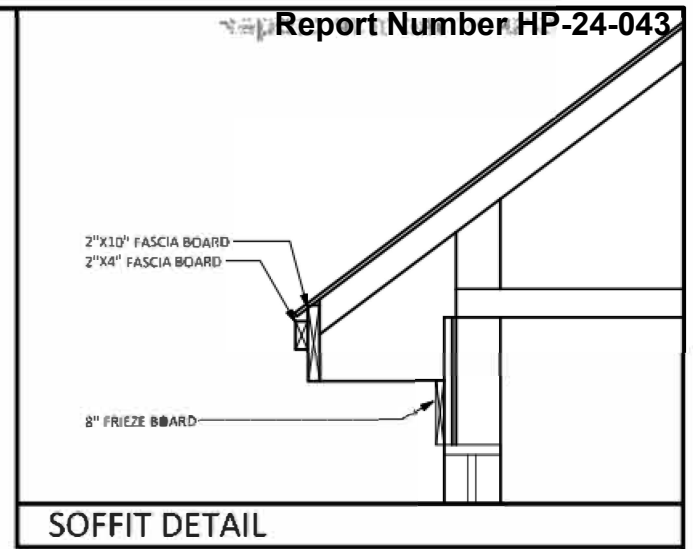
LOCATION
**254 OLD KILN CRES.
KINGSTON, ONTARIO**

SCALE 1/8" = 1'-0"
DATE REVISED: SEPT. 25, 2024
DRAWN BY JORDAN VAN LEUKEN

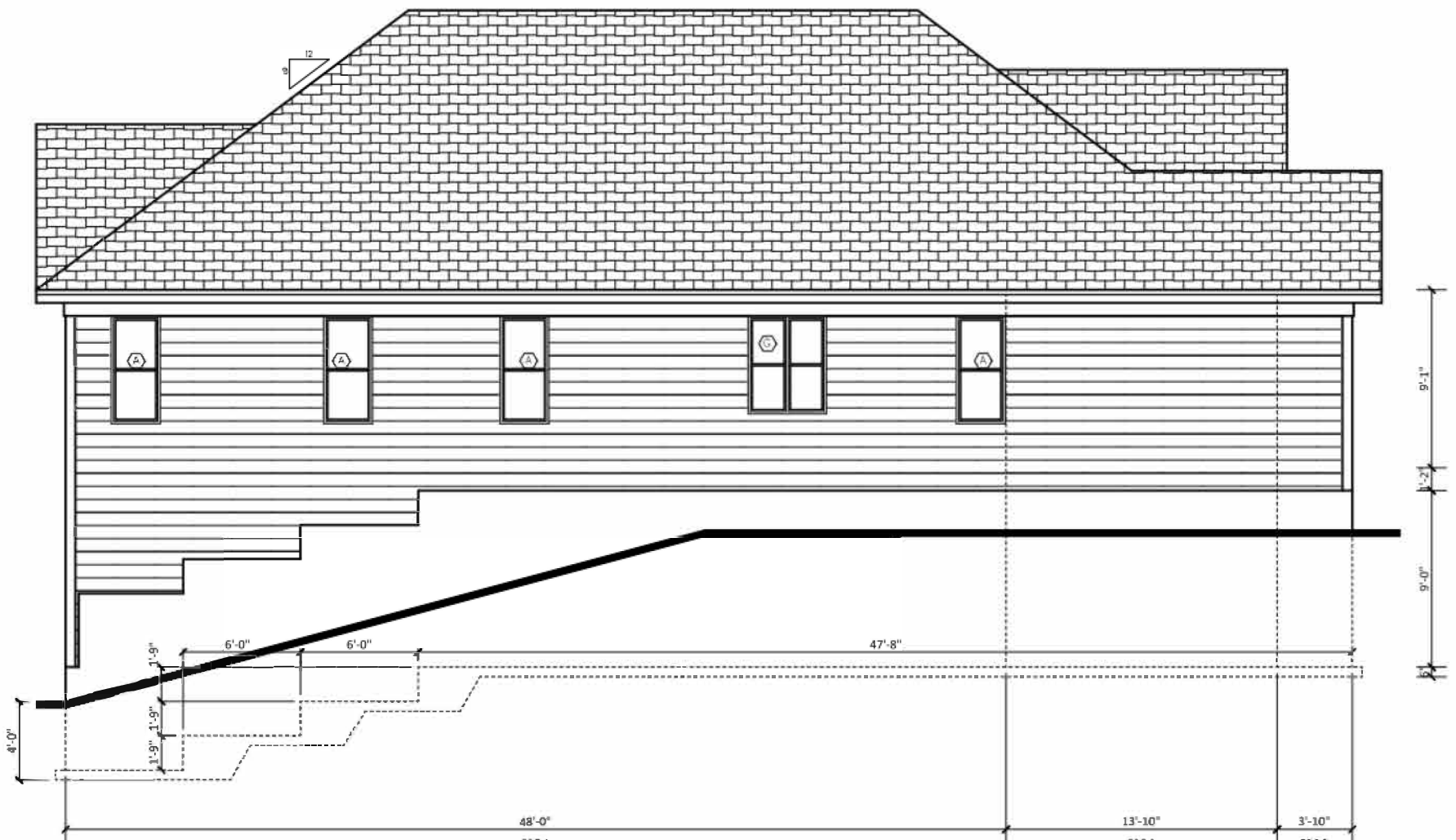
A1
1 of 6



REAR ELEVATION



SOFFIT DETAIL



LEFT SIDE ELEVATION

8'-0" (2.3M) LIMITING DISTANCE
 EXPOSED WALL AREA: 738.9 ft² (68.84 m²)
 UNPROTECTED OPENING: 75.0 ft² (6.96 m²)
 PERCENTAGE OF EBF: 10.1%
 TABLE 9.10.15.4 ALLOWED: 11%

5'-0" (1.5M) LIMITING DISTANCE
 EXPOSED WALL AREA: 173.7 ft² (15.95 m²)
 UNPROTECTED OPENING: 24.0 ft² (2.22 m²)
 PERCENTAGE OF EBF: 8.3%
 TABLE 9.10.15.4 ALLOWED: 10%

4'-0" (1.2M) LIMITING DISTANCE
 EXPOSED WALL AREA: 16.8 ft² (1.55 m²)
 UNPROTECTED OPENING: 0.0 ft² (0.00 m²)
 PERCENTAGE OF EBF: 0.0%
 TABLE 9.10.15.4 ALLOWED: 0%

LIMITING DISTANCE
 REFER TO ELEVATION FOR SPECIFIC EBF ZONES
 REFER TO MAIN FLOOR PLAN FOR EXTENTS OF ZONES

TOTAL GLAZED OPENINGS

TOTAL AREA OF EXTERIOR WALLS	3,187.1 SQ.FT	NOTE: WINDOW RATING INCREASED DUE TO FENESTRATION
TOTAL AREA OF GLAZED OPENINGS	502.7 SQ.FT	
TOTAL PERCENTAGE OF GLAZED OPENINGS	15.77%	

WINDOW SCHEDULE

UNIT	DISCUPTION	R.S.O	OPERATOR	UNIT	DISCUPTION	R.S.O	OPERATOR
A	DBL HUNG	31" X 67"	YES	E	PATIO DOOR	73" X 95"	YES
B	DBL HUNG	31" X 73"	YES	F	FALSE WINDOW	36" X 36"	NO
C	DBL HUNG	61" X 67"	NO	G	DBL HUNG	48" X 68"	YES
D	DBL HUNG	49" X 49"	YES	H			

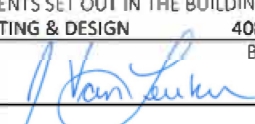
ALL WINDOWS TO CONFORM TO CSA A4405.1 AS PER O.B.C. 9.7.4
 WINDOW OPERATORS AND GRILLS AS SHOWN ON ELEVATIONS
 ALL WINDOWS TO BE LOW-E ARGON GAS

THIS PLAN IS DESIGNED AND IS TO BE BUILT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE

AREA 0000.0 ft²

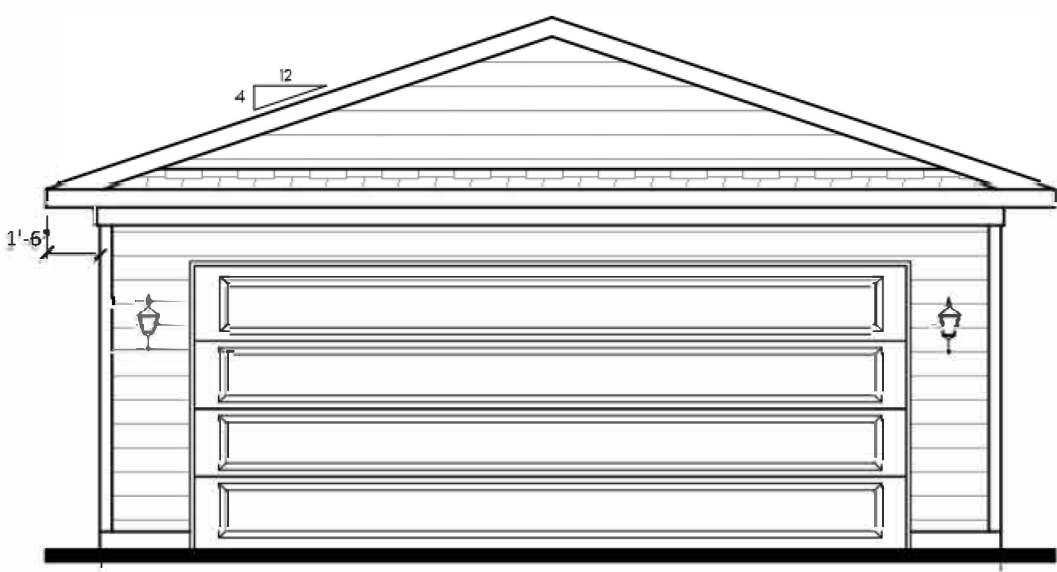
THESE PLANS FOR THE BASIS FOR PERMIT ISSURANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS; INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

ELEVATIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER
HMD DRAFTING & DESIGN 40845 BCIN
 FIRM

 DESIGNER

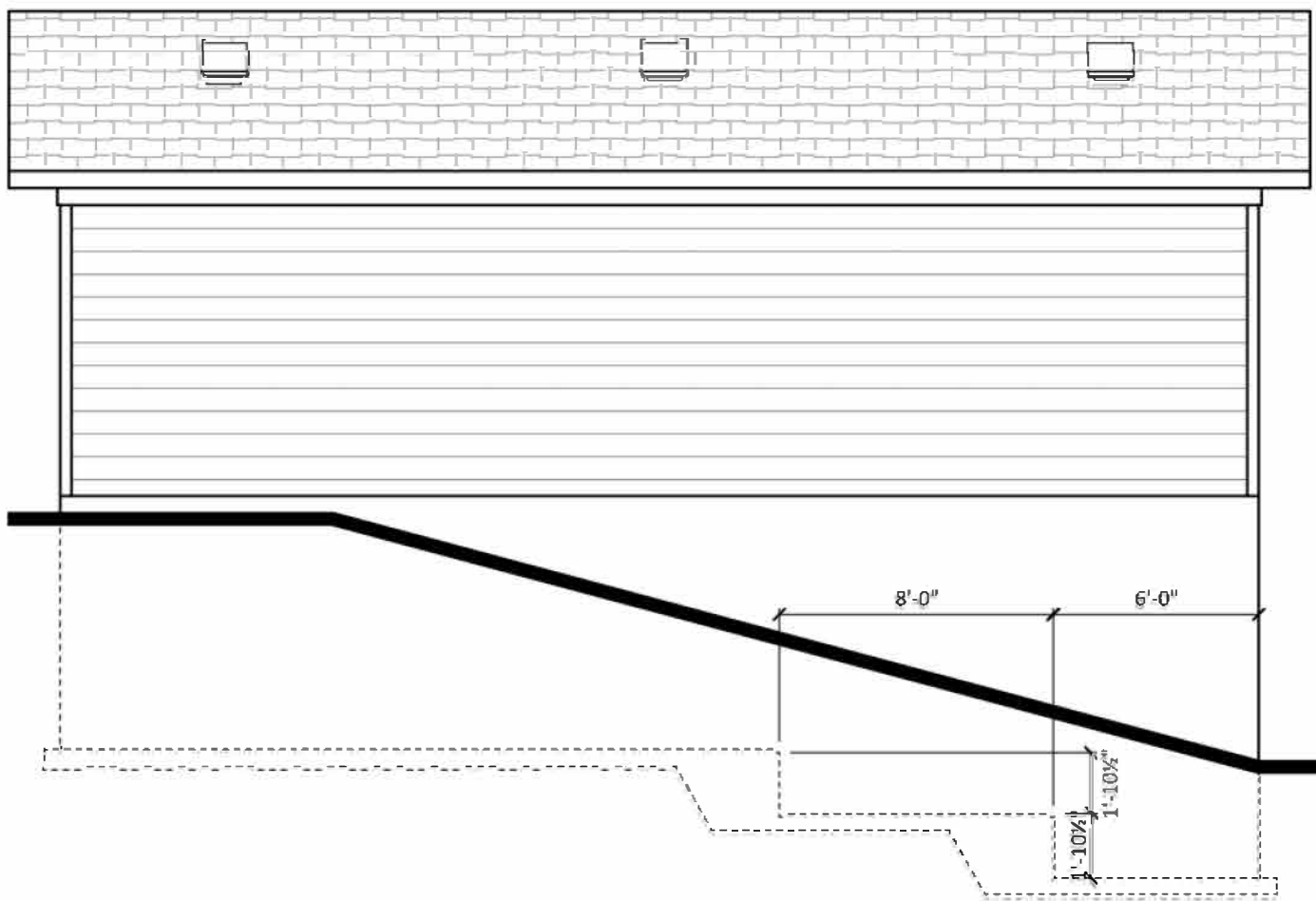
LOCATION
254 OLD KILN CRES.
KINGSTON, ONTARIO

SCALE 1/8" = 1'-0"
 DATE REVISED: SEPT. 25, 2024
 DRAWN BY JORDAN VAN LEUKEN



FRONT ELEVATION

LIMITING DISTANCE	
LOCATION	RIGHT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	332.5 SQ.FT. (30.9m ²)
LIMITING DISTANCE (OBC Table 9.10.15.4)	4'-8" (1.2m) minimum
MAXIMUM PERCENTAGE OF GLAZED OPENINGS ALLOWED	7.0%
TOTAL AREA OF GLAZED OPENINGS	16.0 SQ.FT.
TOTAL PERCENTAGE	4.8 %
LOCATION	LEFT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	332.5 SQ.FT. (30.9m ²)
LIMITING DISTANCE (OBC Table 9.10.15.4)	6'-7" (2.0m) minimum
MAXIMUM PERCENTAGE OF GLAZED OPENINGS ALLOWED	11.0%
TOTAL AREA OF GLAZED OPENINGS	32.0 SQ.FT.
TOTAL PERCENTAGE	9.6 %



RIGHT SIDE ELEVATION

WINDOW SCHEDULE			
UNIT	DISCRIPTION	R.S.O	OPERATOR
A	DBL HUNG	49" X 49"	YES
B	DOOR	36" X 82"	YES
C			
D			

ALL WINDOWS TO CONFORM TO CSA A440S1 AS PER O.B.C. 9.7.4
WINDOW OPERATORS AND GRILLS
ALL WINDOWS TO BE LOW 'E' ARGON GAS AS SHOWN ON ELEVATIONS

THIS PLAN IS DESIGNED AND IS TO BE BUILT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE

AREA 1,903.9 ft²

THESE PLANS FOR THE BASIS FOR PERMIT ISSURANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS; INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

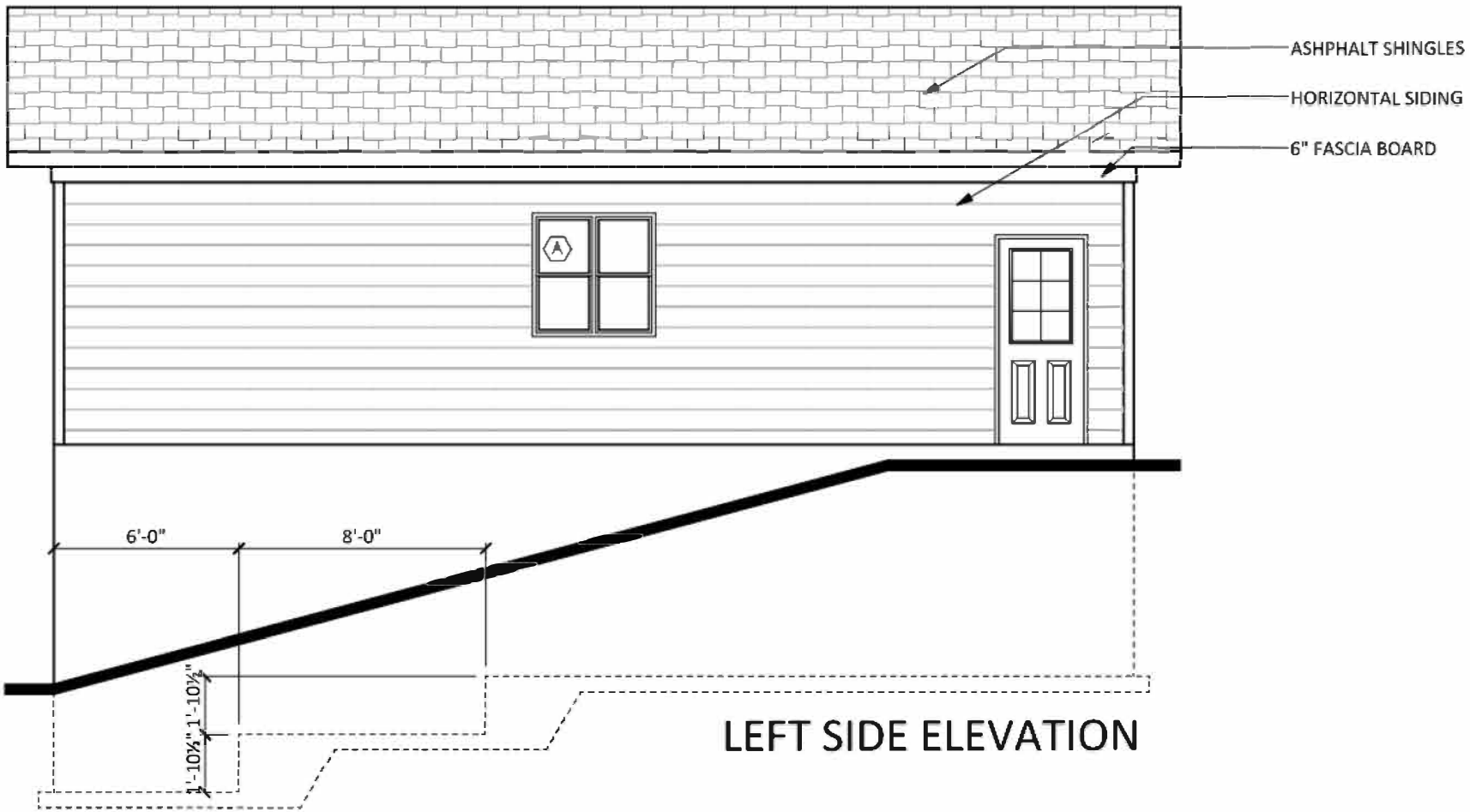
GARAGE ELEVATIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER
HMD DRAFTING & DESIGN 40845 BCIN
DESIGNER *Jordan Van Leuken*

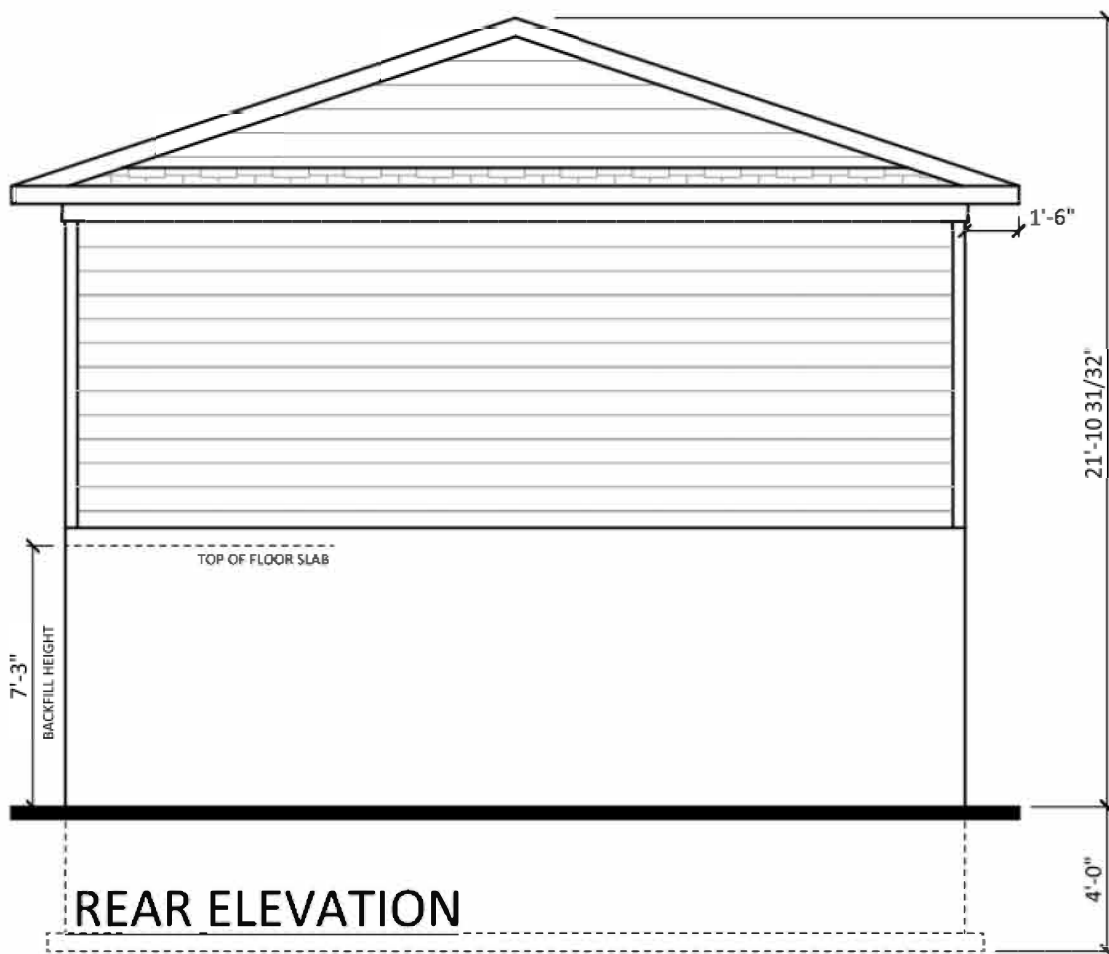
LOCATION
**254 OLD KILN CRES.
KINGSTON, ONTARIO**

SCALE 3/16" = 1'-0"
DATE REVISED: SEPT. 25, 2024
DRAWN BY JORDAN VAN LEUKEN

G1
1 of 3



LIMITING DISTANCE	
LOCATION	RIGHT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	332.5 SQ.FT. (30.9m ²)
LIMITING DISTANCE (OBC Table 9.10.15.4)	4'-0" (1.2m) minimum
MAXIMUM PERCENTAGE OF GLAZED OPENINGS ALLOWED	7.0%
TOTAL AREA OF GLAZED OPENINGS	16.0 SQ.FT.
TOTAL PERCENTAGE	4.8 %
LOCATION	LEFT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	332.5 SQ.FT. (30.9m ²)
LIMITING DISTANCE (OBC Table 9.10.15.4)	6'-7" (2.0m) minimum
MAXIMUM PERCENTAGE OF GLAZED OPENINGS ALLOWED	11.0%
TOTAL AREA OF GLAZED OPENINGS	32.0 SQ.FT.
TOTAL PERCENTAGE	9.6 %



WINDOW SCHEDULE			
UNIT	DISCRPTION	R.S.O	OPERATOR
A	CASEMENT	49" X 49"	YES
B	DOOR	36" X 82"	YES
C			
D			

ALL WINDOWS TO CONFORM TO CSA A440S1 AS PER O.B.C. 9.7.4
 WINDOW OPERATORS AND GRILLS
 ALL WINDOWS TO BE LOW 'E' ARGON GAS AS SHOWN ON ELEVATIONS

THIS PLAN IS DESIGNED AND IS TO BE BUILT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE

AREA 1,903.9 ft²

THESE PLANS FOR THE BASIS FOR PERMIT ISSURANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS; INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

GARAGE ELEVATIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER
 HMD DRAFTING & DESIGN 40845 BCIN
 FIRM

LOCATION
254 OLD KILN CRES.
KINGSTON, ONTARIO

SCALE 3/16" = 1'-0"
 DATE REVISED: SEPT. 25, 2024
 DRAWN BY JORDAN VAN LEUKEN

G2
 2 of 4

DESIGNER *Jordan Van Leuken* 38999 BCIN

October 2, 2024

Heritage Informal Committee Meeting

Dear Ryan:

As a follow-up to our meeting today a few issues were brought up with the challenge that staff are facing supporting new construction that complies with the policies of the Heritage Conservation District Plan.

We feel we have compelling and defensible rationale to support our concerns and the profile as we understand the plan is pretty specific but considering this is a new development to Brierfield we feel it is also important to have it pleasing aesthetically to the eye and that it "fits" into the newly constructed subdivision in the village.

We feel there should be a deviation as we currently have a small gable at the front over the bedroom, a medium sized gable behind and the right of the small gable, the rest of the front facing roof is sloped on a 9/12 pitch towards the rear of the house.

It has been suggested that the medium gable and the sloped 9/12 roof be incorporated into the one large gable. We believe this would not be a good choice as the very large gable created would be at the front of the house. This very large gable would be an instant eye sore from the sidewalk view which is most of the view considering the house location.

The pitch is 9/12 as we have vaulted ceilings in the great room and sitting room. The engineer designed the trusses for strength and snow load. We have also placed the house at the very furthest back as possible according to set back rules to try and minimize any over powering sight line.

Also our Lot is #30 which in the rear corner opposite the church tucked away and not in a straight line with the other houses on the street.

We trust this explanation will satisfy committee members and the few roundtable participants in this informal meeting.

We look forward to building our dream home and hoping this can be a consideration when issuing permits,

Kind regards,

Cam and Wendy

Technical Review Comment Sheet for Lot 1 – P18-096-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no direct concerns with the heritage permit, The grading shown appears to be based off of out of date subdivision grading plans and is not consistent with approved grading plan, developers engineer to seal and sign plot plan to indicate that proposed grading has been reviewed and approved. A full review of the plot plan will occur at the building permit stage.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

1. The subject property (Lot 1) is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E118 under the Kingston Zoning By-Law Number 2022-62. The Exception indicates that a single detached house is a permitted residential use subject to meeting the requirements of the by-law. Under the HCD1 Zone, this is a non-heritage lot.
2. Please provide the total lot area and building area of the principal house and detached garage on the plot plan. This is required to confirm zoning compliance with the maximum lot coverage of 30% in the Exception for the principal house and the maximum 10% lot coverage for the detached garage (Section 4.1.2). Lot coverage means the percentage of the lot area covered by a building and a deck / porch with a perimeter foundation.
3. Please update the elevation drawings for the house and the detached garage to indicate the height from finished grade. For a house with a sloped roof the height means the vertical distance measured from finished grade to the average level between the eaves and the highest point of the building. For an accessory building the height means the vertical distance measured from finished grade to the highest point of the building (Section 3.8.5). Finished Grade means the average elevation of

the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building (Section 3.6.7).

4. Please provide the total surface area of the front porch and rear deck as well as the height from finished grade to ensure compliance (Section 4.20.4). This area includes all associated guards, fencing, walls, visual screens, columns, roof, stairs and other associated features (Section 3.16.17).
5. Please confirm the percentage of landscaped open space on the plot plan. The minimum is 30% as per Table 13.2.2.(9). See section 3.12.3 for the definition. In general it includes soft landscaping, hard landscaping, exterior stairs, and porches and decks without a perimeter foundation. It does not include driveways or parking areas, buildings, or decks and porches with a perimeter foundation.
6. Please update the plot plan to supply the required 1.1 metre walkway (Section 4.27).
7. Please update the plot plan to indicate the required 1 long-term bike space (Section 7.3.8).
8. Please update the plot plan to indicate the angle of intersection between the driveway and the street line. As per Section 7.4.3, the minimum angle of intersection between a driveway and a street line is 60 degrees from the street line. Where the street line is curved, the angle of intersection is measured from the tangent of the curved street line.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage application.

Technical Review Comment Sheet for Lot 3 – P18-097-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. Spatial separations and construction of exposed building faces to be considered
4. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no direct concerns with the heritage permit, The grading shown appears to be based off of out-of-date subdivision grading plans and is not consistent with approved grading plan, developers engineer to seal and sign plot plan to indicate that proposed grading has been reviewed and approved. A full review of the plot plan will occur at the building permit stage.

-The garage is located too close to the swale and will need to be located a sufficient distance from the swale to allow for proper slopes and drainage.

Forestry Services:

There is an established tree preservation area on this lot. The tree is protected under the conditions under Tree Permit #E04-002-2024. Heritage permit applicant will be required to adhere to all conditions set out within the tree permit. There shall be no removal of the existing tree protection fencing during the site development without in field review of any proposed works by City of Kingston Forestry staff.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit. The applicant will need to submit a service request at building permit stage for an electrical connection.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

1. The subject property is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E118 under the Kingston Zoning By-Law Number 2022-62. The Exception indicates that a House is a permitted residential use subject to meeting the requirements of the by-law.
2. Please supply the total lot area, lot frontage, and building area of the principal house and detached garage on the plot plan, this detail is required to confirm zoning

compliance with the maximum lot coverage of 30% in the Exception for the principal house and the maximum 10% lot coverage for the detached garage found in Section 4.1.2. of the by-law.

3. Please update the elevation drawing for the detached garage by indicating the height from finished grade with height, when used in reference to an accessory building, mixed use building, apartment building or a building with non-residential uses, means the vertical distance measured from finished grade to the highest point of the building (Section 3.8.5 of the By-Law). Section 3.6.7. Finished Grade means the average elevation of the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building. When used in reference to a round building or another building that does not have corners, means the average elevation of the ground surface at the base of the building, measured around the perimeter.
4. Please supply the total surface area of the front porch, interior deck, and rear deck + landing and height from finished grade to ensure compliance with the requirements under Section 4.20.4. of the by-law. Based on the floor plans, it appears the front porch is 162 square feet, the interior deck is 73.96 square feet and the rear deck is 207.76 square feet but it is unclear if the landing is counted towards that number on the plan.
5. Please confirm the west interior setback as 4.8m and the east interior setback as 1.2m for the principal house.
6. Please update the elevation drawing for the principal house by indicating the height from finished grade with height for principal buildings with a residential use, excluding a mixed use building or apartment building, means the vertical distance from finished grade to: 2. In the case of a sloped roof, the average level between the eaves and highest point of the building. Similar to the above, Section 3.6.7. Finished Grade means the average elevation of the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building. When used in reference to a round building or another building that does not have corners, means the average elevation of the ground surface at the base of the building, measured around the perimeter.
7. Please confirm the proposed percentage of landscaped open space on the plot plan to ensure compliance with Table 13.2.2.(9) of the by-law.
8. Please update the plot plan to supply the required 1.1 metre walkway as per Section 4.27. of the by-law.
9. Please update the plot plan to indicate the required 1 long-term bike space, as per the requirements of Section 7.3.8. of the by-law.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this heritage Permit.

Technical Review Comment Sheet for Lot 10 – P18-098-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no concerns with the heritage permit, detailed review of the plot plan will occur at the building permit stage.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit. The applicant will need to submit a service request at building permit stage for an electrical connection.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

The detached garage does not appear to meet the minimum side yard setback (1.2m). The eaves on the garage also may not meet the setback required for eaves (0.5m).

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage application.

Technical Review Comment Sheet for Lot 20 – P18-095-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. Spatial separations and construction of exposed building faces to be considered.
4. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no direct concerns with the heritage permit, The grading shown appears to be based off of out-of-date subdivision grading plans and is not consistent with approved grading plan, developers engineer to seal and sign plot plan to indicate that proposed grading has been reviewed and approved. A full review of the plot plan will occur at the building permit stage.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

1. The subject property (Lot 20) is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E120 under the Kingston Zoning By-Law Number 2022-62. The Exception indicates that a single detached house is a permitted residential use subject to meeting the requirements of the by-law. Under the HCD1 Zone, this is a non-heritage lot.
2. Please provide the total lot area and building area of the principal house and detached garage on the plot plan. This is required to confirm zoning compliance with the maximum lot coverage of 30% in the Exception for the principal house and the maximum 10% lot coverage for the detached garage (Section 4.1.2). Lot coverage means the percentage of the lot area covered by a building and a deck / porch with a perimeter foundation.
3. Please update the elevation drawings for the house and the detached garage to indicate the height from finished grade. For a house with a sloped roof the height means the vertical distance measured from finished grade to the average level between the eaves and the highest point of the building. For an accessory building the height means the vertical distance measured from finished grade to the highest point of the building (Section 3.8.5). Finished Grade means the average elevation of the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building (Section 3.6.7).

4. Please provide the total surface area of the front porch and rear deck as well as the height from finished grade to ensure compliance (Section 4.20.4). This area includes all associated guards, fencing, walls, visual screens, columns, roof, stairs and other associated features (Section 3.16.17).
5. Please confirm the percentage of landscaped open space on the plot plan. The minimum is 30% as per Table 13.2.2.(9). See section 3.12.3 for the definition. In general it includes soft landscaping, hard landscaping, exterior stairs, and porches and decks without a perimeter foundation. It does not include driveways or parking areas, buildings, or decks and porches with a perimeter foundation.
6. Please update the plot plan to supply the required 1.1 metre walkway (Section 4.27).
7. Please update the plot plan to indicate the required 1 long-term bike space (Section 7.3.8).

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage permit.

Technical Review Comment Sheet for Lot 27 – P18-099-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no direct concerns with the heritage permit, The grading shown appears to be based off of out-of-date subdivision grading plans and is not consistent with approved grading plan, developers engineer to seal and sign plot plan to indicate that proposed grading has been reviewed and approved. A full review of the plot plan will occur at the building permit stage.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit. The applicant will need to submit a service request at building permit stage for an electrical connection.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

1. The subject property is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E118 under the Kingston Zoning By-Law Number 2022-62. The Exception indicates that a House is a permitted residential use subject to meeting the requirements of the by-law.
2. Please supply the total lot area, lot frontage, and building area of the principal house and detached garage on the plot plan, this detail is required to confirm zoning compliance with the maximum lot coverage of 30% in the Exception for the principal house and the maximum 10% lot coverage for the detached garage found in Section 4.1.2. of the by-law.
3. Please update the elevation drawing for the detached garage by indicating the height from finished grade with height, when used in reference to an accessory building, mixed use building, apartment building or a building with non-residential uses, means the vertical distance measured from finished grade to the highest point of the building (Section 3.8.5 of the By-Law). Section 3.6.7. Finished Grade means the average elevation of the ground surface at the base of the main wall, measured

at the four most distant points representing the outermost corners of the building. When used in reference to a round building or another building that does not have corners, means the average elevation of the ground surface at the base of the building, measured around the perimeter.

4. Please supply the total surface area of the front porch and rear deck + landing and height from finished grade to ensure compliance with the requirements under Section 4.20.4. of the by-law.
5. Please confirm the west interior setback as 5.41m and the east interior setback as 1.2m for the principal house.
6. Please update the elevation drawing for the principal house by indicating the height from finished grade with height for principal buildings with a residential use, excluding a mixed use building or apartment building, means the vertical distance from finished grade to: 2. In the case of a sloped roof, the average level between the eaves and highest point of the building. Similar to the above, Section 3.6.7. Finished Grade means the average elevation of the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building. When used in reference to a round building or another building that does not have corners, means the average elevation of the ground surface at the base of the building, measured around the perimeter.
7. Please confirm the proposed percentage of landscaped open space on the plot plan to ensure compliance with Table 13.2.2.(9) of the by-law.
8. Please update the plot plan to supply the required 1.1 metre walkway as per Section 4.27. of the by-law.
9. Please update the plot plan to indicate the required 1 long-term bike space, as per the requirements of Section 7.3.8. of the by-law.
10. Please update the plot plan to show the rear setback from the rear lot line to the proposed garage to ensure compliance with Section 4.1.2. of the by-law.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this heritage Permit.

Technical Review Comment Sheet for Lot 30 – P18-101-2024

Building Services:

Insufficient information has been provided at this time to provide detailed comments; however, the applicant is to be advised of the following:

1. A building permit is required for the proposed construction.
2. Development and impost charges may be applicable.
3. All construction required to comply with the Ontario Building Code.

Engineering Services:

Development Engineering has no concerns with the heritage permit application but will have concerns at the building permit stage with the plot plan provided. Preliminary comments are to be addressed at the building permit stage, a full review will occur at the building permit stage.

- The finished grades on the garage and house are both below the proposed USF.
- The north corner of the garage will exceed a 3H:1V slope to the rear property line
- confirm how grading is proposed along the front of the garage will work as the grade is flat.

Forestry Services:

The proposed lot development contains a tree preserved as a condition of both the existing Tree Permit and the Final Plan of Subdivision. The tree is identified as Tree #0066 on the approved Tree Preservation Plan within the documentation for the existing Tree Permit (E04-002-2024).

Tree Preservation fencing shall not be removed during the development of the lot. Lot grading within the TPZ shall be performed by hand.

All conditions, notes and requirements outlined in the Tree Permit shall be adhered to during the development of this lot.

Homeowner shall review their homeowner's agreement and the requirements related to the preserved tree moving forward.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed heritage permit. The applicant will need to submit a service request at building permit stage for an electrical connection.

Licensing and Enforcement:

No open PS/GB or any By-Law cases associated with this address.

Planning Services:

1. The subject property (Lot 30, 254 Old Kiln Crescent) is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E118 under the Kingston Zoning By-Law Number 2022-62. The Exception indicates that a House is a permitted residential use subject to meeting the requirements of the by-law. Under the HCD1 Zone, this is a non-heritage lot.
2. Please update the elevation drawings for the house and the detached garage to indicate the height from finished grade. For a house with a sloped roof the height means the vertical distance measured from finished grade to the average level between the eaves and the highest point of the building. For an accessory building the height means the vertical distance measured from finished grade to the highest point of the building (Section 3.8.5). Finished Grade means the average elevation of the ground surface at the base of the main wall, measured at the four most distant points representing the outermost corners of the building (Section 3.6.7). The maximum building height for the house is 8.5 metres as per the Exception. The maximum building height for an accessory building is 4.6 metres (Section 4.1.2.4).
3. Please confirm the percentage of landscaped open space on the plot plan. The minimum is 30% as per Table 13.2.2.(9). See section 3.12.3 for the definition. In general it includes soft landscaping, hard landscaping, exterior stairs, and porches and decks without a perimeter foundation. It does not include driveways or parking areas, buildings, or decks and porches with a perimeter foundation.
4. Please update the plot plan to supply the required 1.1 metre walkway (Section 4.27).
5. Please update the plot plan to indicate the required 1 long-term bike space (Section 7.3.8).

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage Permit.

Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

411 Wellington Street

P18-095-2024 / P18-096-2024 / P18-097-2024 / P18-098-2024 / P18-099-2024 / P18-101-2024

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
Peter Gower	X		
Ann Stevens	X		
Daniel Rose			X

Comments Provided by Peter Gower

General Comments for Lots 1(P18-096-2024), 10 (P18-098-2024) , and 20 (P18 – 095-2024):

“The houses are all too busy and too similar. A little more creativity is needed unless you want it to look like a cookie cutter sub-division. In Strathcona Park, we only have about six designs of houses, but many variations on those designs: garages can be on the left or right; the living room can have a bay window or not, and similarly the bedroom above it, giving four possibilities (x 2 garage possibilities = 8). The brickwork is of several different colours, and the different models, with their variations are all mixed together. When I take a visitor walking, they rarely realize that there are only a few basic designs. Excellent! That's what the Horton site needs, especially as they will be looking at each other across that central area.”

Comments provided for Lots 3, 27, and 30 are provided below. Individual comments for each lot are available on DASH.

P19-097-2024 Lot 3

Comments for Consideration on the Application:

“Generally Lot 3 is acceptable, although I find the second floor gable over the door excessive.”

P18-099-2024 Lot 27

Comments for Consideration on the Application:

“Overall, Lot 27 needs to be refined as I have commented before: it needs to be designed to look smaller, preferably with a central post and a vertical rather than a horizontal pattern.”

P18-101-2024 Lot 30

Comments for Consideration on the Application:

“I find this roof, with its triple gables, much too heavy and out of place for this subdivision. I can accept the proposed two gabled roof suggested by staff in an 1 October email. Previous comments on a too heavy double garage door also apply here.”

Comments Provided by Ann Stevens

General Comments for Lots 3 (P19-097-2024), 10 (P18-098-2024), 27 (P18-099-2024):

“This entire project has been well-planned within the Barriefield area of Kingston. I have no problems with any of this.”

Recommended Conditions for the Application:

“All the normal required adherence to planning and building.”

Comments provided for Lots 20, 1, and 30 are provided below. Individual comments for each lot are available on DASH.

P18-096-2024 Lot 1

Comments for Consideration on the Application:

“This house seems quite large, but the appearance respects the nature of Barriefield’s heritage with its fairly straightforward design.”

Recommended Conditions for the Application:

“All the normal required adherence to planning and building.”

P18 – 095-2024 Lot 20

Comments for Consideration on the Application:

“I have no issues with this plan. It is simple and very much in keeping with the modest nature of homes in Barriefield.”

Recommended Conditions for the Application”

“All usual City regulations and permits.”

P18-101-2024 Lot 30

Comments for Consideration on the Application:

“I think the building is too modern for the area. It looks quite a bit more complicated than at first look. Taking it into consideration as it relates to the other new builds it does not fit. I really would like to see this proposal simplified or changed significantly to fit with the heritage surrounding properties in Barriefield.”