



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-035

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: July 17, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 411 Wellington Street (P18-520)

File Number: P18-064-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former J.E. 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 for alteration under Section 42 of the *Ontario Heritage Act* (P18-064-2024) has been submitted to request approval to construct a new two storey dwelling, a detached single storey garage, accessed by a private driveway, and a road network including sidewalks for the overall subdivision. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

This application was deemed complete on June 12, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on September 10, 2024.

July 17, 2024

Page 2 of 11

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

Recommendation:

That the Kingston Heritage Properties Committee supports Council's approval of the following:

That the new construction at 411 Wellington Street, be approved in accordance with the details described in the application (File Number P18-064-2024), which was deemed complete on June 12, 2024, with said application to include the construction of a two-storey dwelling, a detached garage accessed by a driveway and a public road network, including sidewalks; and

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

1. All *Planning Act* applications shall be completed, as necessary;
2. All building permits shall be obtained, as necessary;
3. Details related to the colour(s) and design of the new windows, roofing and cladding shall be submitted to Heritage Services staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the property;
4. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
5. The use of single sash windows on the front wall of the dwelling is encouraged and permitted as an option to the double windows proposed;
6. 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; 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, shall be delegated to the Director of Heritage Services for review and approval.

July 17, 2024

Page 3 of 11

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, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

July 17, 2024

Page 4 of 11

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

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision (Exhibit A – Context Map). The lands are designated as part of the Barriefield Heritage Conservation District under Part V of the *Ontario Heritage Act* (Exhibit B – Property Inventory Evaluation).

The property 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 development is currently nearing the completion of final plan of subdivision approvals (File D12-002-2023).

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-064-2024) has been submitted to request approval to construct a new two storey dwelling and a detached single storey 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 dark grey asphalt shingle roof and be clad in light grey Hardie Board (wood-textured fibre cement) siding laid horizontally. The windows, soffits, fascia and front porch are to be a white tone. The 23.4 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.

Also included in this application is a request to approve the proposed road and sidewalk network within the subdivision. To be named Old Kiln Crescent and Scholars Lane, the proposed road allowances (including the sidewalk, road surface and underground infrastructure) was specifically designed to reflect the rural atmosphere of the District, with a reduced asphalt width of 7 metres and sidewalks close to the street and on one side only.

Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application (Exhibit C – Concept Plans).

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.

This application was deemed complete on June 12, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on September 10, 2024.

July 17, 2024

Page 5 of 11

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 B), this property is noted as “non-heritage”.

Cultural Heritage Analysis

Applicable Local Policies/Guidelines

While the property at 411 Wellington Street is currently vacant and not rated as a “heritage” asset in the Village of Barriefield Heritage Conservation District Plan Inventory (Exhibit B), it is still considered a part of the district and any new construction will contribute to and have an impact on the overall heritage character of the District. 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’) should also be considered and followed in order to ensure that the new structures complement and enhance the District.

Section 41.1(5) of the *Ontario Heritage Act* requires HCD Plans to include a section outlining the types of alterations that are considered “minor in nature” and which the owners can carry out without obtaining prior approval under the Act. Section 5.0 of the District Plan includes a list of exempt alterations for both private and public lands. Section 5.2(h) exempts the “installation or removal of vegetative landscaping, such as planting beds, shrubbery and trees...”. Section 5.3 similarly exempts soft landscaping works on the public realm. As a result, this aspect of the proposed development is not subject to this application. The owners are; however, encouraged to follow the guidelines in Sections 4.7 and 4.8 of the District Plan related to landscape conservation.

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 single-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. The subject property should contribute to these attributes, thus complementing the character of the District.

Section 3.0 of the District Plan speaks to the goals and objectives for the District 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.”

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 specific policies

July 17, 2024

Page 6 of 11

related to the former J.E. Horton Public School site. The purpose of this section is to help guide the future overall redevelopment of this particular property in the HCD. 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 District. A 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 of the District Plan also includes specific policies related to the road design and layout. Included as part of the HIS analysis, the road layout was specifically designed to emulate the traditional grid pattern of the District. 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 creating residential lots that reflect the size of the lots in the Village. Further, Section 4.5.5g directs that new streets be designed to reflect the compact narrow streetscapes of the District. The proposed streets 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 Barriefield District.

Finally, 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 District 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 the terms "shall conform to" or "shall follow" the term "shall respect" strongly implies conformity with the Policies of Section 4.5 but allows for some consideration based on site-specific circumstance, provided the overall goals and objectives of the District Plan are followed.

Section 4.5 includes various policies and guidelines related to New Construction in the District. Section 4.5.1 of District Plan requires that new dwellings be compatible with the cultural heritage value and attributes of the District (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 two-storey dwelling includes a footprint of approximately 110 square metres (1,185 square feet), not including porch or decks. The proposed two storey height is in keeping within the direction of subsection (b). The dwelling is similar in size to the dwellings at 408, 410 and 412 Wellington Street. 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

July 17, 2024

Page 7 of 11

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 District (Section 2.0).

In order to be compatible with the cultural heritage value of the District, the roof form, window proportions, primary entrance design and exterior cladding choice is extremely important. The common roof form in the District 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 (section 4.5.2e). While double 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.

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. The proposal includes a prominent yet unadorned entrance within a covered wooden porch.

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 synthetic fibre board siding. While not specifically a wooden product, the concrete 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 an authentic wood siding. While Section 4.5.2f is worded quite strongly, the governing policies related to this particular property are those in Section 4.5.5 as noted above. Given Section 4.5.5d's intentional use of the statement "shall respect" this allows for some additional considerations with respect to new construction on the former school site. As this particular lot (Lot 4 – Exhibit A) is located centrally in the subdivision and 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 District.

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 siding will allow the new dwelling to be visually compatible with the District, while subtle differences such as the synthetic siding and double windows will clearly distinguish this as a new addition to the Village.

The current application also includes a proposal to erect a detached one storey garage, clad in horizontal siding and asphalt 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

July 17, 2024

Page 8 of 11

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 in the same siding and roofing as the dwelling.

Results of Impact Analysis

The proposed new construction will not physically impact any built heritage features of the District; however, the build-out of the new subdivision will have a lasting impact on the streetscape and character of Barriefield. The broader impacts of the new subdivision have been evaluated, mitigated and ultimately approved. The current application is the first of many applications associated with this new subdivision. The intent of these applications is to review the finer grain details of each new structure to ensure the overall integrity of the District 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 District; however, it should not attempt to replicate historical styles, but instead be a contemporary interpretation of historic forms and styles. The dwelling and garage 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. The new road network has been oriented to ensure continuous views of St Mark's tower while creating an intimate village feel that complements the character of the District.

Heritage Planning staff support the proposal as it aligns with the goals and objectives of the HCD Plan and upholds the heritage conservation objectives set out within the City of Kingston's Official Plan, and the direction given by the Provincial Policy Statement, the Ontario Heritage Tool Kit, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

Previous Approvals

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:

July 17, 2024

Page 9 of 11

Building - A building permit will be required for the proposed construction. Impost and development fees will be applicable. Heritage Act approval will be required prior to building permit issuance. Planning and engineering approval will be required prior to approval.

Engineering - The garage is located too close to the rear yard swale and will be required to be setback a sufficient distance (min 0.45m depending on the grading) from the swale to allow for proper drainage.

Please be advised that Preliminary Certificate of Approval of Underground Services has not been issued for this subdivision and therefore Building Permit applications cannot be reviewed until such time that the Preliminary Certificate of Approval of Underground Services has been issued.

Please be advised that there will be a future easement on the property and there is to be no encroachment onto the easement with any portion of the proposed dwelling including but not limited to eaves, eavestrough, footings and/or weeping tile.

If there are any alterations to the proposed grading of the property from the approved grading plan, the plot plan will be required to be sealed and signed by the developers engineer at the building permit stage. The submitted grading plan differs from the most recent grading plan for the subdivision.

Planning - This property is located within the Barriefield Highlands Subdivision. There are several planning applications underway including Final Plan of Subdivision (D12-002-2023), Pre-Servicing Agreement (D36-002-2023) and Model Home Agreement (D37-001-2023). This lot is not included in the Model Home Agreement. Final approval of the Final Plan of Subdivision is required before proceeding to a Building Permit.

This property is zoned HCD3 with Exception 118. In order to determine zone compliance please provide the following information in a zoning compliance table or dimension/measurements on the drawings:

Principal building:

- Front setback: minimum 0.5 metres
- Lot Coverage: maximum 30%
- Building depth" maximum 18.0 metres

Deck/porch:

- Areas (including stairs and landings) related to respective heights.

Accessory Building (garage):

- Building height: maximum 4.6 metres measured vertically from average finished grade to the highest point of the building

July 17, 2024

Page 10 of 11

- Setback from lot lines: minimum 1.2 metres

Parking/driveway/walkway:

- Walkways: 1.2 metres in width from the street line to the main exterior entrance
- Parking space

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. No concerns were expressed. The Committee's comments have been compiled and attached as Exhibit D and provided to the applicant.

Conclusion

Staff recommends approval of the application File Number (P18-064-2024), subject to the conditions outlined herein.

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

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)*, notice of receipt of a complete application has been served on the applicant.

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

July 17, 2024

Page 11 of 11

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Context Map

Exhibit B Property Inventory

Exhibit C Conceptual Plans

Exhibit D Correspondence Received from Committee

Exhibit E Final Committee Comments from July 17, 2024






Kingston Heritage Properties Committee

Neighbourhood Context

Address: 411 Wellington Street

File Number: P18-064-2024

Prepared On: Jun-05-2024

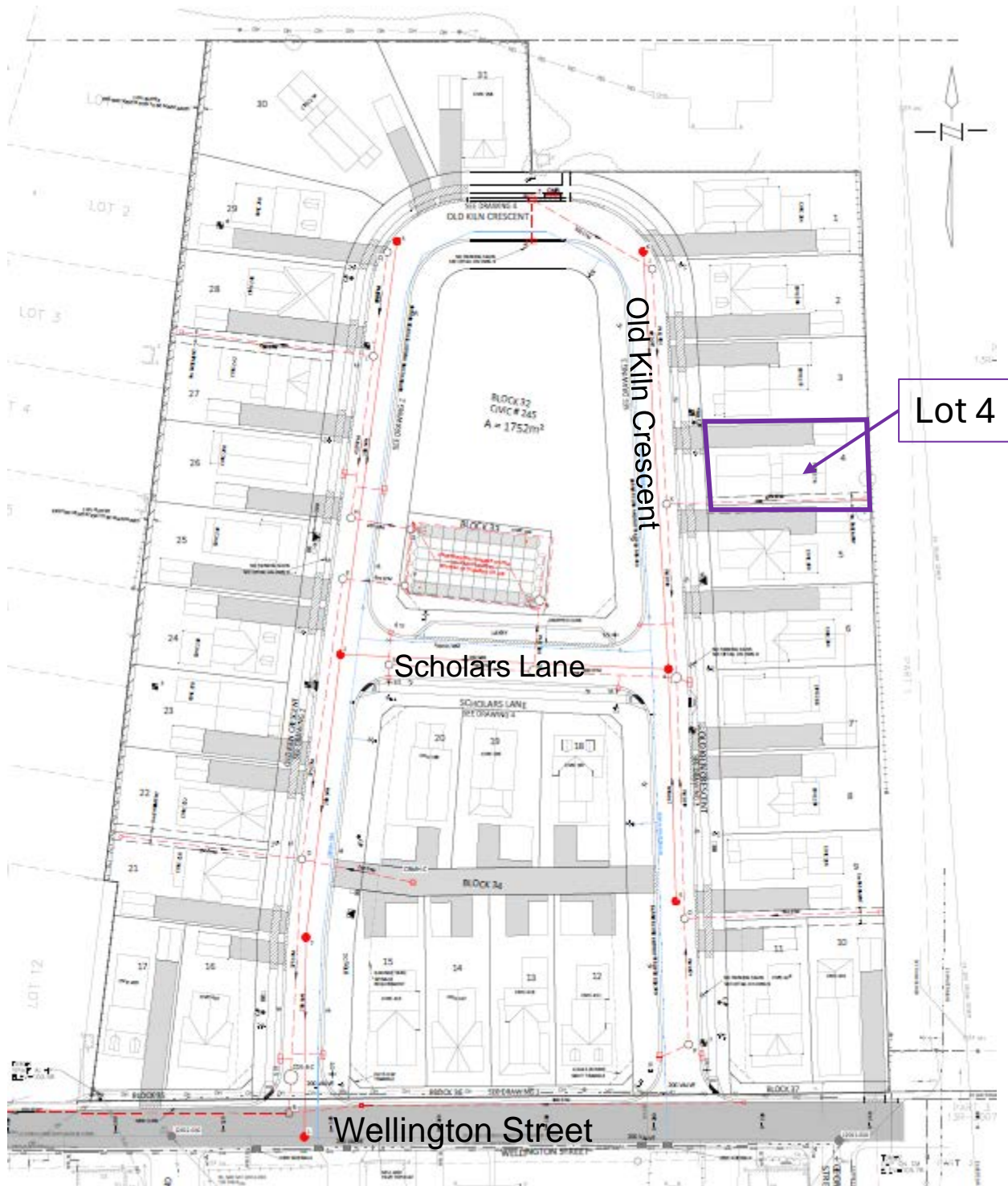
-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: ebaratt
Prepared On: Jun-05-2024

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Barriefield Highlands Subdivision Plan



Name:

Address: 411 Wellington Street

Property Number:
1011090090075000000

Lot: CON EGCR E PT LOT 20



Property Type:	Institutional
Era/Date of Construction:	1953
Architect/Builder:	Not known
Building style/Influence:	Mid-century modern
Materials:	Brick
Number of Bays:	Multiple
Roof Type	Flat
Building Height:	Two storey
Alterations:	1968 rear addition, portables added (1993-2010), sun shelter added (2003), garbage enclosure constructed (1993), fencing added (1992/2004).
Landscape/setting:	Large open lawn, Specimen trees, Front screening hedges, asphalt drive
Heritage Value:	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-20th 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.



BARRIEFIELD HIGHLANDS

CRITERIA FOR HERITAGE PERMIT SUBMISSION

As a note the house design must generally conform to the Barriefield Heritage Conservation District Plan, which can be found at www.cityofkingston.ca/heritage, all homes will need to receive an approved Heritage Permit prior to Building Permit.

REQUIRED SUBMISSION DOCUMENTS (SUBMITTED BY CITYFLATS)

- Plot Plan
- Exterior Elevations (including garages)
- Cladding material and colours
- Window material and colours
- Door material and colours
- Roofing material and colours

HOME LOCATION

- Lot # 4

SELECTED HOME DESIGN

- The Horton

EXTERIOR CLADDING

Material Hardie Board (wood-textured fibre cement)

Colour Light Mist

Manufacturer James Hardie

ROOFING

Material Asphalt

Colour Dark Grey

PRIMARY ENTRANCE DOOR

Style As shown on Elevation

Material Insulated Steel

Colour Charcoal

WINDOWS/TRIM/FASCIA

Style double hung (6/6)

Material PVC SDL

May 21, 2024

Heritage Permit Criteria

Colour White Dove

Shutters no

RAILINGS/COLUMNS/SOFFIT

Colour White Dove

DECKING

Material Pressure-treated



**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 REVIEW	05/15/24
2	CLIENT CHANGES APPLIED	05/17/24
3	ISSUED FOR HERITAGE REVIEW	05/17/24
4		
5		
6		

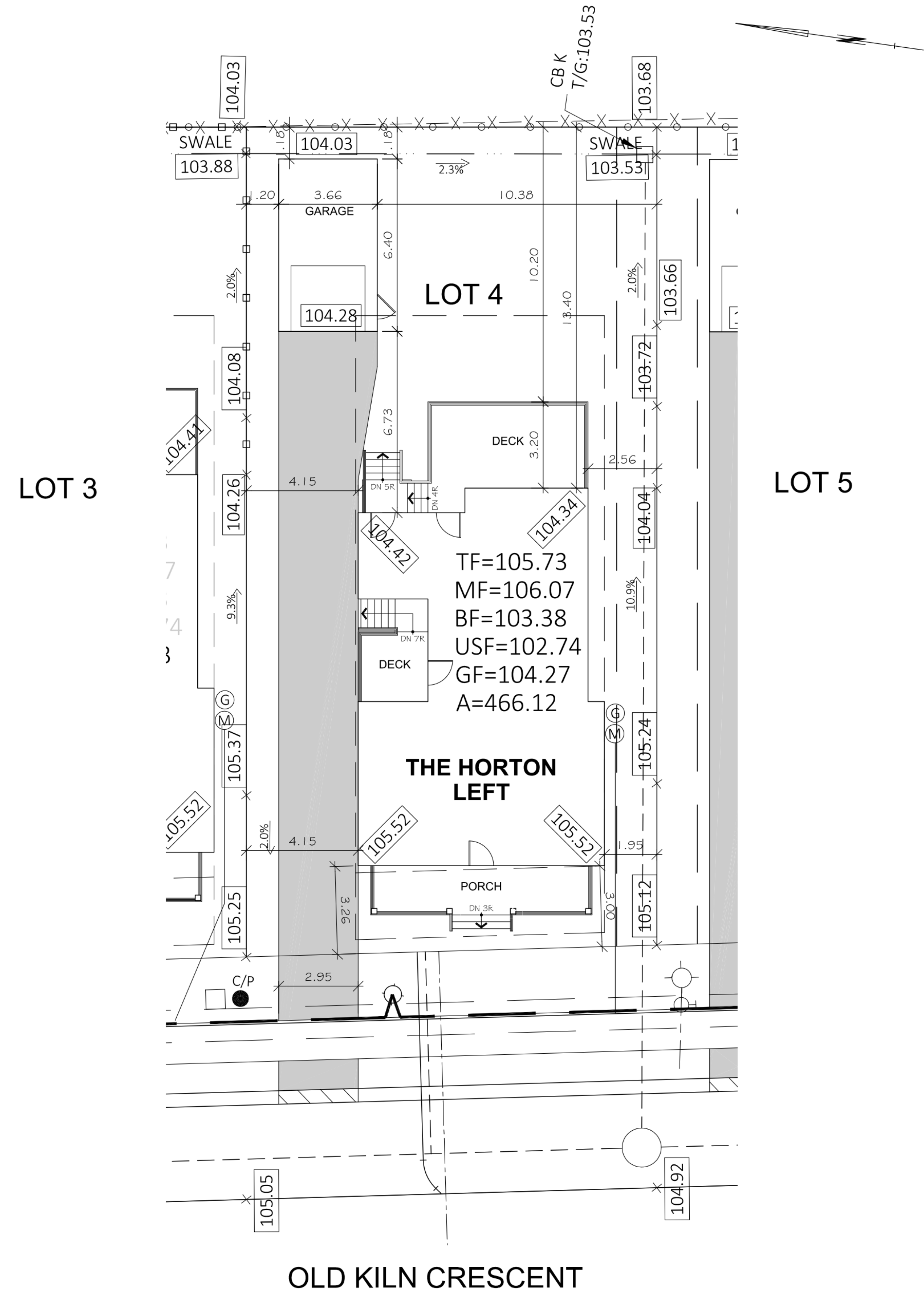
PROJECT:
**THE HORTON A LEFT
276 OLD KILN CRESCENT
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:
SITE PLAN

SCALE: NTS
DATE: MAY 17, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF#: TBD

LOT NUMBER:
4

SHEET
DRAWING NO:
A-1
OF
4



**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 INDICATING DESIGNER BCIN & FIRM BCIN
 - A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
 - SCREEN LE 2 DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

BE VERY CAREFUL OF DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS TO FACE ARE TO BE USED FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

#	DRAWING DESCRIPTION	DATE
1	PROVIDED FOR APPROVAL	2024-05-14
2	DESIGNER'S APPROVAL	2024-05-14
3	PROVIDED FOR PERMIT SUBMISSION	2024-05-14
4		
5		

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

DRAWING TITLE:
ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: MAY 17, 2024
DRAWN BY: NP/DN
CHECKED BY: NP/DN/BC
DRAWING REF: TBD

LOT NUMBER:
4

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



LEFT ELEVATION



FRONT ELEVATION

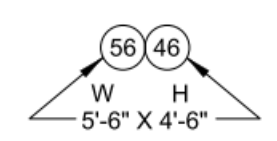
EXPANDED FINISH SCHEDULE FOR THE HORTON A LEFT			
DESCRIPTION	MATERIAL	FINISH	COLOR
ROOFING	ASPHALT SHINGLES	SHINGLE TRAY/FLASH	BLACK GRAY
HORIZONTAL SIDING	HORIZONTAL SIDING	SHINGLE TRAY/FLASH	LIGHT GRAY
BOARD & BATTEN	HORIZONTAL SIDING	SHINGLE TRAY/FLASH	BLACK GRAY
ENTRY DOOR	INSULATED STEEL	60% GLASS	WOODGRAIN
WINDOWS	UPVC	60% GLASS	WHITE GRAY
TRIM	ALUMINUM	PAINTED	WHITE GRAY
RAILINGS	WOOD	PAINTED	WHITE GRAY
COLUMNS	WOOD	PAINTED	WHITE GRAY
CEILING	WOOD	REPAIR/REPLACE	NATURAL

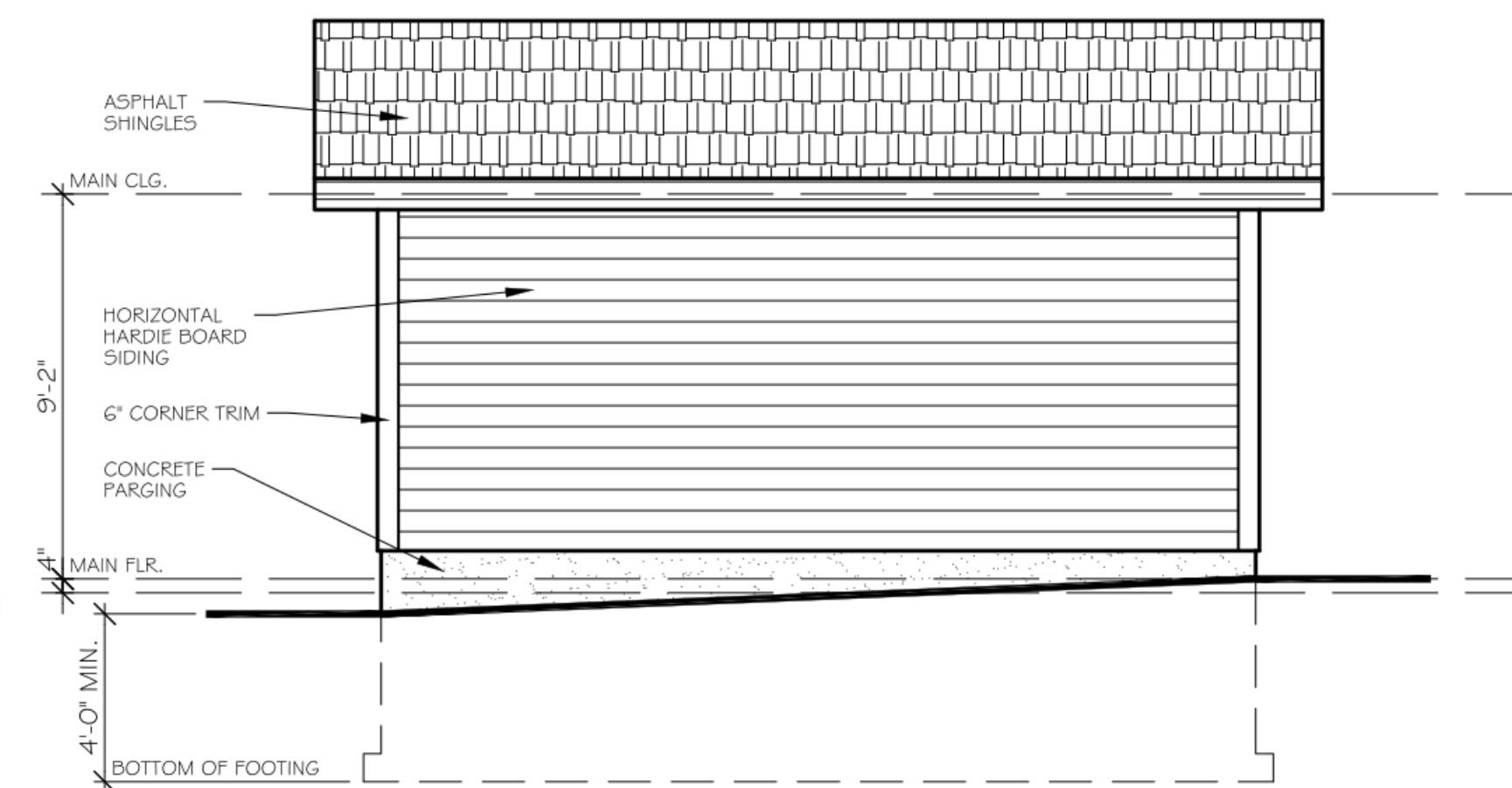


RIGHT ELEVATION

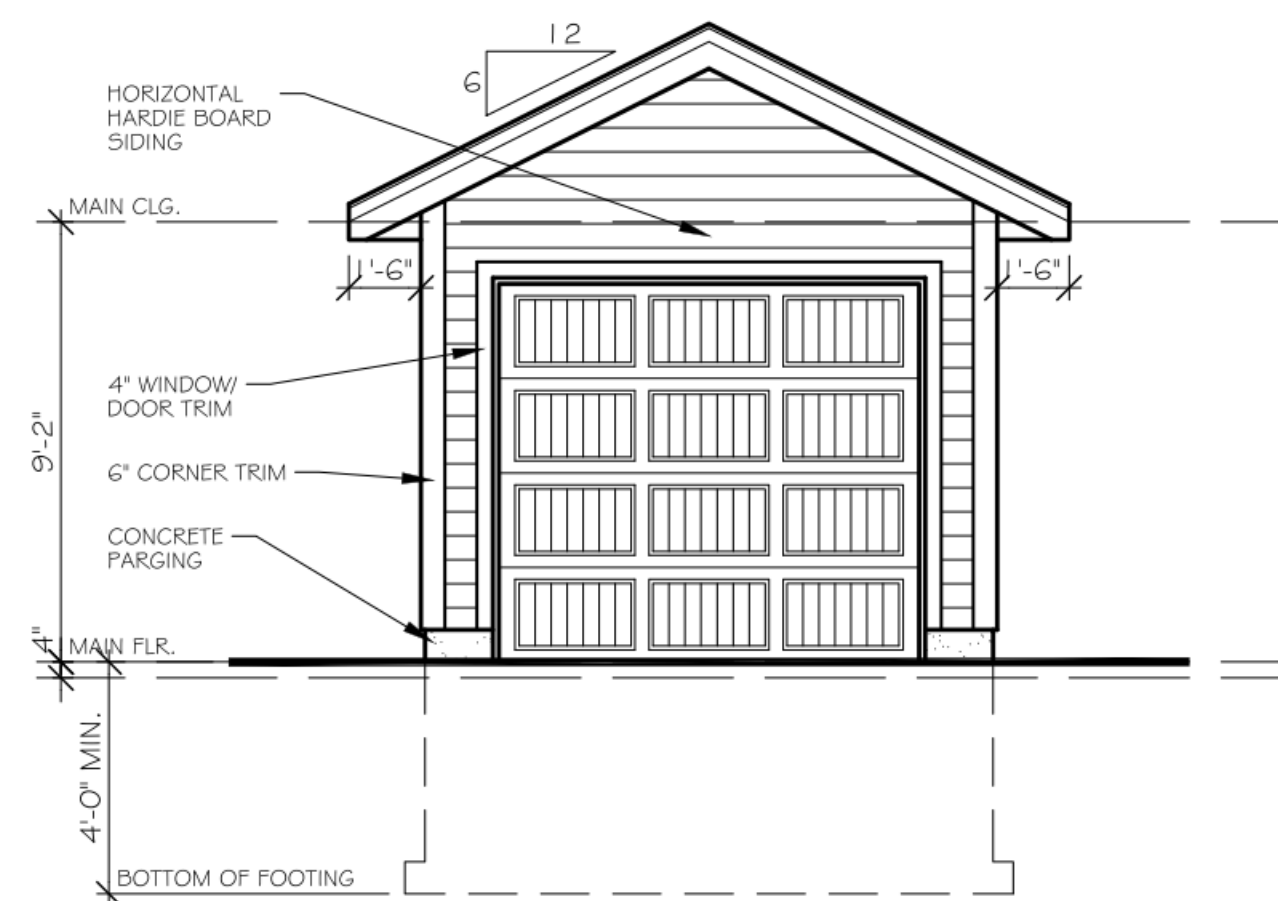


REAR ELEVATION

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.



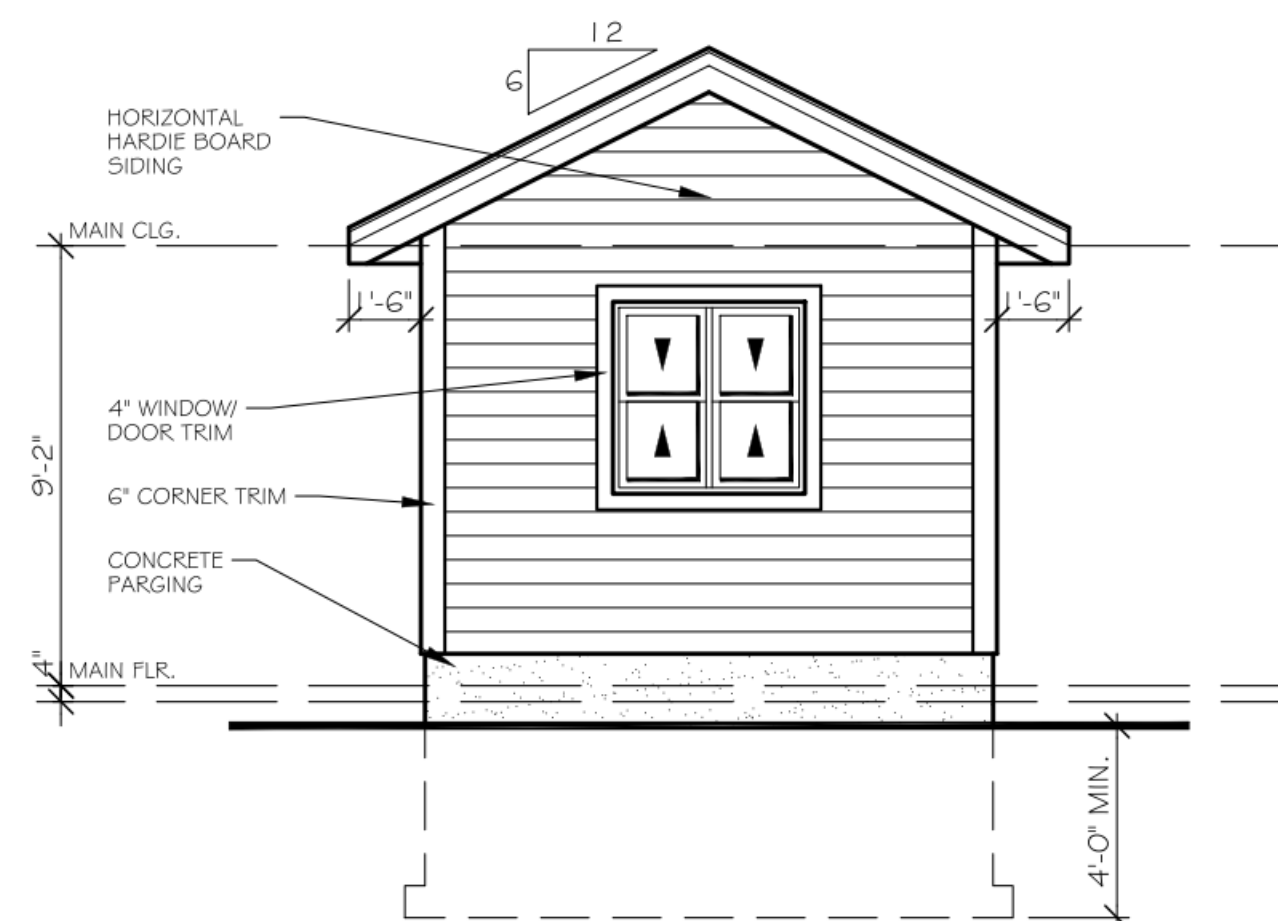
LEFT ELEVATION



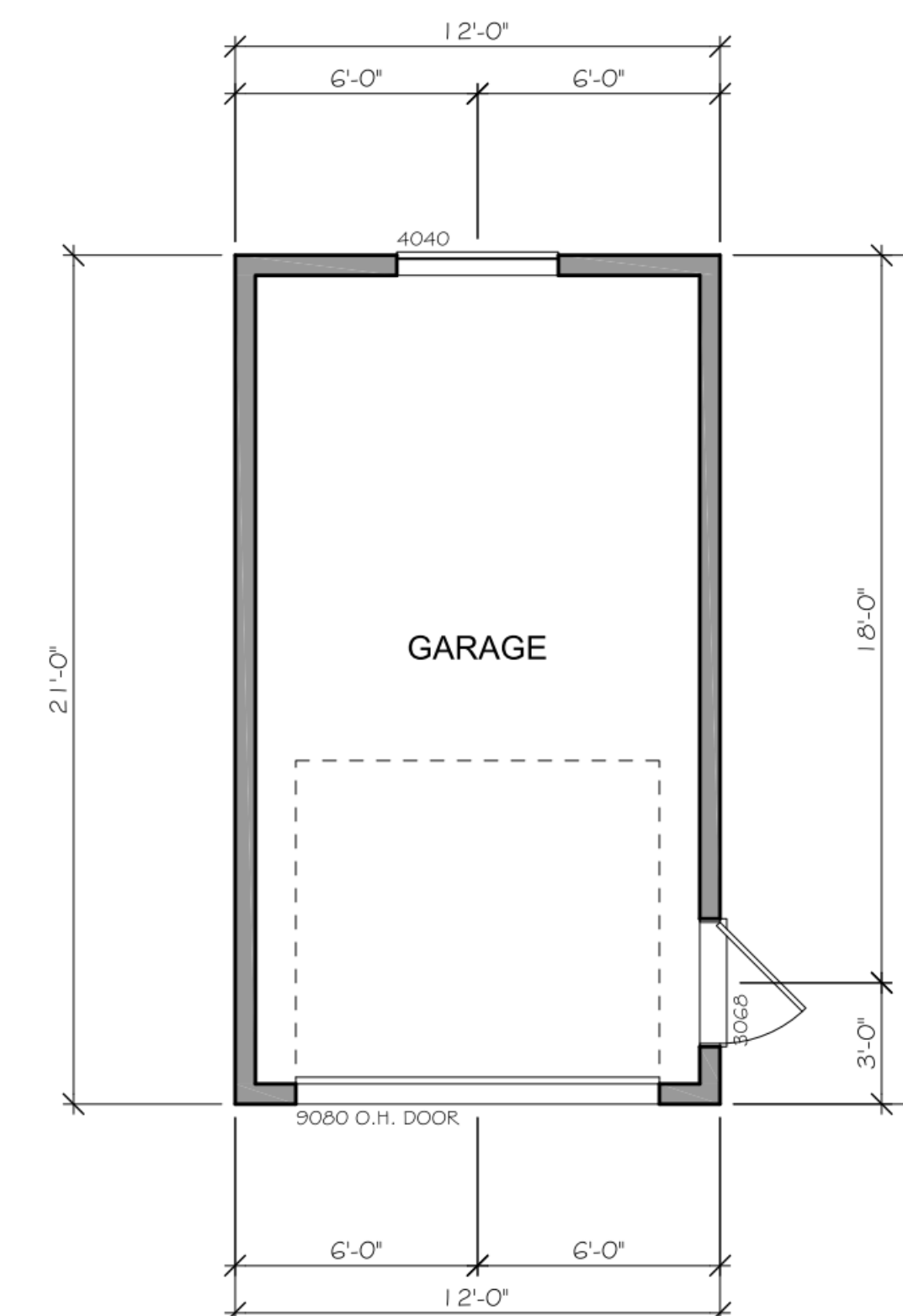
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



MAIN FLOOR PLAN

FLOOR AREA = 252 SQ.FT.

BARRIEFIELD HIGHLANDS LOT 4 DETACHED GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	ASPHALT SHINGLES		DARK GREY
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	LIGHT MIST
GARAGE DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL
ENTRY DOOR	INSULATED STEEL	AS SHOWN	CHARCOAL
WINDOWS	PVC SOL	DOUBLE HUNG	WHITE DOVE
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 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 REVIEW	05/15/24
2	CLIENT CHANGES APPLIED	05/17/24
3	ISSUED FOR HERITAGE REVIEW	05/17/24
4		
5		
6		

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

DRAWING TITLE:
DETACHED GARAGE

SCALE: 1/4"=1'-0"

DATE: MAY 17, 2024

DRAWN BY: NP/DN

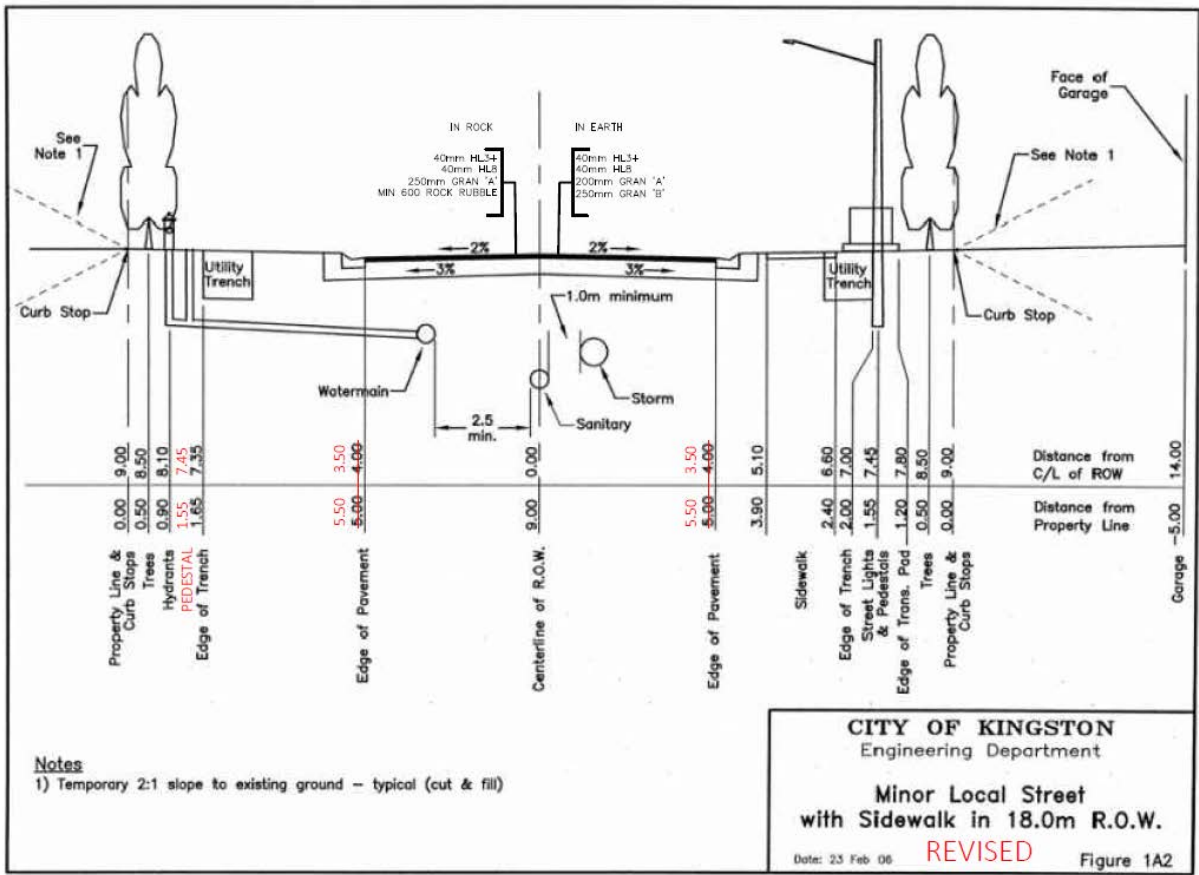
CHECKED BY: NP/DN/BC

DRAWING REF#: TBD

LOT NUMBER:
4

DRAWING NO:
A-4 OF
4

Road Allowance Section



Notes
1) Temporary 2:1 slope to existing ground – typical (cut & fill)

CITY OF KINGSTON
Engineering Department

**Minor Local Street
with Sidewalk in 18.0m R.O.W.**

Date: 23 Feb 06 **REVISED** Figure 1A2

Figure 1A2 Minor Local Street – 18m Right of Way (with Sidewalk)

Technical Standards and Specifications, City of Kingston
Engineering Department

Technical Schedule 1: Page 63
Appendix 1A:
Standard Forms

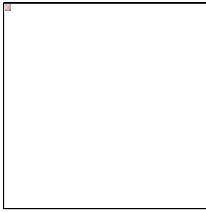
Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-064-2024

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

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



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Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

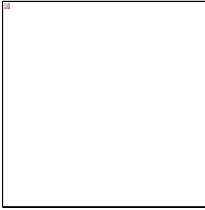
Date:	June 4, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-064-2024
Property Address:	411 WELLINGTON ST

Description of Proposal:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former Horton Public School 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 two storey dwelling and a detached garage. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

Comments for Consideration on the Application:

The proposed house seems to be a good fit for the neighbourhood as long as all heritage regulations are met through the Barriefield Conservation District Plan. As long as all heritage regulations have been brought to bear, I have no issues with these plans.



City of Kingston
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Kingston, Ontario
Canada, K7L 2Z3

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Date:	June 6, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-064-2024
Property Address:	411 WELLINGTON ST

Description of Proposal:

The subject property is a newly created property (Lot 4) in the Barriefield Highlands subdivision on the lands of the former Horton Public School 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 two storey dwelling and a detached garage. Detailed plans, prepared by NU Dimension Design and Drafting, are included with the application.

Comments for Consideration on the Application:

This proposal looks suitable from the outline that we are given. I would appreciate knowing if it contravenes any of the HCD guidelines.

Summary of Final Comments at the July 17, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]