



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-25-006**

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**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:** February 19, 2025

**Subject:** Applications for Ontario Heritage Act Approval

**Address:** 222 Old Kiln Cres (P18-520)

**File Numbers:** P18-116-2024

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property is a newly created lot (Lot 22) 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*.

An application under Section 42 of the *Ontario Heritage Act* (P18-116-2024) has been submitted to request approval to construct a new one-and-a-half storey dwelling and a detached garage. Detailed plans, prepared by True Built Inc., are included with the application.

Upon review of the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined in Exhibit A.

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**Recommendation:**

**That** Kingston Heritage Properties Committee recommends to Council:

**That** the new construction at 222 Old Kiln Crescent (formally 411 Wellington Street), Lot 22, be approved in accordance with the details described in the application (File Number P18-116-2024), which was deemed complete on January 14, 2025, with said application to include the construction of a one-and-a-half-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 to Report Number HP-25-006.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth and Development Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting Commissioner, Commissioner, Transportation & Infrastructure Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property is a newly created property (Lot 22, now 222 Old Kiln Crescent) in the Barriefield Highlands subdivision (Exhibit B – Context Map). The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act* (Exhibit C – Property Inventory Evaluation).

The subject parcel is 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). Seven (7) new dwellings and their associated garages were granted conditional *Ontario Heritage Act* approval in 2024 for Lots 1, 3, 4, 10, 20, 27 and 30.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-116-2024) has been submitted to request approval to construct a new one-and-a-half storey dwelling and a detached single storey double garage. The new dwelling will have a side gable roof with central pediment over a covered porch and central entranceway. The building is to have a “slate” grey coloured metal roof in a standing-seam profile and be clad in cream-coloured stucco. The windows, soffits, fascia and front porch are to be in a “taupe” tone. The 55.3 square metre, single-storey detached garage will be clad in matching materials and colours and have a medium-pitched gable roof and accessed by an approximately 3-metre-wide driveway on the north side of the dwelling.

Detailed plans, prepared by True Built Inc., are included with the application and are attached as Exhibit D – Concept Plans. This application was deemed complete on January 14, 2025. 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 April 14, 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 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 (Exhibit C), this property is noted as “non-heritage”.

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## Cultural Heritage Analysis

### Applicable Local Policies/Guidelines

While the property, formally known as 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 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.

### 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."

Section 4.5.5 of the District Plan includes site-specific policies related to the former J.E. Horton Public School property (formally known as 411 Wellington Street). The purpose of this section is to help guide the redevelopment of the property. 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

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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.

The first three subsections of Section 4.5.2 outline the requirements pertaining to massing, height and setbacks. The proposed dwelling includes a footprint of approximately 145 square metres (1,560 square feet). The proposed one-and-a-half storey height is in keeping within the direction of subsection (b) and the dwelling is similar in size to the dwellings at 408, 410 and 412 Wellington Street, and other properties recently approved for the new subdivision. Subsection (c) requires that new construction be located on the lot so as 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 in order to be consistent with the heritage attributes of the HCD (Section 2.0).

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. The proposed plans conform to this requirement.

Windows in Barriefield are typically vertical in their orientation and rectangular in shape. Large or full-length windows are not permitted on the front of new dwellings (section 4.5.2e). The applicant has agreed to shorten the length of the proposed windows on the 'Front Elevation' of the building by 6 inches to complement the character of the HCD. Staff have also suggested that the proponents consider adding a mullion to each of the windows on the 'Right Side Elevation', in order to create double rectangular windows instead of the square windows proposed. The applicant is agreeable to this suggestion also.

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. 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. The proposal includes a prominent entrance with a single door and side lights, framed by a simple pediment feature on square columns.

Section 4.5.2f of the District Plan requires the use of wood or stone cladding on Public Façades. The applicant is proposing a cream-coloured stucco cladding. While not specifically a wooden or masonry product, stucco cladding (or rough cast) is a traditional cladding for 19<sup>th</sup> century vernacular dwellings, such as those prevalent in the HCD, and has been used on many heritage properties in Kingston with great success. While Section 4.5.2f is worded quite strongly, the

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governing policies related to this particular property are those in Section 4.5.5 as noted above. Section 4.5.5d intentionally uses the statement “shall respect,” rather than “shall conform,” which allows for additional flexibility with respect to new construction on the former school site. As this particular lot (Exhibit B – Lot 22) is located away from Wellington Street and the more historical/culturally significant areas of the Village, the use of an alternative cladding (stucco) will have no direct impact on the heritage character and attributes of the HCD.

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 roof profile with dormers will allow the new dwelling to be visually compatible in the HCD, while subtle differences such as the use of stucco cladding and detailed entrance feature will clearly distinguish this as a new addition to the Village.

The current application also includes a proposal to build a detached one storey garage, clad in matching stucco and metal roofing. Section 4.5.3 of the District Plan includes policies related to garages and ancillary structures. The policy 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 applicants propose to locate the garage in the back corner of the lot, setback from the primary façade of the main building and accessed by a new driveway. The garage is to be lower in height than the proposed dwelling and will be clad to match the dwelling.

While not a specific requirement in the District Plan, the garage door needed for a two-car garage may result in a bulky horizontal appearance to the new garage that could increase its prominence on the lot. While staff support the proposed double door, a condition of approval has been included to request the applicant consider altering their plans to break up the large door appearance. The applicant is agreeable to this suggestion and will source a door that gives the appearance of two doors.

### **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 (see report to [Planning Committee](#) dated June 14, 2023). The intent of this individual application is to review the finer grain details of the 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 dwelling and garage has been designed in a manner which satisfies the

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objectives of the District Plan and respects the character of the existing heritage buildings in the immediate area.

Heritage Planning staff support the application as it aligns with the goals and objectives of the District Plan and upholds the heritage conservation objectives set out within the City of 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**

P18-101-2024 (dwelling and detached garage - Lot 30)  
P18-099-2024 (dwelling and detached garage - Lot 27)  
P18-098-2024 (dwelling and detached garage - Lot 10)  
P18-097-2024 (dwelling and detached garage - Lot 3)  
P18-096-2024 (dwelling and detached garage - Lot 1)  
P18-095-2024 (dwelling and detached garage - Lot 20)  
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**

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

**Engineering** - No objections with the heritage permit. Plot plan for the new home is currently under review with unresolved issues (D30-2222-2024).

**Utilities Kingston** - Utilities Kingston has no issues or concerns with this heritage permit.

**Kingston Hydro** - Kingston Hydro has no concern with the proposed heritage permit, provided the electric meter is positioned at the south of the building toward the front. It appears there is a gate near this location, if the gate is to be locked, we would ask that it be located slightly west to ensure the meter is accessible outside the gated area.

### **Building**

- A building permit application has been submitted and is required to be issued prior to the proposed construction.
- A separate building permit is required for any accessory structure (detached garage).
- Impost and development charges may be applicable.



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## Planning

- The associated subdivision agreement for the property is not finalized.
- The subject property (Lot 22, 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.
- On the site plan, please note the 1 metre buffer of existing vegetation to be maintained along the rear (west) property line and the 1.5 metre easement along the south property line.
- On the site plan, please verify that the walkway does not conflict with the new tree in the right-of-way. The minimum walkway width is 1.1 metres.
- Please update the plot plan to indicate the required 1 long-term bike space. It is to be provided in a secure, enclosed location such as an accessory building or within a vestibule or other interior area that does not form part of a dwelling unit and have clear access to the street.
- Please confirm the height of the accessory building. The maximum height of an accessory building is 4.6 metres. The height is measured from finished grade to the highest point of the building with finished grade being 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.

## Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. One member of the committee provided a written response on this application. The responding members noted their support for the application.

The Committee's comments have been compiled and attached as Exhibit E and provided to the applicant.

## Conclusion

Staff recommends approval of the application File Number P18-116-2024, subject to the conditions outlined in Exhibits A.

## 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

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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

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Conditions of Approval

Exhibit B Context Maps

Exhibit C Property Inventory Evaluation

Exhibit D Conceptual Plans

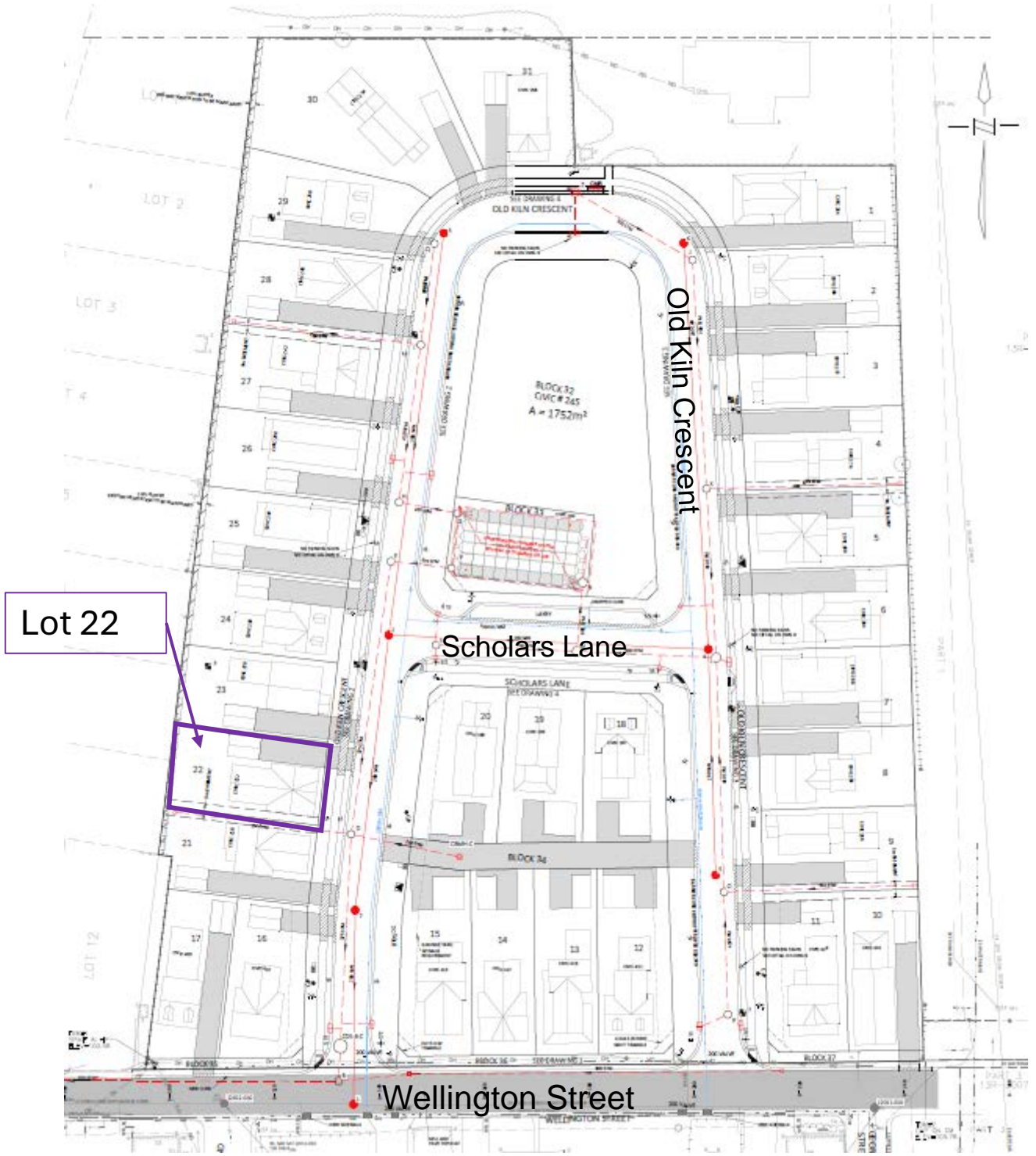
Exhibit E Correspondence Received from Committee

## Conditions of Approval

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

1. The applicant shall consider amending their plans to include a garage door that gives the appearance of two garage doors for the detached garage;
2. The applicant shall reduce the amount of glazing on the 'Front Elevation' of the property by reducing the length of the proposed ground floor windows;
3. The applicant shall alter the appearance of the windows on the 'Right Side Elevation' in order to create the appearance of double rectangular windows, instead of the proposed square windows;
4. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: cladding, windows, roofing, trim, utilities/vents, garage/entry doors, and rain gear, 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;
5. A Building Permit shall be obtained, as necessary;
6. All Planning Act approvals shall be obtained, as necessary; and
7. 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.

# Barriefield Highlands Subdivision Plan



**Name:**

**Address:** 411 Wellington Street

**Property Number:**  
1011090090075000000

**Lot:** CON EGCR E PT LOT 20



<b>Property Type:</b>	Institutional
<b>Era/Date of Construction:</b>	1953
<b>Architect/Builder:</b>	Not known
<b>Building style/Influence:</b>	Mid-century modern
<b>Materials:</b>	Brick
<b>Number of Bays:</b>	Multiple
<b>Roof Type</b>	Flat
<b>Building Height:</b>	Two storey
<b>Alterations:</b>	1968 rear addition, portables added (1993-2010), sun shelter added (2003), garbage enclosure constructed (1993), fencing added (1992/2004).
<b>Landscape/setting:</b>	Large open lawn, Specimen trees, Front screening hedges, asphalt drive
<b>Heritage Value:</b>	Non-heritage

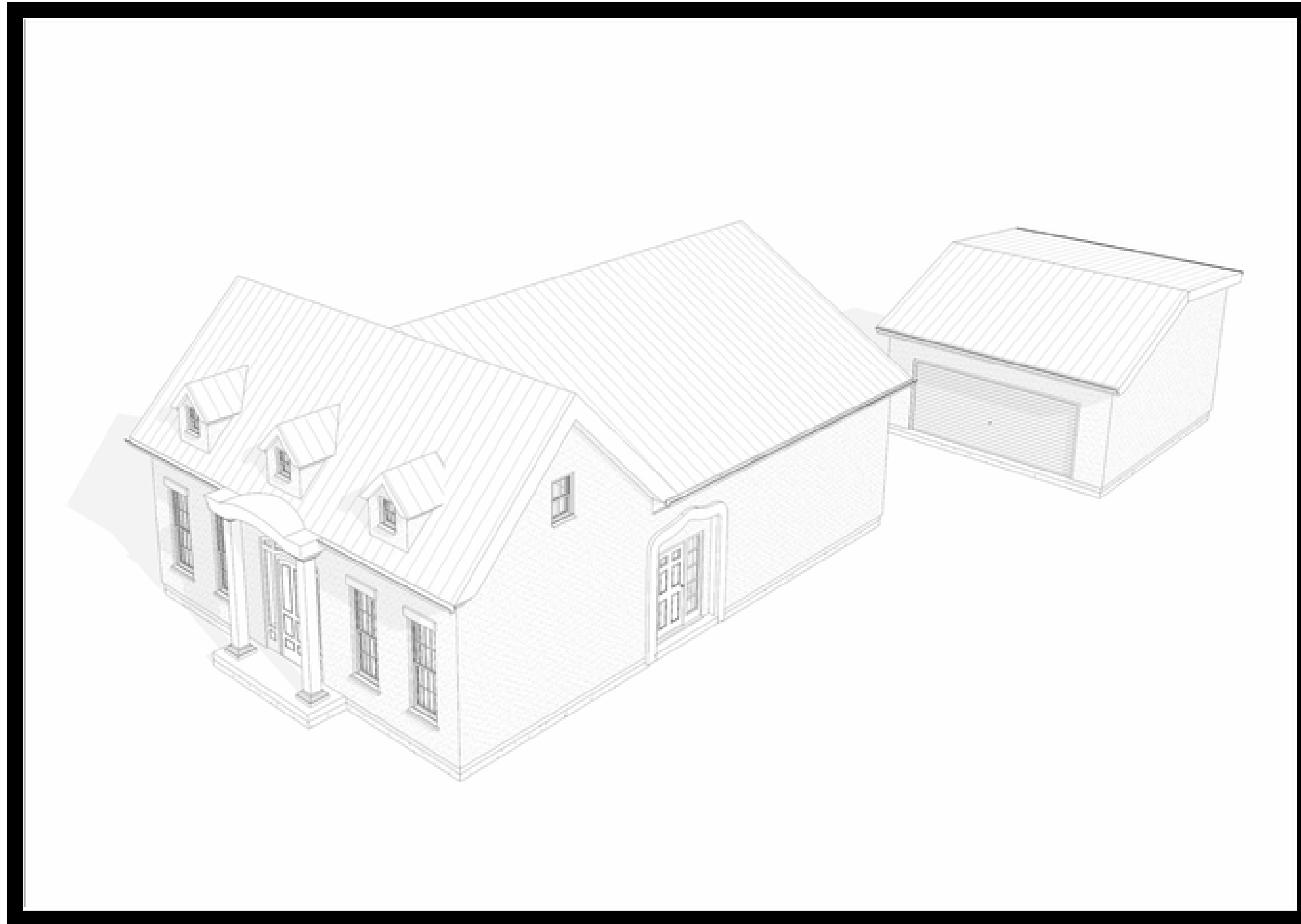
### **Description of Historic Place:**

The property at 411 Wellington Street is located on the north side of Wellington Street in the Barriefield Heritage Conservation district. The property contains a two storey T-shape brick building with multiple bays. The school was constructed in 1953 and added to in 1968. It closed in 2014.

### **Heritage Value:**

The former J.E. Horton Public School was constructed in 1953, on land purchased by the School Board from His Majesty the King in 1951. The land was granted by the Crown to John Grant in 1811. James Grant, likely a descendant, sold an acre of the property to Richard Davis in 1818, and 97 acres to Robert Moore in 1819. In 1828 Davis sold 1/5 of an acre to Moore. At some point, Robert MacDonald came to own 125 acres of the lot (instruments not shown in land registry records) but in 1844 sold the land to the Ordnance department. An 1842 map shows the north part of the lot and the part of the adjacent lot where the church was built as a possible location of a military redout. It

does not appear that this was ever constructed. In 1855, a lime kiln operation was reportedly located on the property. Aside from small severances, the property was owned by the Crown from 1844 until the mid-20<sup>th</sup> century purchase by the school board. The school served Barriefield and the surrounding area of the former Pittsburgh Township until 2014 when it was declared surplus by the school board and closed.



PENNELL RESIDENCE  
0139\_ON  
BARRIEFIELD













# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-116-2024**

<b>Committee Members</b>	<b>Comments Enclosed</b>	<b>No Comments Provided</b>	<b>No Response Received</b>
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Bob Mayo			X
Peter Gower	X		
Ann Stevens		X	
Daniel Rose			X



City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

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Date:	January 9, 2025
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	<a href="#">P18-116-2024</a>
Property Address:	222 OLD KILN CRES

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#### Description of Proposal:

The subject property is a newly created property (Lot 22) in the Barriefield Highlands subdivision on the lands of the former Horton Public School (411 Wellington) 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. The owners are seeking heritage approval to construct a new one-and-one-half storey dwelling and a detached two-car garage. Detailed plans, prepared by True Built Inc., are included with the application.

#### Comments for Consideration on the Application:

I have no further comments than those made at the Roundtable conference in which the general proposal was received positively, along with some suggestions for possible change.