



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-25-016**

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**To:** Chair and Members of Kingston Heritage Properties Committee  
**From:** Jennifer Campbell, Commissioner, Community Services  
**Resource Staff:** Kevin Gibbs, Director, Heritage Services  
**Date of Meeting:** July 16, 2025  
**Subject:** Application for Ontario Heritage Act Approval  
**Address:** 111 Norman Rogers Drive P18-511  
**File Number:** P18-033-2025

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject building, with the municipal address of 111 Norman Rogers Drive, is located in Rodden Park across the street from Centennial Public School and is part of the “Upper Farm” property colloquially known as “the Barn”. The property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-033-2025) has been submitted to request approval to remove and rebuild existing stone stairs and retaining walls to allow for below-grade foundation repairs. The proposed work includes reconstructing these features with reinforced concrete faced with limestone to match existing materials, repairing and reinstalling the handrail, improving drainage with weepers, adjusting the sidewalk slope, adding safety bollards and restoring any affected landscaping.

This application was deemed complete on June 6, 2025. 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 33(7). This timeframe will expire on September 4, 2025.

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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 application on the property at 111 Norman Rogers Drive be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number P18-033-2025), which was deemed complete on June 6, 2025, with said alterations to include:

- The removal of the existing stone stairs along the north side of the east end of the building and the removal of the existing retaining wall along the south side of the east end of the building;
- The removal, storage, repainting and reinstallation of the handrail on the north side of the building;
- The excavation of the areas where the existing stairs and retaining wall were removed, to conduct below grade masonry repairs to the foundation, including repointing, parging and waterproofing;
- The installation of reinforced concrete foundation walls to support the rebuilding of the stairs and retaining walls;
- The reconstruction of the stone stairs, which consist of a stepped concrete slab-on-grade with stone treads laid over compacted granular fill and the retaining walls on both the north and south sides of the building, all faced and capped with limestone to match the existing materials;
- The installation of weepers at both retaining walls and through the stair foundation to improve drainage;
- Adjustments to the slope on the north sidewalk, at the top of the stairs, with new concrete;
- The installation of two (2) new safety bollards near the top of the north retaining wall; and
- Restoration to any landscape and/or surfaces upon the completion of construction; and

**That** the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-25-016.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**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 & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting 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 building, with the municipal address of 111 Norman Rogers Drive is situated in Rodden Park, across the street from Centennial Public School, and is part of the “Upper Farm” property, colloquially known as “the Barn” (Exhibit B – Context Map and Photographs). The property is owned by the City of Kingston and is currently used as office space. The limestone barn has regularly coursed ashlar limestone, a medium pitched gable roof with exposed gables and three equally spaced ventilating cupolas along the roof ridge. Due to its location on a hill, this building towers over the surrounding area making it visible from multiple lines of sight. The property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (File Number P18-033-2025) has been submitted by the City to request approval to remove the existing stone stairs and handrail (north elevation) and the retaining wall (south elevation) at the east end of the building and excavate these areas to conduct below grade masonry repairs to the foundation, including repointing, parging and waterproofing. To install new reinforced concrete foundation walls to support the rebuilding of the stairs and retaining walls, which will be faced and capped with limestone to match the existing materials. The new stairs will consist of a stepped concrete slab-on-grade with stone treads laid over compacted granular fill and the original handrail will be repainted and reinstalled. Additional works include installing weepers at both retaining walls and through the stair foundation to improve drainage, adjust the slope on the north sidewalk with new concrete, install two (2) safety bollards near the top of the retaining wall on the north side and restore any landscape or surfaces once the project construction has been completed.

The applicant has provided design information, including the proposed location of the work and drawing details (Exhibit C – Concept Plan, Drawings and Details). Submission materials 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 for one address at a time. Submission materials may also be found by searching the file number.

This application was deemed complete on June 6, 2025. 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 33(7). This timeframe will expire on September 4, 2025.

**Reasons for Designation/Cultural Heritage Value**

The subject property was designated under Part IV of the *Ontario Heritage Act* in 2007 through By-Law Number 2007-218 (Exhibit D). The By-Law highlights that the subject property, Rodden Park has:

“...cultural heritage value not only because of the superb masonry and architectural features of the farmhouse and limestone barn, but also as a coherent whole property, because of its association with Corrections Canada, as a historical remnant of the once extensive Kingston Penitentiary farm complex, and as a landmark in the Calvin Park area. Its architectural value lies in the details of the 19<sup>th</sup> century limestone farmhouse and barn.”

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The heritage attributes of the barn include its large scale and regularly coursed ashlar limestone, its medium pitched gable roof, the original, segmentally arched, stone openings, the roof with its three, equally spaced, ventilating cupolas as well as its water course foundation.

**Cultural Heritage Analysis:**

Staff visited the subject property on June 10, 2025.

The subject property, specifically the Barn, is a well-known landmark in the Calvin Park area and in the city as a whole and takes advantage of the topography, sitting up on a hill, visible from abutting streets. Its roof and the associated cupolas are the most visible parts of the building, and while travelling west along Norman Rogers Drive, the east façade of the Barn becomes visible. The retaining wall located on the south façade near the east end of the Barn and the stairs on the north façade (also at the east end of the building) are both deteriorating and in need of repair. The retaining wall on the north side of the Barn, next to the stairs, has been removed previously and needs to be replaced, while the foundation at the east end is in need of masonry repairs, including waterproofing. The repairs to the foundation will help deter possible future water damage and thus will support the preservation of the Barn, while the rebuilt retaining walls and stairs will provide safety to those experiencing the property. Overall, it is expected that these restoration activities will have a positive impact on the heritage attributes.

Standard 10 of Park's Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada' (Standards and Guidelines) states: "Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sounder versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place

Standard 11 of the Standards and Guidelines directs new construction to: "Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place."

The application details (Exhibit C) outline that the proposal involves rebuilding the retaining wall on the north side and replacing the stone stairs on the north side and the retaining wall on the south side, all at the east end of the building. The existing stone features will be carefully dismantled and stored. Then excavation works will be carried out at the north stair and previously removed retaining wall, as well as at the south retaining wall, to conduct masonry repairs to the foundation, including repointing, parging and waterproofing. New reinforced concrete foundations will be installed to support the rebuilding of the stairs and retaining walls, which will be faced and capped with limestone to match the existing materials. Weepers will be installed at both retaining walls and through the stair foundation to improve drainage. The new stairs will consist of a stepped concrete slab-on-grade with stone treads laid over compacted granular fill. The original handrail will be removed, repainted and reinstalled. Additional work includes adjusting the slope on the north sidewalk with new concrete, installing two (2) safety bollards near the retaining wall on the north side and restoring any disturbed landscaping or

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surfaces once construction is complete. Conditions of approval have been included to ensure that any salvageable materials are reused in the reconstruction of the retaining walls and staircase.

The application fulfills the goals of the Standards and Guidelines, as the project proposes to conduct various repairs, both to the foundation, stairs and retaining walls, which will ensure the property is protected from possible future damages (i.e. water damage), while also ensuring the Barn is safe and accessible along the east end. The removed materials from the stairs and retaining wall will allow for any salvageable materials to be stored in safe keeping and, where possible, be reused in the reconstruction. Any new materials being used will be compatible with and distinguishable from the stone building. Additionally, the sloping of the sidewalk on the north side of the Barn will assist with ensuring water does not pool around the foundation and flows away from the building. Lastly, installing the safety measures, such as the two (2) bollards in the parking lot above the retaining wall and reinstalling the handrail, will have neutral impacts to the heritage value of the property.

### Results of Impact Analysis

Rodden Park is a well-known landmark within the Calvin Park area and includes the farmhouse and limestone barn – a rarity, as very few limestone barns remain in the Kingston area. The Barn is situated upon a small hill, overlooking the surrounding area and is evidence of the once extensive Kingston Penitentiary farm complex. The proposed foundation repairs will not result in any visual change to the property, as all work will be completed below grade. However, the repairs will provide long-term structural stability and protect against water damage. The reconstruction of the stone stairs and retaining walls will have a neutral visual impact, as the original stones will be reused where possible, and all new materials will be selected to match the existing in design, scale and finish. As such, the completed work will maintain the historic character of the property and will not negatively impact its cultural heritage value.

Heritage Planning staff support the application as it upholds the heritage conservation objectives set out within the City of Kingston's Official Plan and the direction given by the Provincial Planning Statement, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

### Previous Approval

- P18-511-049-2010: Porch maintenance/repainting at 87 Norman Rogers Drive (Farm House)
- P18-511-015-2013: Replace roofing, repair soffits/fascia and repoint chimneys at 87/89 Norman Rogers Drive (Farm House)
- P18-126-2022: Replace roofing, vent stack flashing and cap, remove antenna and associated cables, replace cupola roofs, reinstate copper finial, restore and replace cupola louvers, install water stops, replace snow guards, replace eavestroughs and downspouts, replace mouldings, and repair masonry.

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P18-104-2024: Repairs/improvements to steel lintel beams, blinding the pair of window openings on the ground floor, reinstating the quoin stones of the barn doors and completion of masonry repairs/replacements of select masonry units.

### Comments from Department and Agencies

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

**Building** - Building permit required. Required means of egress/exiting facilities should remain in place if the building is to remain occupied through construction. If existing required exits cannot be maintained, consideration should be given to the occupant load, travel distances, exit sizes, etc. while project is under way.

**Forestry** - No concerns with the proposed works. There are no concerns with existing vegetation removal at the southeast corner within the limits of the proposed work as it is likely invasive European buckthorn. There are existing trees north of the proposed works on the staircase but are far enough away that they should not be impacted. The applicant is reminded that staging of equipment, materials, vehicles, etc. is prohibited within critical root zones of existing tree cover and that tree preservation and protection measures are required should works encroach within 1.5 metres of existing canopy limits on on-site trees.

**Engineering** - No engineering concerns with this application.

**Utilities Kingston** - Utilities Kingston has no concerns with the Heritage Permit. The applicant should ensure locates are obtained by contacting Ontario One Call.

### Consultation with Kingston Heritage Properties Committee

Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system.

Three members provided a written response to this application. The Committees' comments have been compiled and attached as Exhibit E.

### Conclusion

Staff recommends approval of the application File Number P18-033-2025, subject to the conditions outlined in Exhibit A, as there are no objections from a built heritage perspective and no concerns have been raised by internal departments.

### Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)  
Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

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City of Kingston Official Plan

By-Law Number 2007-218 (Designation By-Law for 87-111 Norman Rogers Drive)

**Notice Provisions:**

Pursuant to Section 33(4) 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

Niki Kensit, Intermediate Planner, Heritage Services, 613-546-4291 extension 3219

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A – Conditions of Approval

Exhibit B – Context Map and Photographs

Exhibit C – Concept Plan, Drawings, and Details

Exhibit D – Designation By-Law Number 2007-218

Exhibit E – Correspondence Received from Heritage Properties Committee

## Conditions of Approval

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

1. A Building Permit shall be obtained, as necessary;
2. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
3. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
4. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
5. Any salvageable materials from the existing stairs or retaining wall shall be used in the rebuild;
6. That a means of egress/exiting from the building shall remain in place if the building is to remain occupied through construction;
7. The applicant shall ensure that staging of equipment, materials, vehicles, etc. are not within critical root zones of existing tree coverage;
8. That tree preservation and protection measures are in place should works encroach within 1.5 meters of existing canopy limits on on-site trees;
9. Utility locates shall be obtained prior to any digging; 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, shall be delegated to the Director of Heritage Services for review and approval.






# Kingston Heritage Properties Committee

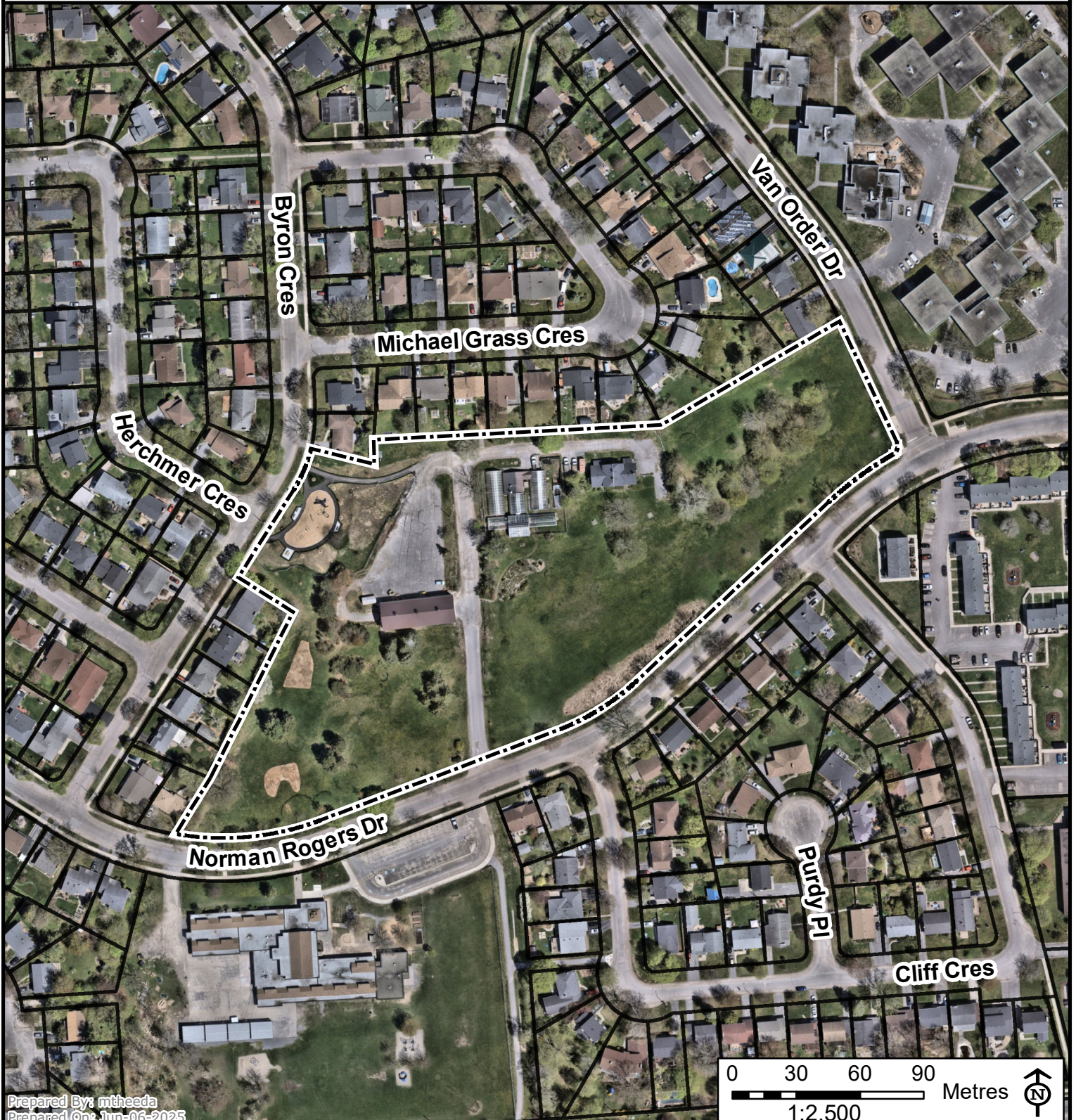
## Neighbourhood Context

Address: 111 Norman Rogers Dr

File Number: P18-033-2025

Prepared On: Jun-06-2025

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: mtheeda  
 Prepared On: Jun-06-2025

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## Site Photos of 111 Norman Rogers Drive 'The Barn'



Top Image: View of The Barn's east-end elevation.

Bottom image: View of the north-side elevation towards the east-end of The Barn.





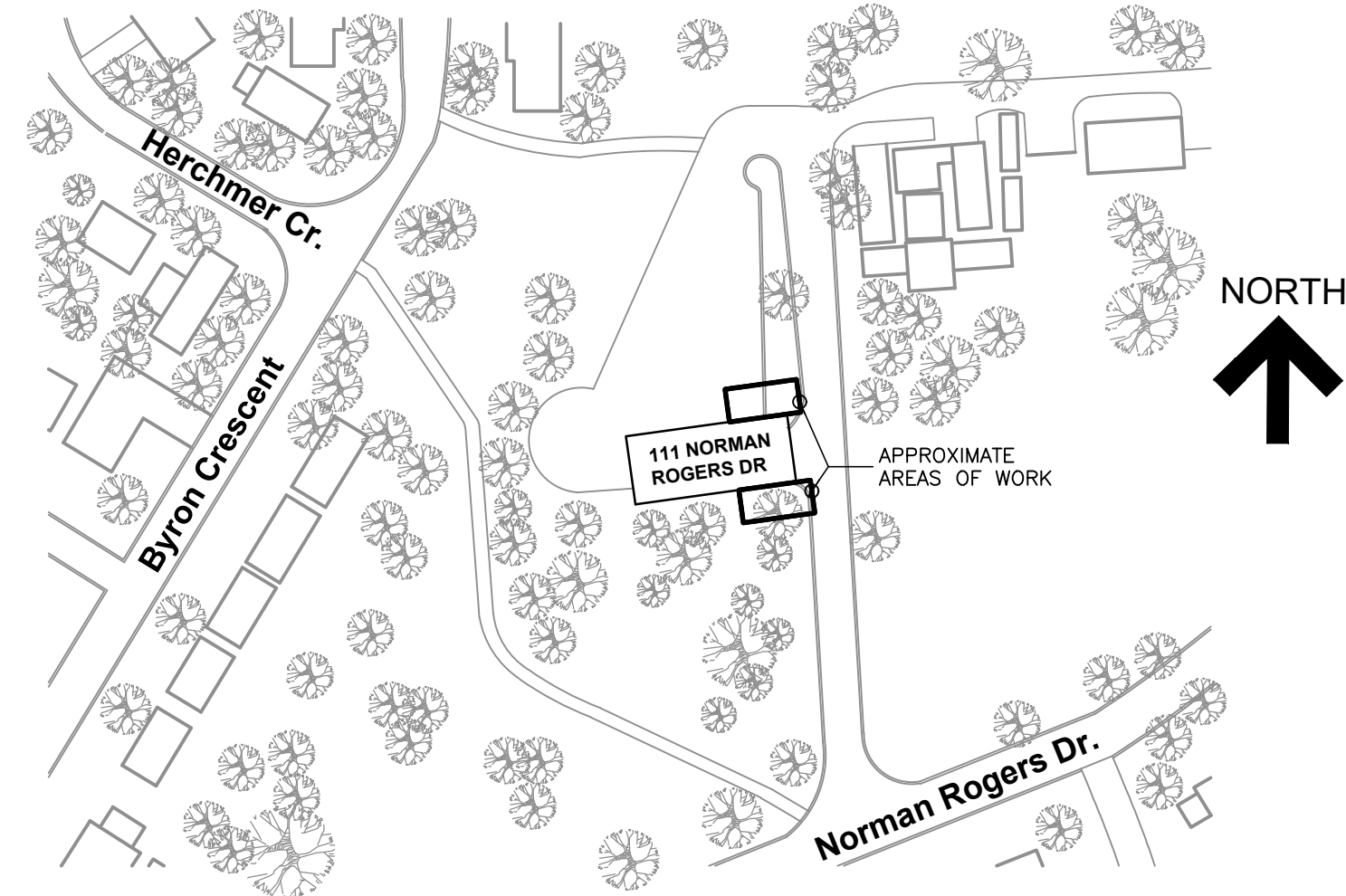
Existing retaining wall along the south-side of the east-end of The Barn.





View of the existing stone stairs and handrail located along the north-side near the east-end of the Barn.





# 111 Norman Rogers Drive

## Kingston, Ontario

### RESTORATION OF STAIRS AND RETAINING WALL



**Read Jones Christoffersen Ltd.**  
Engineers  
rjc.ca  
780 Midpark Drive, Suite 203  
Kingston, ON K7M 7P6 Canada  
tel 613-767-6936  
email kingston@rjc.ca

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**LIST OF DRAWINGS :**

COVER PAGE AND GENERAL NOTES
S1.1 SITE PLAN
S2.1 SOUTH RETAINING WALL PLANS, SECTIONS AND ELEVATIONS
S2.2 NORTH STAIR RETAINING WALL PLANS, SECTIONS AND ELEVATIONS
S3.1 NOTES AND TYPICAL DETAILS

- 1.0 GENERAL NOTES :**
- THESE DRAWINGS PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROX. LAYOUT OF THE LOCATIONS OF THE BUILDINGS IN THE AREA OF THE WORK.
  - THE CONTRACTOR MUST CONFIRM THE EXTENT OF EXISTING SITE BUILDING FEATURES PRIOR TO BIDDING.
  - DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
  - SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND SITE.
  - THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION OF ALL ENTRANCES/EXITS TO THE BUILDING.
  - THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.
  - THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.
  - ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN MEASUREMENTS AT BUILDING AND THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
  - THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY.
  - DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
  - SECTION MARK SHOWN  $\frac{1}{S3.1}$  THUS DENOTE SECTION 1 ON DRAWING S3.1.
  - CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE ALL EXISTING FINISHES DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

- 2.0 GENERAL SCOPE OF WORK :**
- IN GENERAL, THE REPAIR PROGRAM FOR THIS SITE CONCENTRATES ON THE REPAIR OF TWO SEGMENTS OF RETAINING WALL AT THE EAST SIDE OF THE BUILDING AND THE STONE STAIR LOCATED AT THE NORTHEAST CORNER OF THE BUILDING.
  - IN PARTICULAR, THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - REMOVAL AND DISPOSAL OF VEGETATION.
    - REMOVAL, STORAGE AND PROTECTION AND PROTECTION OF EXISTING STONE RETAINING WALL AND EXISTING STONE STAIRS.
    - EXCAVATION OF ROCK AND SOIL AT THE NORTH STAIR AND RETAINING WALL AND AT THE SOUTH RETAINING WALL. ASSUME A TOTAL ROCK EXCAVATION QUANTITY OF 240 CUBIC FEET.
    - LOCAL REPAIR OF FOUNDATION WALL AND INSTALLATION OF WATERPROOF MEMBRANE AT BOTH EXCAVATION SITES.
    - INSTALLATION OF REINFORCED CONCRETE RETAINING WALLS WITH LIMESTONE FACADE AND CAP STONES.
    - INSTALLATION OF REINFORCED CONCRETE FOUNDATION AND SLAB TO SUPPORT STAIRS AT NORTH SIDE.
    - INSTALLATION OF WEEPERS AT BOTH RETAINING WALLS AND THROUGH STAIR FOUNDATION.
    - INSTALLATION OF STEPPED CONCRETE SLAB-ON-GRADE AND STONE TREADS OVER COMPACTED GRANULAR FILL.
    - CONTRACTOR TO RETAIN GEOTECHNICAL ENGINEER TO CONFIRM BEARING RESISTANCE AND FROST SUSCEPTIBILITY OF BEARING SURFACES AND TO CONFIRM COMPACTION OF GRANULAR MATERIAL.
    - REPAIR ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAINTING OF SURFACES IN ACCORDANCE WITH THESE SPECIFICATIONS WHICH HAVE BEEN DAMAGED.
    - FINAL CLEANING OF THE STRUCTURE, FIXTURES, PIPING, ETC., AND THE DISPOSAL OF ALL WASTE PRODUCTS AND/OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY, AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK.

- 3.0 RESTORATION NOTES :**
- THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
  - ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
  - PRIOR TO FABRICATION OF ANY MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "THE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
  - COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
  - ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS SHALL BE REPORTED TO RJC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
  - THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).

- 4.0 HOARDING NOTES :**
- FENCING AND OVERHEAD PROTECTION IS REQUIRED AS PER SPECIFICATION SECTION 01 10 01 - PROTECTION OF WORK AND PROPERTY TO PROTECT PUBLIC FROM FALLING DEBRIS. OVERHEAD PROTECTION/COVERED WALKWAYS ARE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH REQUIREMENT OF ALL BY-LAWS, STANDARDS, OCCUPATIONAL HEALTH AND SAFETY ACT, AND AS REQUIRED BY AUTHORITIES AND THESE SPECIFICATIONS. THIS INCLUDES COVERED WALKWAYS AT ALL ENTRANCES AND EXITS TO THE BUILDING.
  - CONTRACTOR IS TO INSTALL SIGNAGE ADVISING PUBLIC OF WORK BEING UNDERTAKEN.
  - THE CONTRACTOR IS TO INSTALL SAFETY RAILS AND NETTING AROUND THE EXTERIOR OF EACH ROOF PERIMETER TO FACILITATE THE WORK IN ACCORDANCE WITH ALL APPLICABLE LIFE LINE SAFETY STANDARDS, BY-LAWS AND OCCUPATIONAL HEALTH AND SAFETY ACT.

- 5.0 PHASING NOTES :**
- THE CONTRACTOR WILL BE PERMITTED TO UNDERTAKE ALL THE WORK IN ONE PHASE.
  - THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE, WHICH IDENTIFIES THE LOCATION OF EACH STAGE OF WORK COMPLETE WITH START AND COMPLETION DATES OF EACH PHASE OF THE WORK AND IN A FORM ACCEPTABLE TO BOTH THE OWNER AND THE CONSULTANT. THE CONTRACTOR MUST UPDATE THE CONSTRUCTION SCHEDULE AS THE WORK PROGRESSES TO ENSURE THE CURRENT SCHEDULE ACCURATELY FORECASTS THE ACTUAL PROGRESS OF WORK. COPIES OF NEW CONSTRUCTION SCHEDULES MUST BE SUBMITTED TO THE OWNER, AND CONSULTANT FOR REVIEW A MINIMUM 24 HOURS IN ADVANCE OF SCHEDULED CONSTRUCTION MEETING.

- 6.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) :**
- READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF READ JONES CHRISTOFFERSEN IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
  - PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
  - THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

- 7.0 TEMPORARY WORK :**
- THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORKS REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS.
  - IN THE EXECUTION OF THE TEMPORARY WORKS AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORKS IN PLUMB AND ALIGNMENT AND FREE FROM EXCESSIVE DEFLECTION.
  - ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
  - COSTS OF ALL TEMPORARY WORKS ARE TO BE INCLUDED IN THE CONTRACT PRICE.

- 8.0 SIGNAGE NOTES :**
- CONTRACTOR TO PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION.

- 9.0 GENERAL CONCRETE NOTES :**
- UNLESS NOTED OTHERWISE, ALL CONCRETE IS TO BE CAST-IN-PLACE.
  - PORTLAND CEMENT SHALL BE TYPE GU OR GUL UNLESS NOTED OTHERWISE. ALL CONCRETE MIX SUBMITTALS MUST CLEARLY INDICATE THE SPECIFIC CEMENT TYPE TO BE UTILIZED, OR THE PROPORTIONS WHEN MULTIPLE CEMENT TYPES ARE UTILIZED IN THE SAME MIX.
  - CEMENT TYPE AND SUPPLEMENTARY CEMENTING MATERIALS FOR EXPOSURE CLASSES S-1, S-2 AND S-3 SHALL BE AS OUTLINED IN CSA A23.1.
  - CONCRETE SHALL HAVE A UNIT WEIGHT OF 23±1 kN/m<sup>3</sup> (145±5 PCF) UNLESS NOTED OTHERWISE.
  - THE CONCRETE PROPERTIES USED IN DESIGN ARE BASED ON A MAXIMUM COARSE AGGREGATE SIZE OF ¾" (20mm) ACCORDING TO TABLE 11 OF CSA A23.1, UNLESS NOTED OTHERWISE. ALL LOCATIONS PROPOSED BY THE CONTRACTOR FOR USE OF CONCRETE MIX DESIGNS WITH A NOMINAL COARSE AGGREGATE SIZE DIFFERENT THAN ¾" (20mm) SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. ANY INCREASE IN REQUIRED CONCRETE STRENGTH OR INCREASE IN QUANTITY OF REINFORCEMENT DUE TO PROPOSED USE OF CONCRETE MIX WITH DIFFERENT NOMINAL COARSE AGGREGATE SIZE TO BE PAID FOR BY THE CONTRACTOR.
  - RECYCLED AGGREGATE IS NOT TO BE USED WITHOUT WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.
  - SLUMP AND AGGREGATE SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT, AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.
  - MAXIMUM WATER/CEMENT RATIO AND AIR CONTENT TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1. REQUIRED AIR CONTENT FOR EXPOSURE CLASSES F-1, F-2, C-1, C-2, AND C-XL SHALL BE BASED ON CONCRETE EXPOSED TO FREEZE-THAW CYCLES UNLESS NOTED OTHERWISE.

**GENERAL (AREAS NOT INCLUDING PARKING)**

ELEMENT	COMPRESSIVE STRENGTH (MPa) 28 DAY U.L.O.	EXPOSURE CLASS	COMMENTS
FOOTINGS	30 MPa (56 DAY)	N	.
SLAB ON GRADE (EXTERIOR)	32 MPa	C-2	.
RETAINING WALLS/ FOUNDATION WALLS	25 MPa	F-2	.

- NOTES:**
- WHERE EXPOSURE CLASS LISTED AS N/F-1/F-2:
    - USE N EXPOSURE FOR INTERIOR CONCRETE LOCATED WITHIN AN INSULATED BUILDING ENVELOPE (E.G. DRY AND NOT SUBJECT TO FREEZING AND THAWING).
    - USE F-1 EXPOSURE FOR HORIZONTAL AND SLOPED CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION AND NOT PROTECTED BY A MEMBRANE AND DRIP EDGE (E.G. WET AND SUBJECT TO FREEZING AND THAWING).
    - USE F-2 EXPOSURE FOR HORIZONTAL AND SLOPED CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION AND PROTECTED BY A MEMBRANE AND DRIP EDGE (E.G. DRY AND SUBJECT TO FREEZING AND THAWING).
    - USE F-2 FOR VERTICAL CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION.
  - CONCRETE STRENGTH AND EXPOSURE CLASS OF STAIRS AND RAMPS SHALL MEET THE MOST STRINGENT CRITERIA OF THE ADJOINING SLABS AND BEAMS UNLESS NOTED OTHERWISE.

- 10.0 STONE MASONRY NOTES :**
- CONTRACTOR TO PROVIDE MOCKUPS OF RETAINING WALL CAP AND FACE STONES AND TREAD STONES.
  - STONE COLOUR AND DRESSING TO MATCH THE WALLS OF RODDEN BARN.

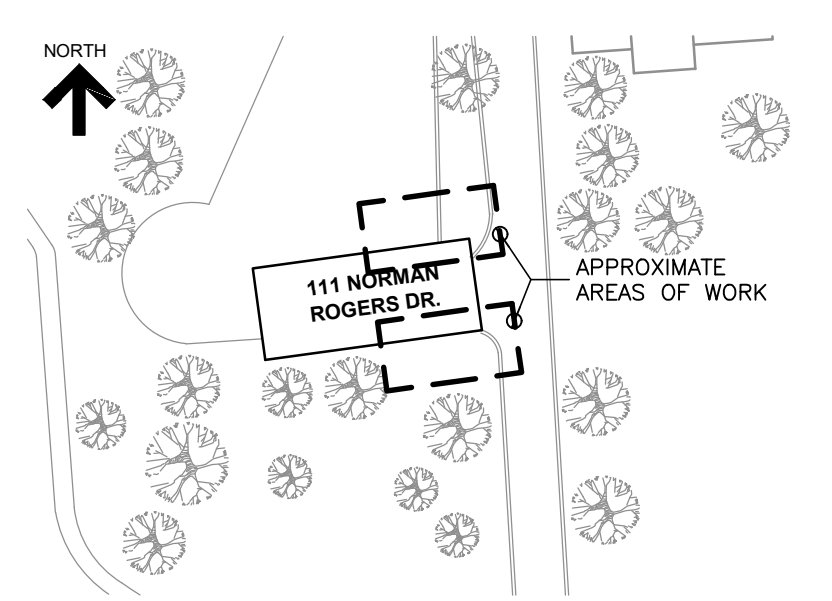
ISSUED FOR PERMIT - May 15, 2025  
ISSUED FOR CLIENT REVIEW - May 2, 2025



RJC PROJECT No. TOR.132877.0010



**Read Jones Christoffersen Ltd.**  
Engineers  
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tel 613-767-6936  
email kingston@rjc.ca



**KEY PLAN**

FOR PERMIT ONLY.  
NOTE TO CITY OF KINGSTON:

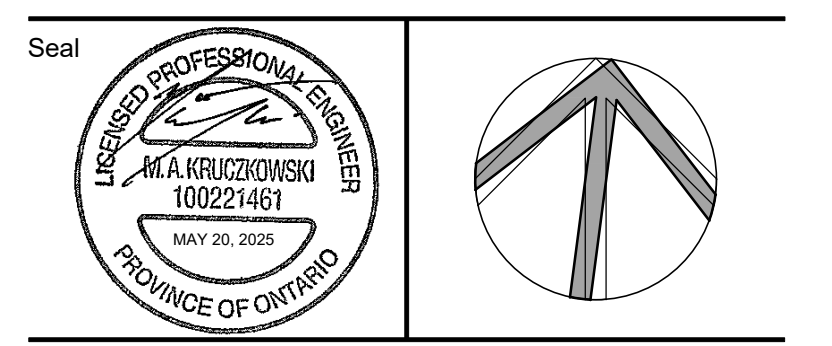
STAIRS AND RETAINING WALLS ARE INTENDED TO BE REINSTALLED IN A LIKE FOR LIKE OR SIMILAR POSITION WHERE THE PERFORMANCE LEVEL WILL BE IMPROVED BY THE RESTORATION.

REFER TO OBC 2024 TABLE 11.5.1.1.-D/E DE33 DE95

No.	Revision	Date	By
2.	ISSUED FOR PERMIT	May 15, 25	M.K.
1.	ISSUED FOR CLIENT REVIEW	May 2, 25	M.K.

**Drawing Notes**

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Project Name  
**111 Norman Rogers Drive  
Kingston, Ontario**

**RESTORATION OF STAIRS  
AND RETAINING WALL**

Sheet Title

**SITE PLAN**

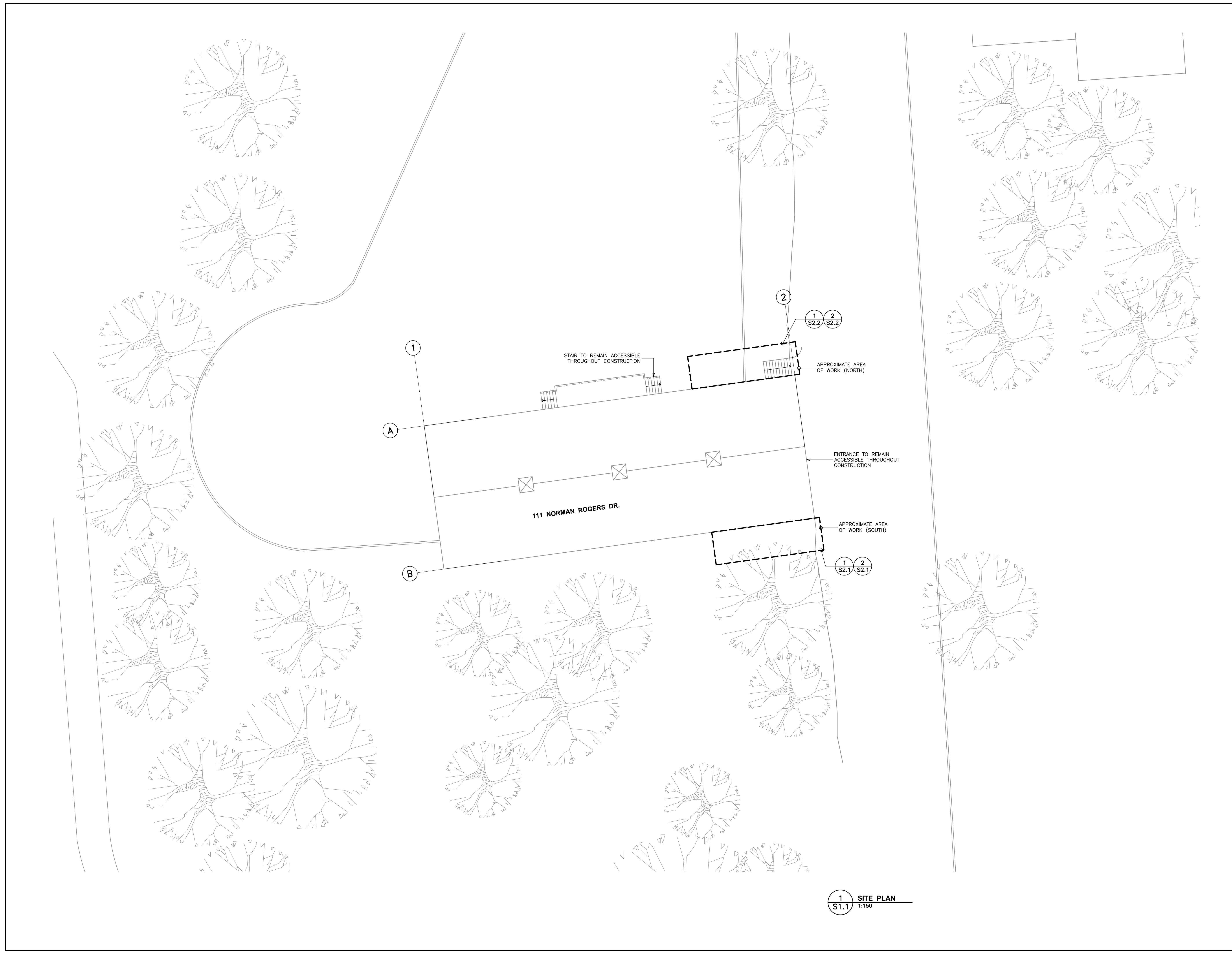
Drawn By K.V. Scale 1:150

Designed By M.K. Date May, 2025

RJC Project Number **TOR.132877.0010**

Sheet Number Revision

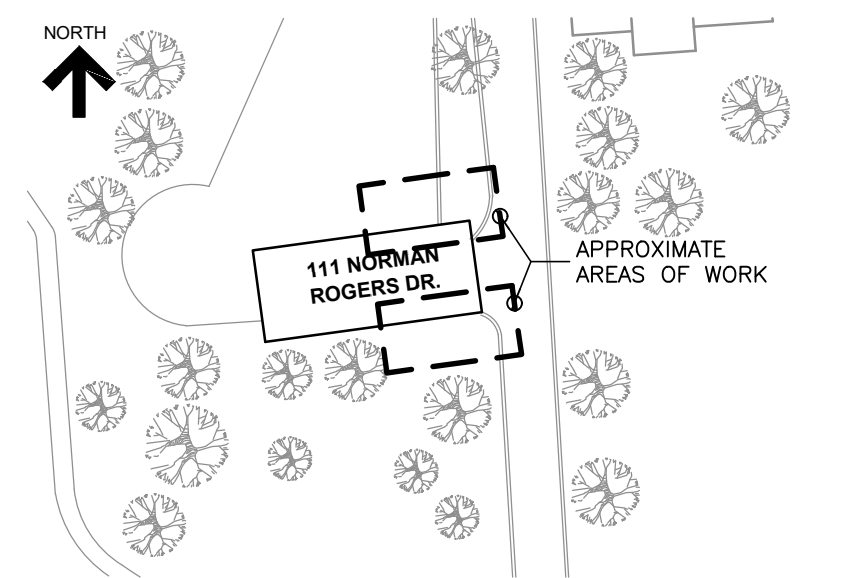
**S1.1**



**1 SITE PLAN**  
S1.1 1:150



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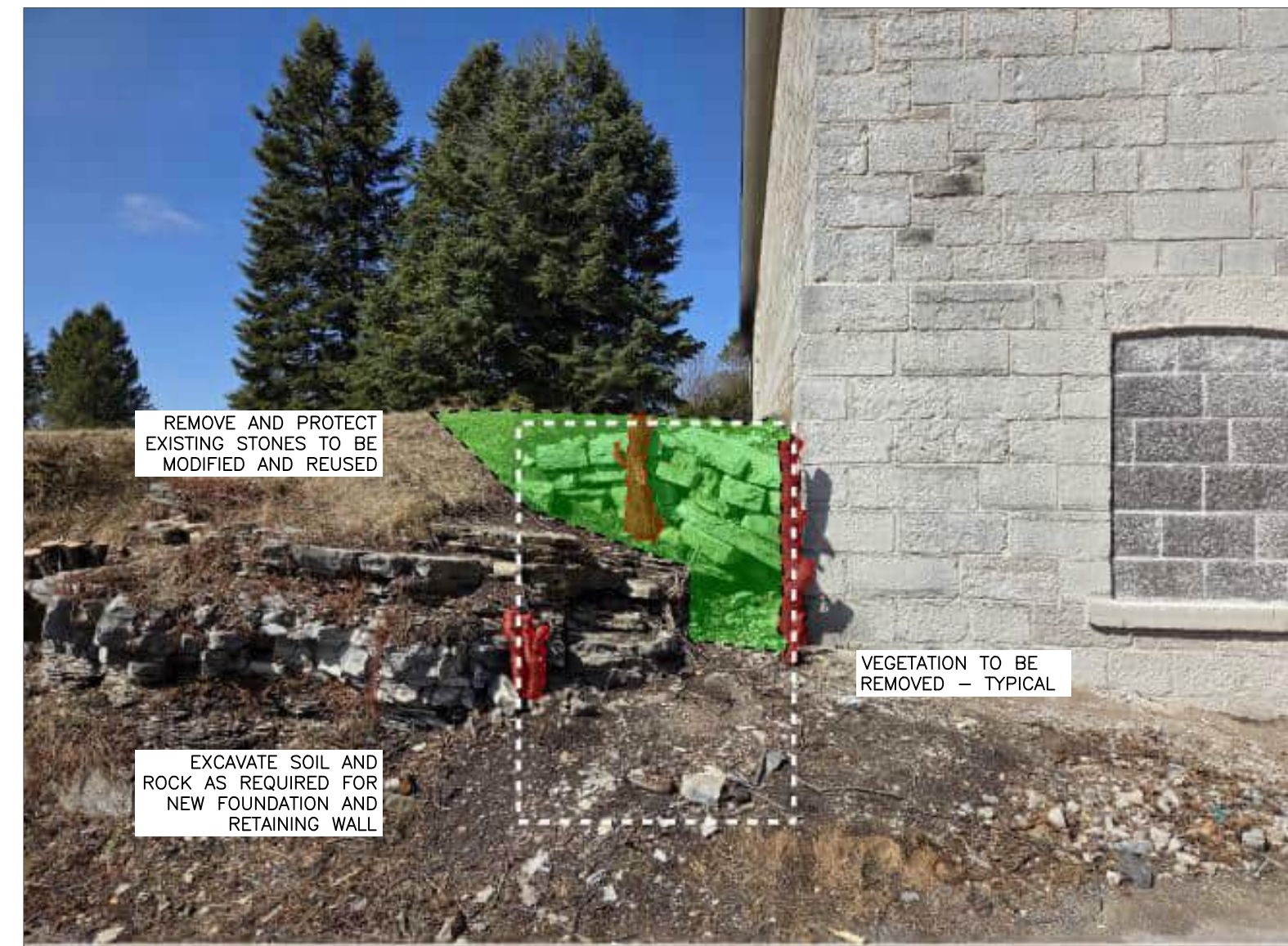
**RESTORATION OF STAIRS  
AND RETAINING WALL**

Sheet Title

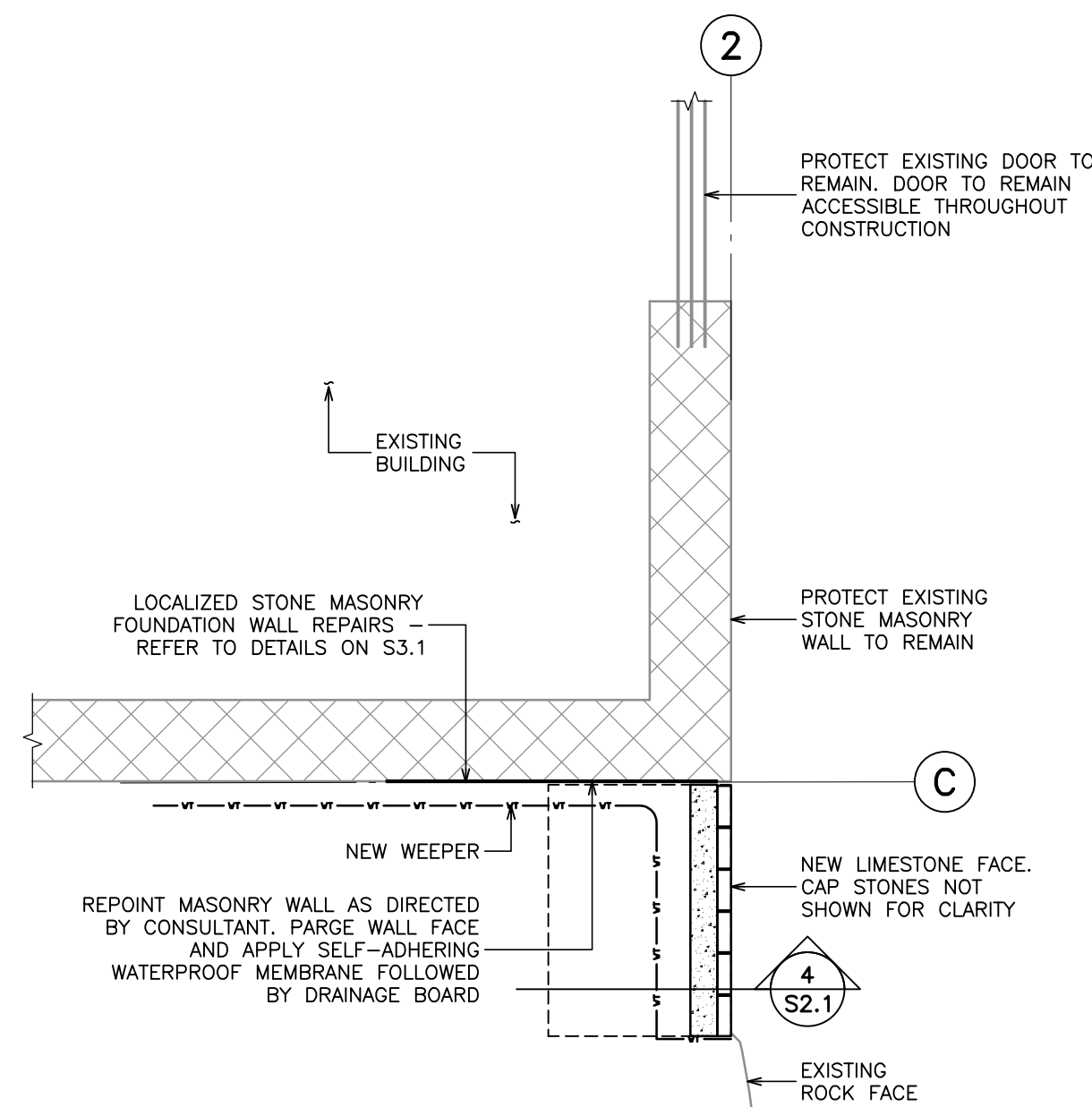
**SOUTH RETAINING  
WALL PLANS,  
SECTIONS AND ELEVATIONS**

Drawn By **K.V.** Scale **AS NOTED**  
Designed By **M.K.** Date **May, 2025**  
RJC Project Number **TOR.132877.0010**

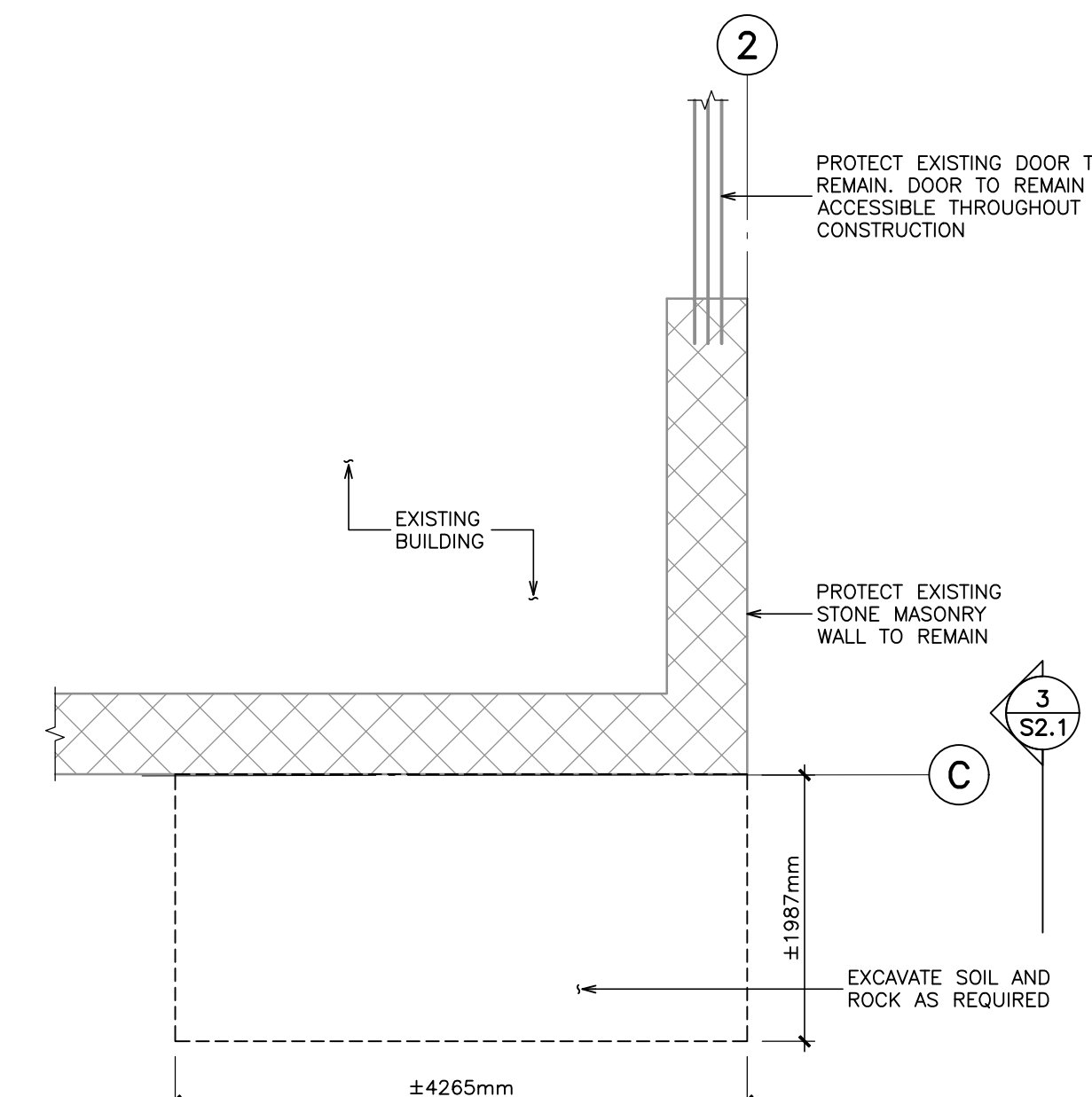
Sheet Number **S2.1** Revision



**3 SOUTH DEMOLITION ELEVATION**  
N.T.S.

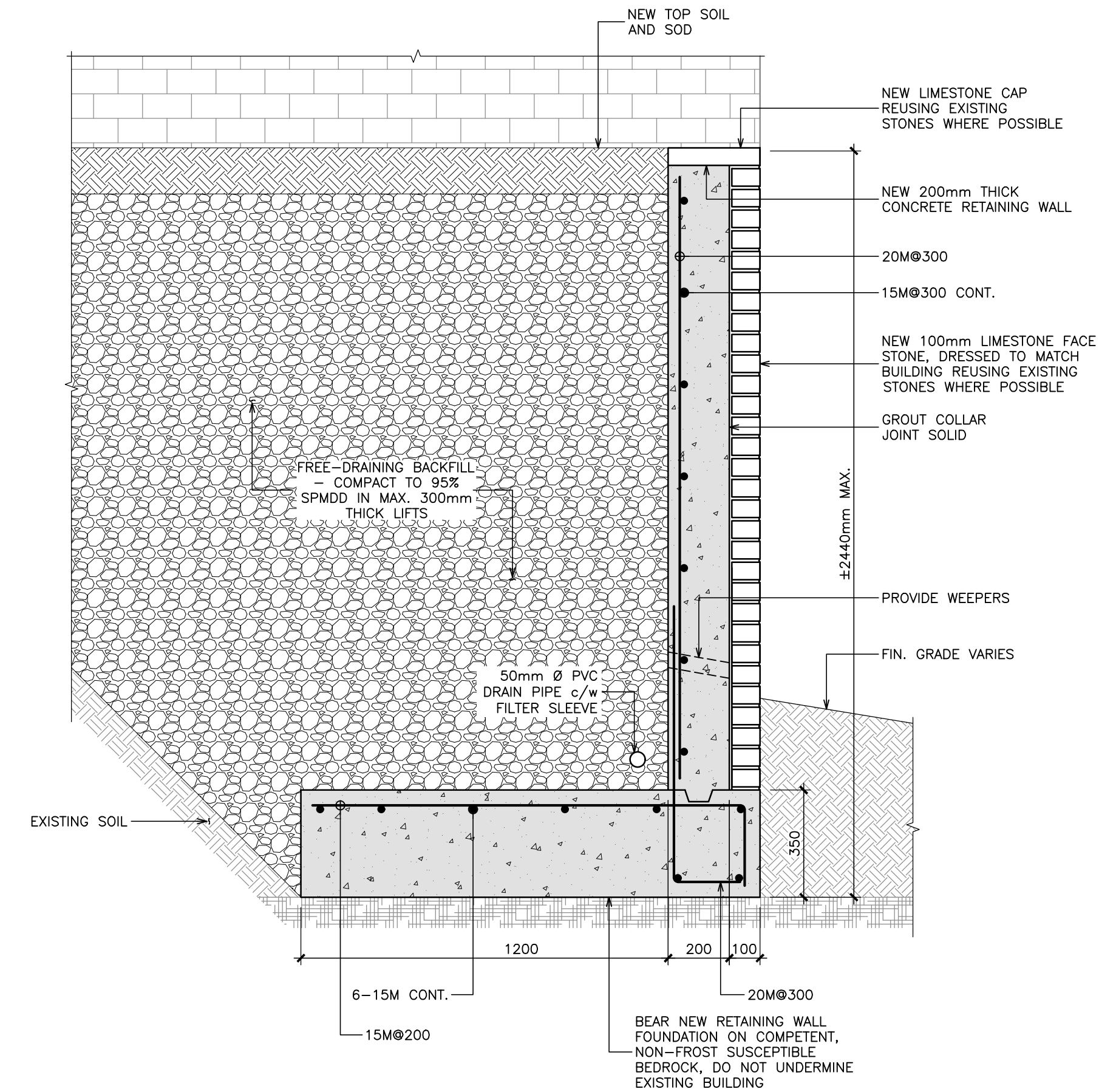


**2 SOUTH RESTORATION PLAN**  
1:50



**1 SOUTH DEMOLITION PLAN**  
1:50

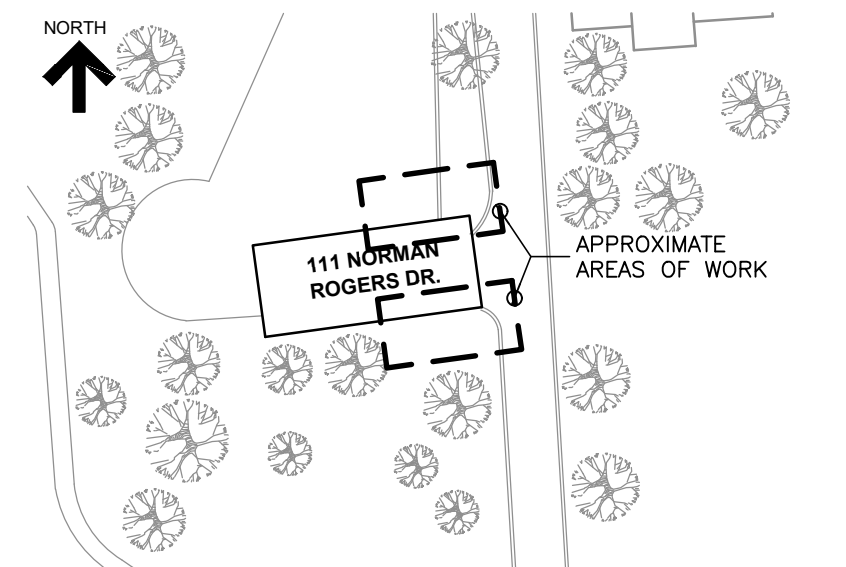
- DRAWING NOTES:**
- CONTRACTOR TO REMOVE ALL TREES AND VEGETATION IN THE WORK AREA.
  - RETAINING WALL FOUNDATION TO BE CAST ON SOUND, NON-FROST SUSCEPTIBLE BEDROCK HAVING A BEARING CAPACITY OF NO LESS THAN 500KPa
  - EXTERIOR STONE MASONRY WALLS OF BUILDING ARE TO BE PARGED TO PROVIDE A FLAT SURFACE FOR WATERPROOFING.
  - SELF-ADHERING WATERPROOFING MEMBRANE AND DRAINAGE BOARD TO BE INSTALLED OVER PARGED WALLS.
  - RETAINING WALL FACE STONE DRESSING AND COLOR TO MATCH EXTERIOR WALLS OF BUILDING. CAP STONES VERTICAL FACES TO BE DRESSED TO MATCH THE FACE STONES. FINISH ON CAP STONE HORIZONTAL SURFACE TO BE BUSHHAMMERED.



**4 SECTION THROUGH NEW RETAINING WALL**  
1:15



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**KEY PLAN**

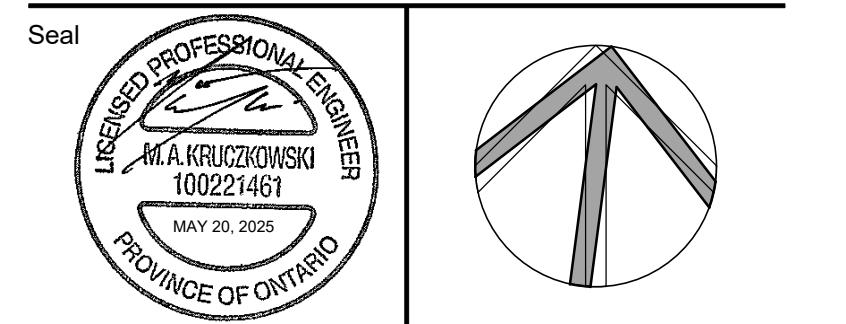
FOR PERMIT ONLY.  
NOTE TO CITY OF KINGSTON:  
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REFER TO OBC 2024 TABLE 11.5.1.1.-D/E  
DE33  
DE95

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**111 Norman Rogers Drive  
Kingston, Ontario**

**RESTORATION OF STAIRS  
AND RETAINING WALL**

Sheet Title

**NORTH STAIR AND  
RETAINING WALL PLANS,  
SECTIONS AND ELEVATIONS**

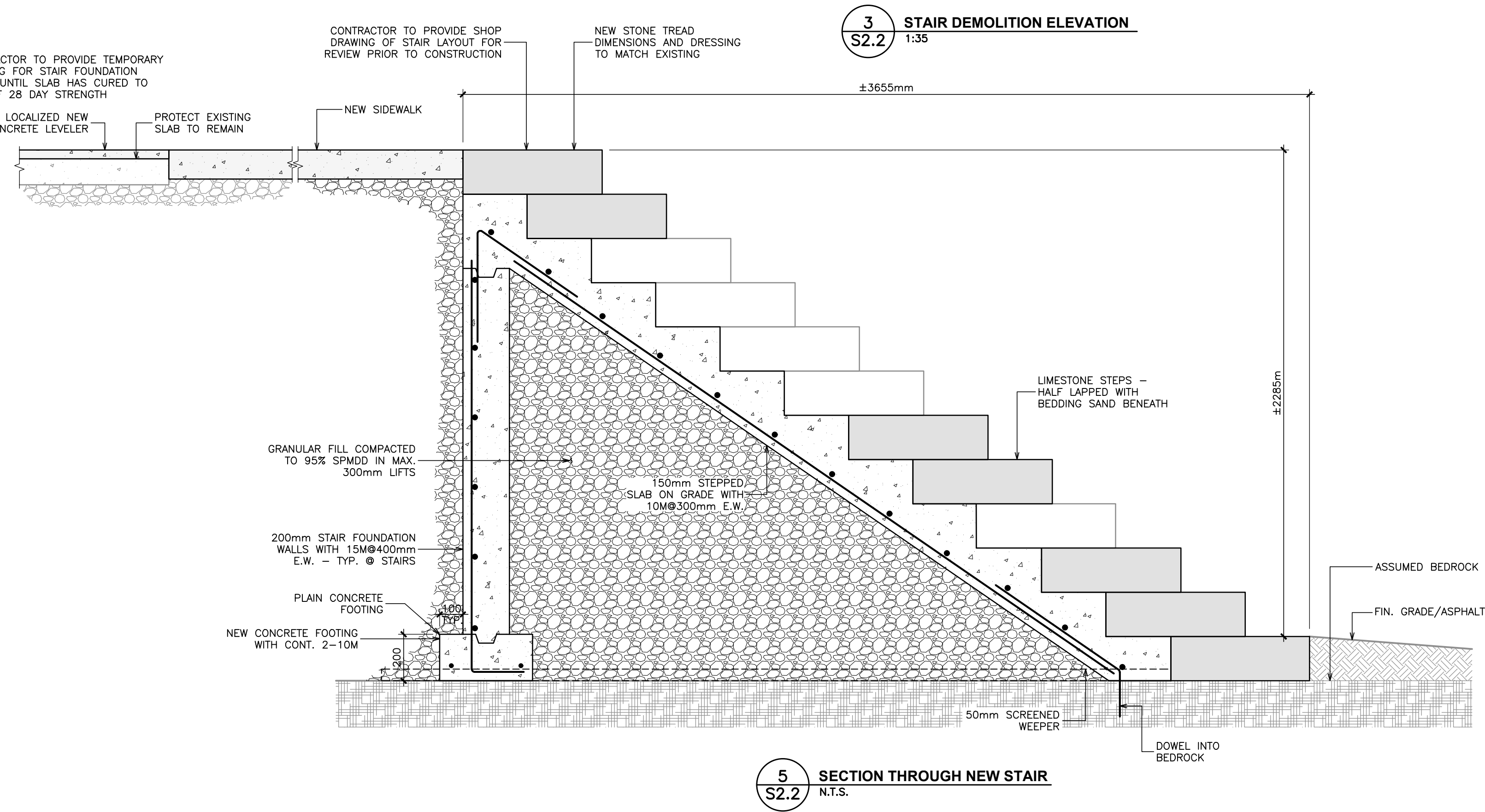
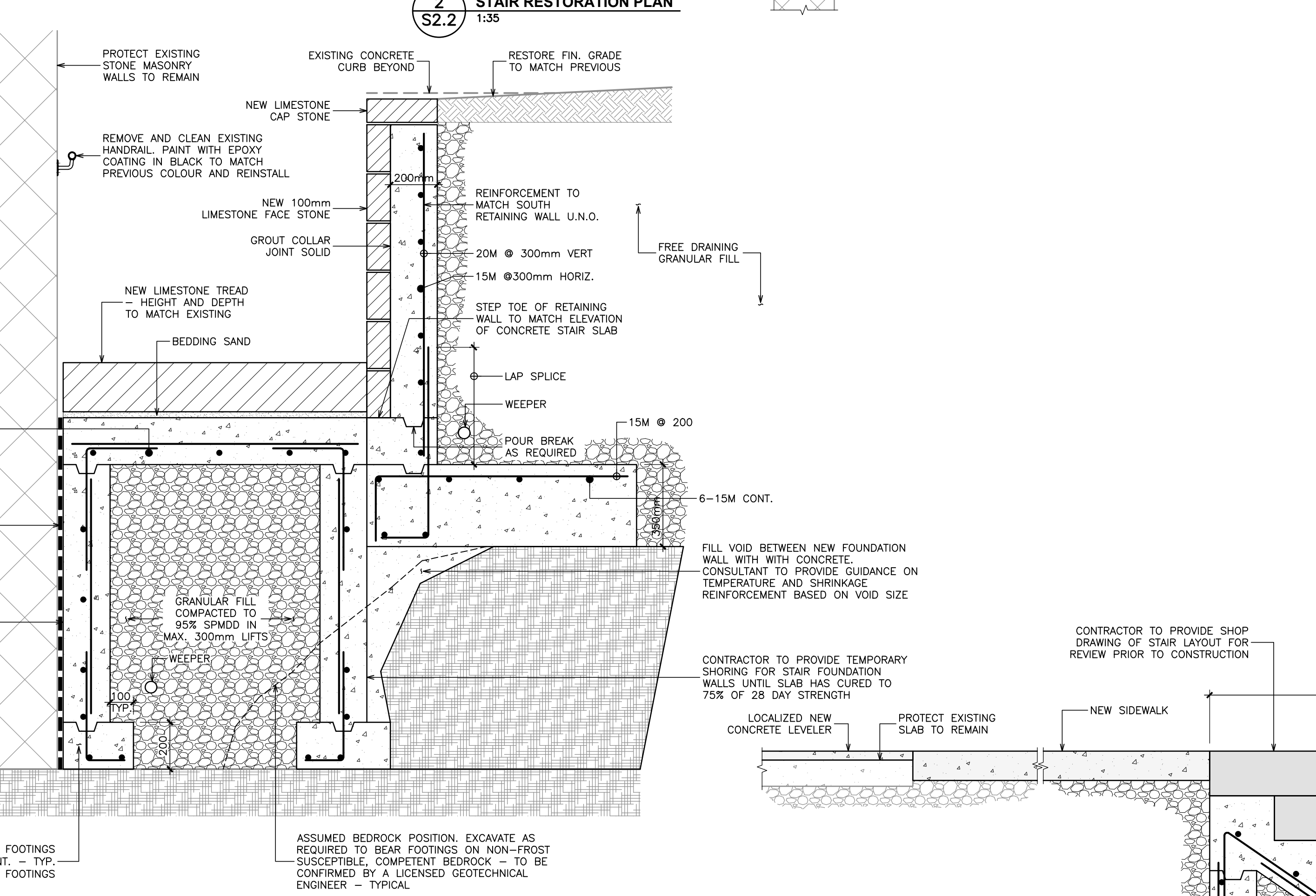
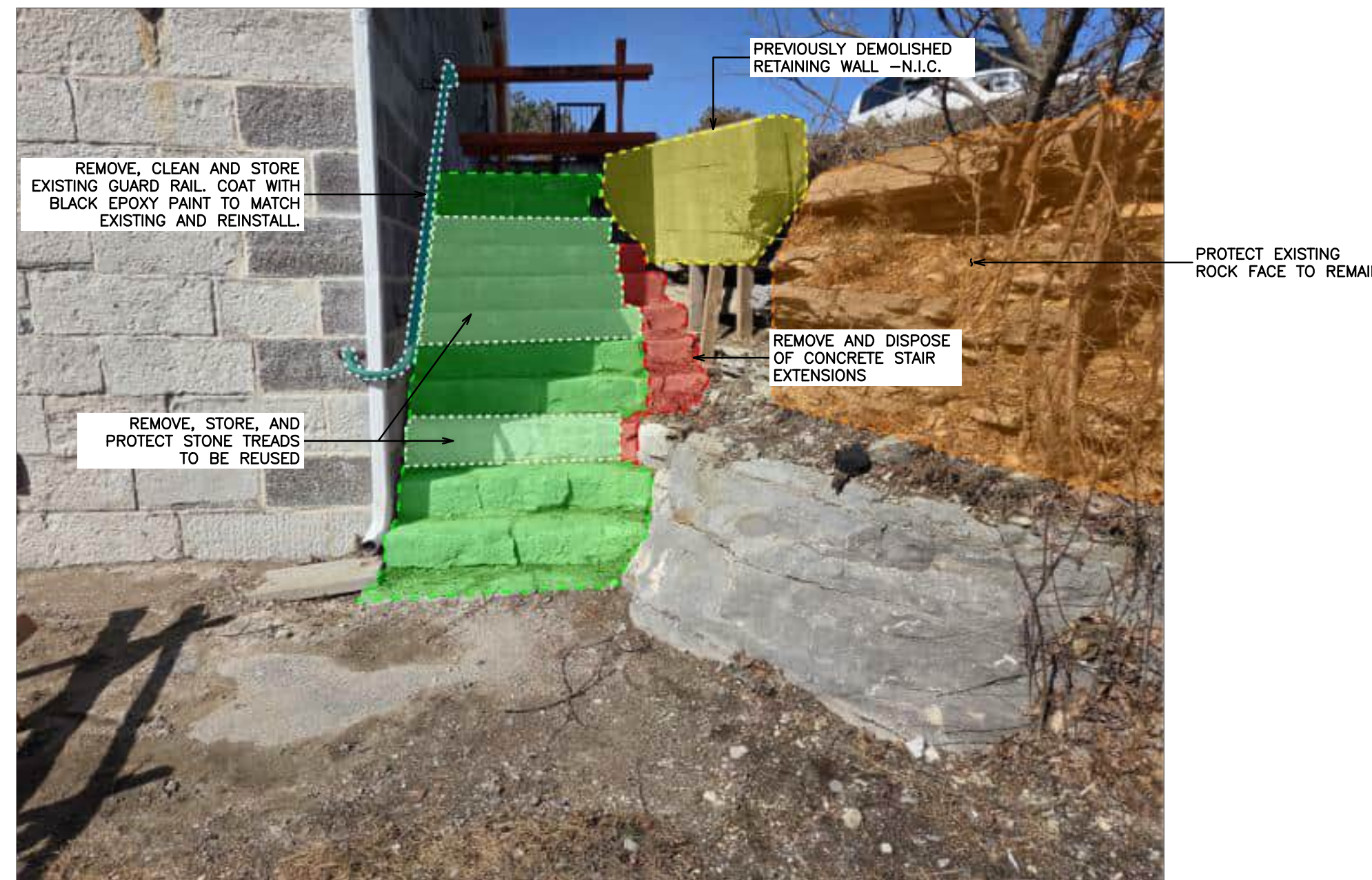
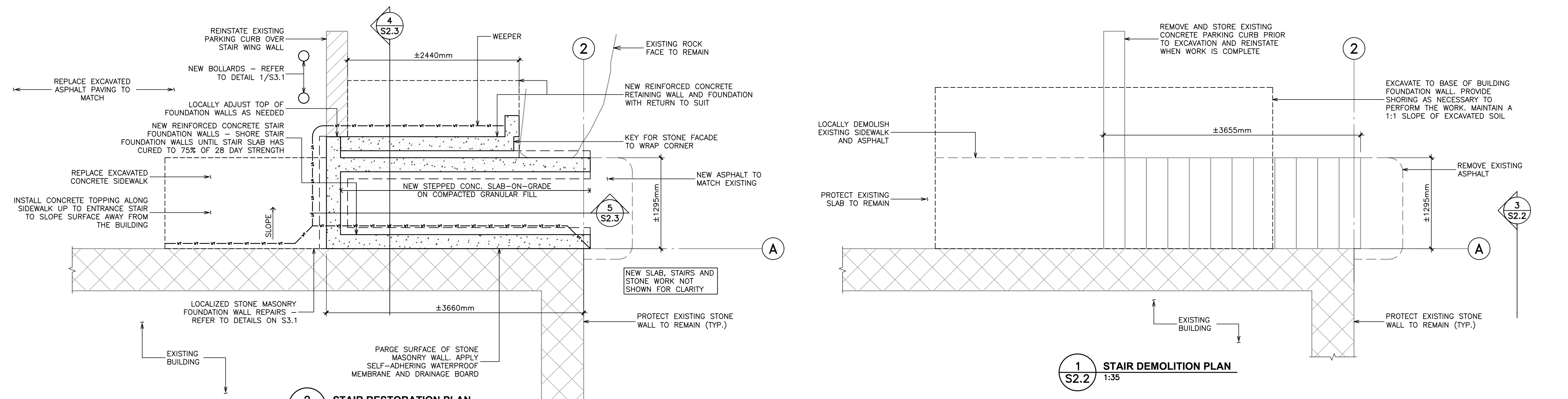
Drawn By K.V. Scale AS NOTED

Designed By M.K. Date May, 2025

RJC Project Number **TOR.132877.0010**

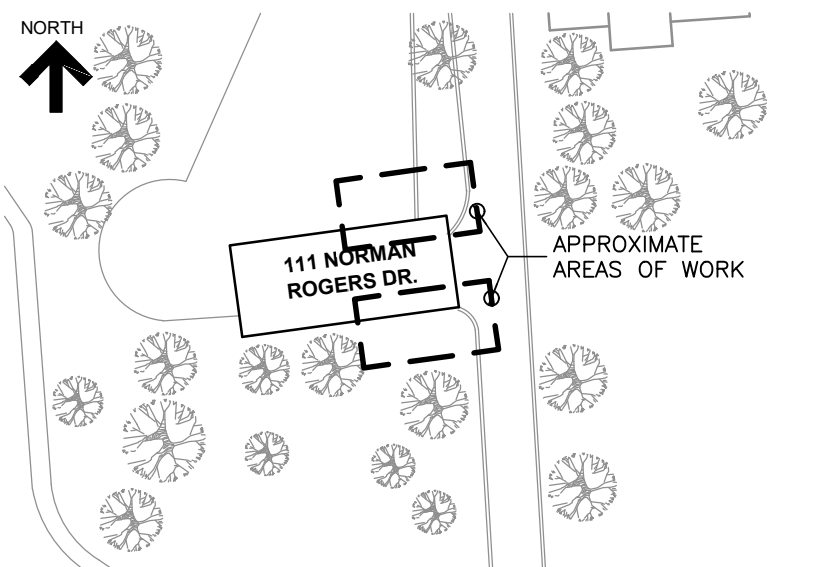
Sheet Number Revision

**S2.2**





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REFER TO OBC 2024 TABLE 11.5.1.1.-D/E DE33 DE95

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Project Name  
**111 Norman Rogers Drive  
Kingston, Ontario**

**RESTORATION OF STAIRS  
AND RETAINING WALL**

Sheet Title

**NOTES AND  
TYPICAL DETAILS**

Drawn By **K.V.** Scale **AS NOTED**  
Designed By **M.K.** Date **May, 2025**  
RJC Project Number **TOR.132877.0010**

Sheet Number **S3.1** Revision

**S3.1**

**DEVELOPMENT OF STANDARD HOOKS IN TENSION**

BASED ON CAN/CSA-A23.3-04 CLAUSES 12.5.1, 12.5.2, AND 12.5.3.

CONCRETE STRENGTH	REBAR DESIGNATION					
	10M	15M	20M	25M	30M	35M
20 MPa	225	240	450	560	675	785
25 MPa	200	300	400	500	600	700
30 MPa	185	275	370	460	550	640
35 MPa	170	255	340	425	510	595

**EMBEDMENT / DEVELOPMENT LENGTHS AND SPLICE LENGTHS**

**TENSION EMBEDMENT AND SPLICE LENGTHS**

- TENSION EMBEDMENT REFERS TO THE LENGTH REQUIRED TO PROVIDE A "TENSION DEVELOPMENT LENGTH" AS DEFINED IN CAN/CSA-A23.3-04 CLAUSE 12.2.3.
- SPLICE LENGTH REFERS TO THE MINIMUM LAP LENGTH REQUIRED FOR A CLASS 'B' TENSION SPLICE (1.3d) AS PER CAN/CSA-A23.3-04 CLAUSE 12.15.

**CASE 1 TENSION EMBEDMENT AND SPLICE CONDITIONS**

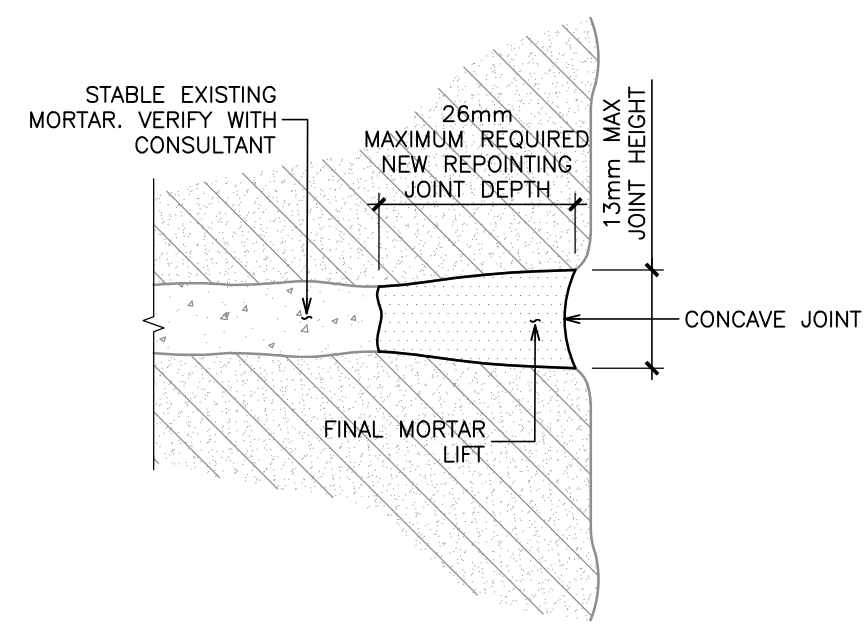
TENSION EMBEDMENT AND SPLICE LENGTHS CONFORMING TO CAN/CSA-A23.3-04 TABLE 12.1 (0.45k<sub>1</sub>k<sub>2</sub>k<sub>3</sub>k<sub>4</sub>f<sub>y</sub>d<sub>b</sub>/f<sub>c</sub>) ARE TO BE AS PER THE FOLLOWING TABLE:

A. WALL HORIZONTAL AND VERTICAL DISTRIBUTED REINFORCING.

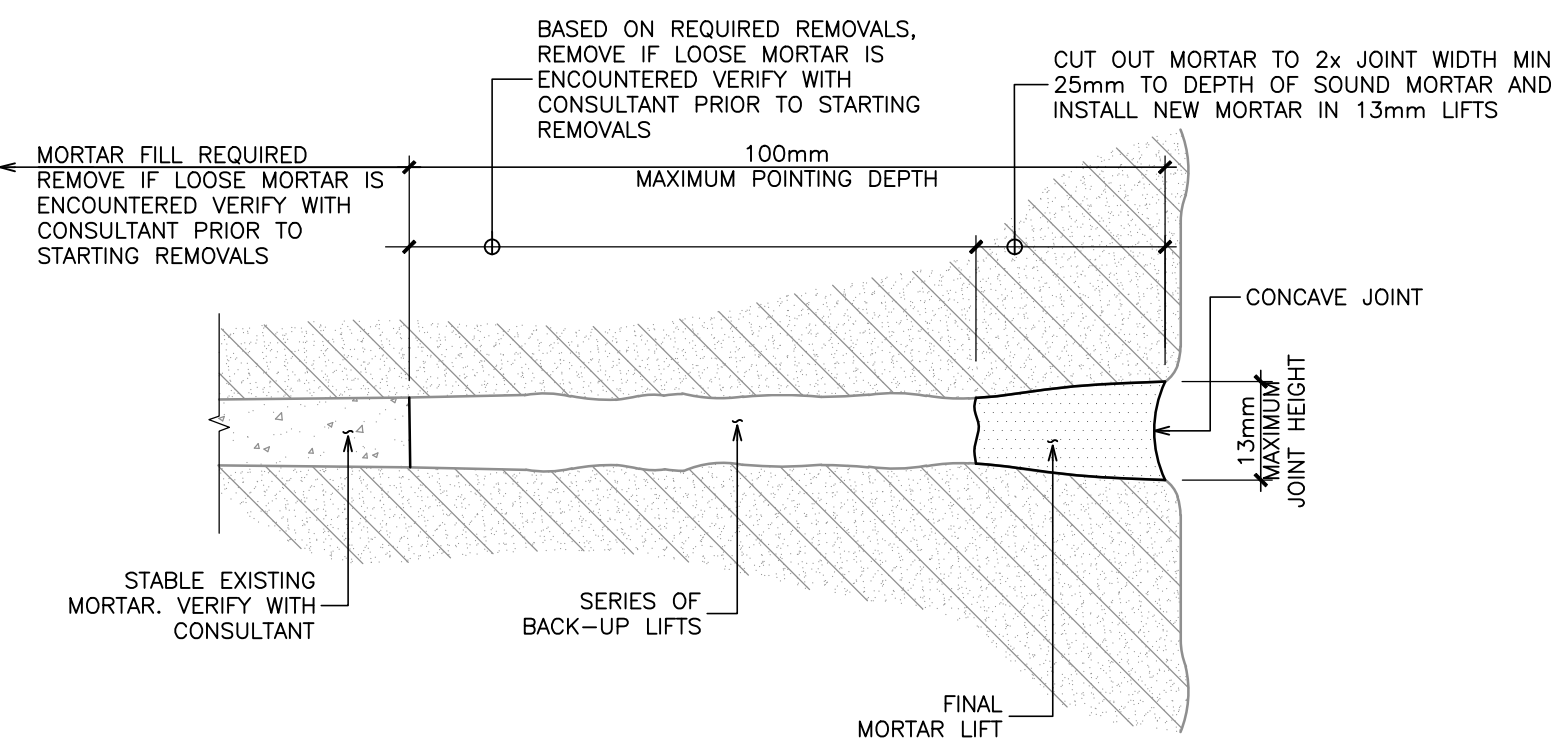
CONCRETE STRENGTH	FUNCTION	REBAR DESIGNATION					
		10M	15M	20M	25M	30M	35M
20 MPa	EMBEDMENT	325	485	645	1010	1210	1410
	(SPLICE)	(420)	(630)	(840)	(1310)	(1570)	(1835)
25 MPa	EMBEDMENT	300	435	580	900	1080	1260
	(SPLICE)	(390)	(565)	(750)	(1170)	(1405)	(1640)
30 MPa	EMBEDMENT	300	395	530	825	990	1155
	(SPLICE)	(390)	(515)	(685)	(1070)	(1285)	(1500)
35 MPa	EMBEDMENT	300	370	490	765	915	1065
	(SPLICE)	(390)	(475)	(635)	(990)	(1190)	(1385)
40 MPa	EMBEDMENT	300	345	460	715	855	1000
	(SPLICE)	(390)	(445)	(595)	(925)	(1110)	(1295)
45 MPa	EMBEDMENT	300	325	430	675	805	940
	(SPLICE)	(390)	(420)	(560)	(875)	(1050)	(1225)
50 MPa	EMBEDMENT	300	310	410	640	765	895
	(SPLICE)	(390)	(400)	(530)	(830)	(995)	(1160)
55 MPa	EMBEDMENT	300	300	390	610	730	850
	(SPLICE)	(390)	(390)	(505)	(790)	(950)	(1105)
60 MPa	EMBEDMENT	300	300	375	585	700	815
	(SPLICE)	(390)	(390)	(485)	(760)	(910)	(1060)
65 MPa & GREATER	EMBEDMENT	300	300	360	565	675	790
	(SPLICE)	(390)	(390)	(470)	(735)	(880)	(1025)

**NOTES:**

- "TOP BAR" VALUES ARE 1.3 TIMES THE ABOVE LENGTHS. "TOP BAR" APPLIES TO HORIZONTAL REINFORCEMENT CAST WITH 300mm OR MORE OF CONCRETE BELOW THE BAR.
- TABLE SHOWS LENGTHS FOR GRADE 400 REINFORCEMENT. MULTIPLY VALUES BY 1.25 FOR GRADE 500 REINFORCEMENT.
- WHERE A TENSION SPLICE IS SPECIFIED BETWEEN TWO BARS OF DIFFERENT DIAMETERS, THE MINIMUM SPLICE LENGTH SHALL BE THE GREATER OF THE SPLICE LENGTH FOR THE SMALLER DIAMETER BAR AND THE EMBEDMENT LENGTH OF THE LARGER DIAMETER BAR.



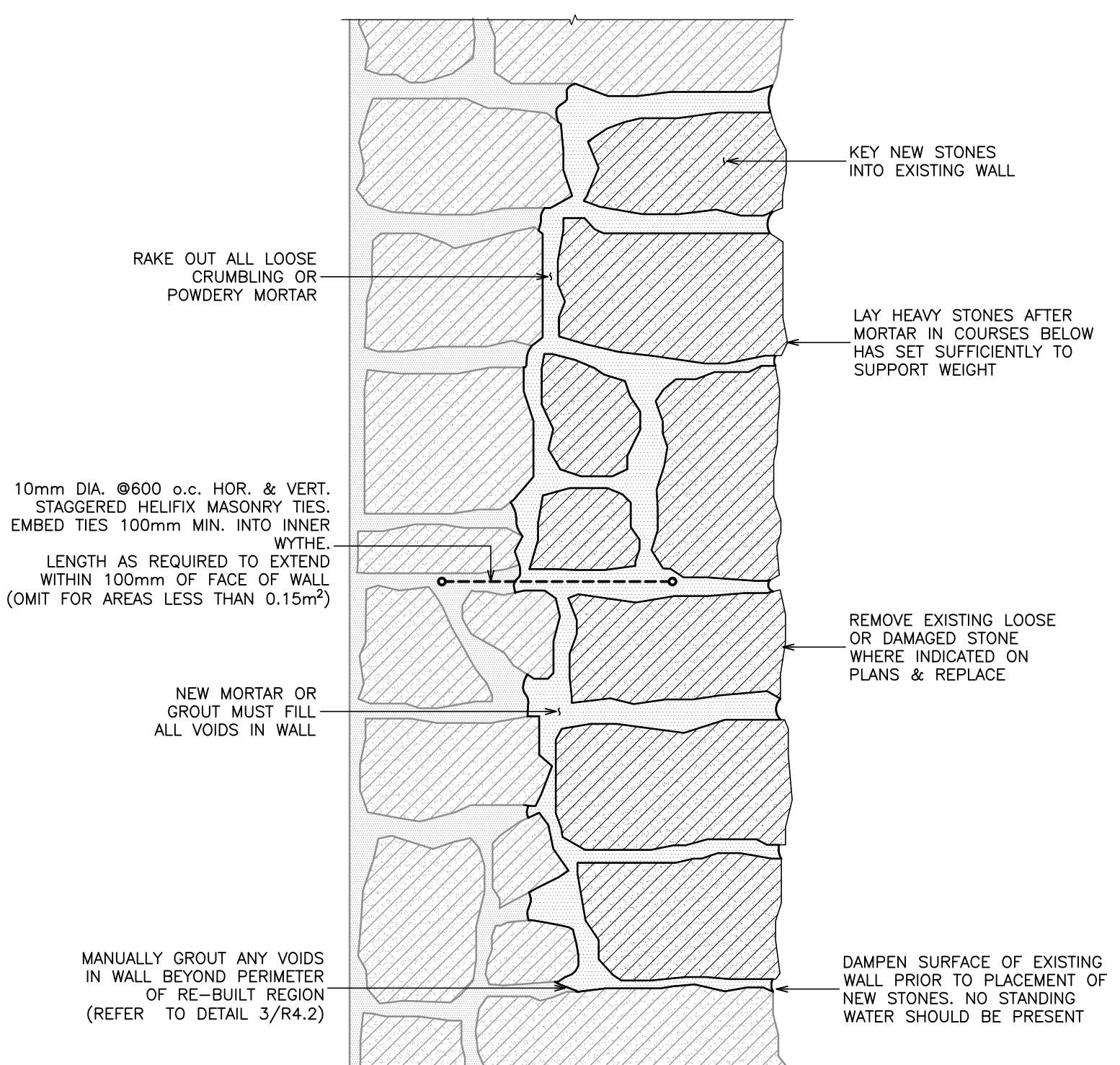
**3 S3.1**  
TYPICAL MASONRY JOINT - SMALL JOINT (MINIMUM REPOINTING)  
1:1



**2 S3.1**  
TYPICAL MASONRY JOINT - STONE SMALL JOINT (MAXIMUM REPOINTING)  
N.T.S.

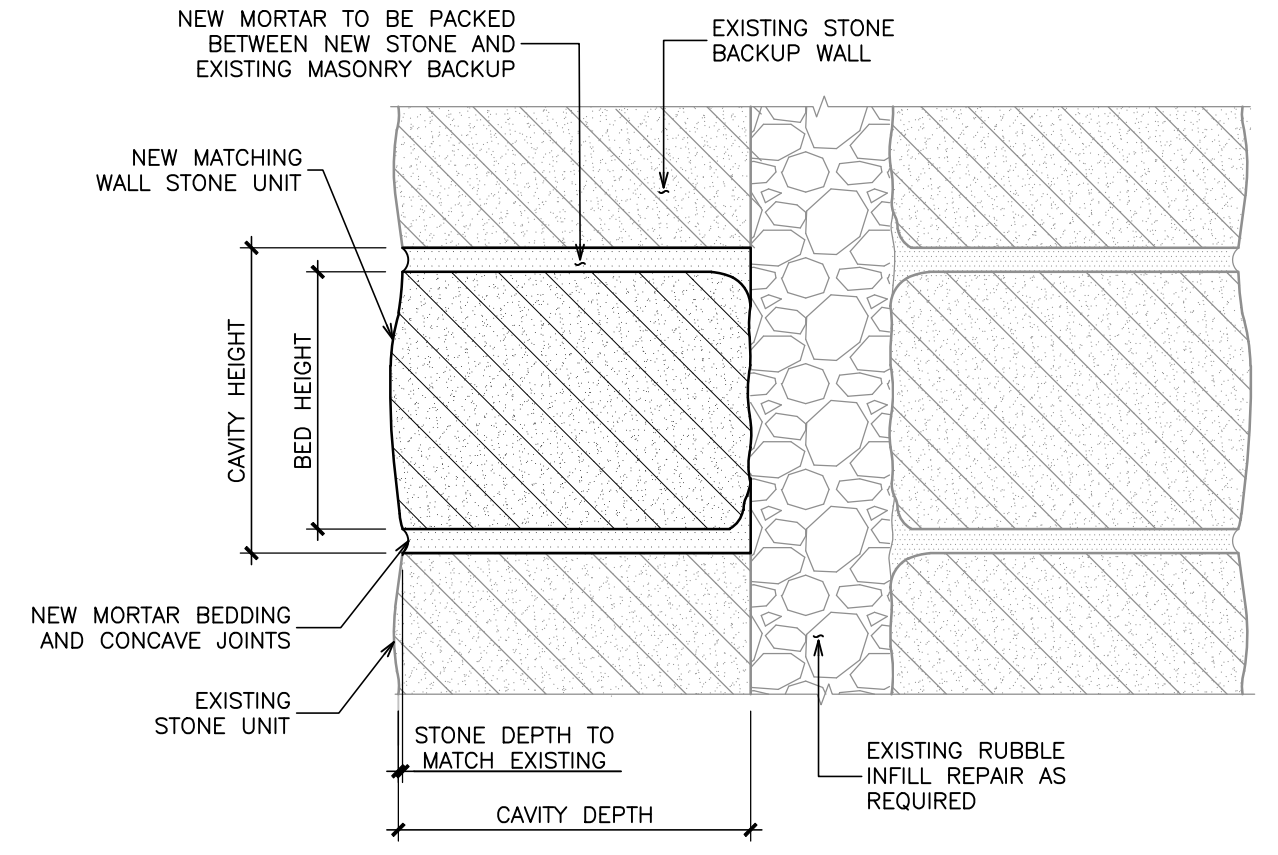


**1 S3.1**  
PROPOSED BOLLARD  
N.T.S.



- NOTES:**
- LIMESTONE UNITS HAVE BEEN IDENTIFIED TO BE REPLACED ON ELEVATION DETAIL 1/S3.1 AND 1/S3.2.
  - WHERE FRACTURES/CRACKS OF THE LIMESTONE UNITS ARE FOUND TO BE CONCEALED BY RIBBON POINTING AND /OR PARING, THE CONTRACTOR IS TO INCLUDE FOR FULL REPLACEMENT OF THAT UNIT.

**5 S3.1**  
WALL STONE REPLACEMENT FOR AREAS GREATER THAN 0.15m2  
N.T.S.



- NOTES:**
- LIMESTONE UNITS HAVE BEEN IDENTIFIED TO BE REPLACED ON ELEVATION DETAIL 1/S3.1 AND 1/S3.2.
  - WHERE FRACTURES/CRACKS OF THE LIMESTONE UNITS ARE FOUND TO BE CONCEALED BY RIBBON POINTING AND /OR PARING, THE CONTRACTOR IS TO INCLUDE FOR FULL REPLACEMENT OF THAT UNIT.

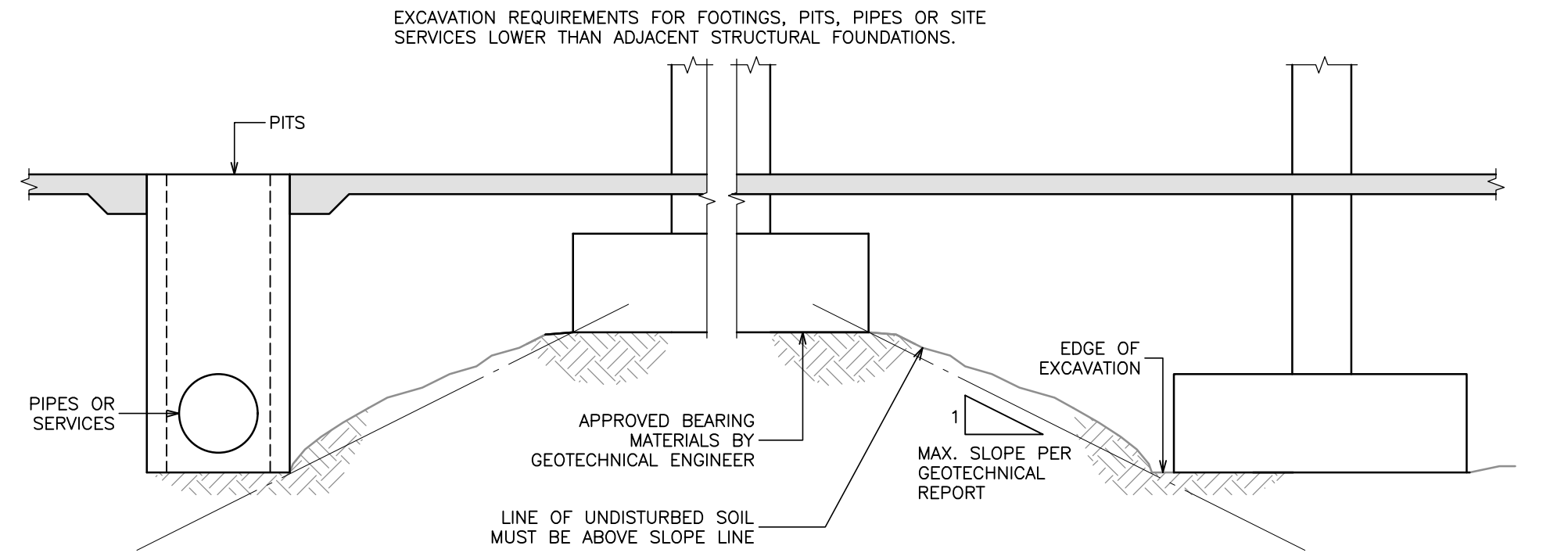
**4 S3.1**  
WALL STONE REPLACEMENT FOR AREAS SMALLER THAN 0.15m2  
N.T.S.

**CONCRETE - SUPPLY, TESTING AND SUBMITTALS**

- CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE" ALTERNATE AS OUTLINED IN CSA A23.1.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS' SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF CSA A23.1.
- THE SUPPLIER SHALL MEET ALL CERTIFICATION AND DOCUMENTATION REQUIREMENTS AS OUTLINED UNDER THE "PERFORMANCE" ALTERNATIVE OF CSA A23.1.
- SUBMIT A MIX DESIGN REVIEW LETTER SIGNED AND SEALED BY A PROFESSIONAL ENGINEER CONFIRMING THAT THE PROPOSED MIX DESIGNS WILL ACHIEVE THE REQUIRED STRENGTH, DURABILITY, AND PERFORMANCE REQUIREMENTS INDICATED UNDER SUPPLIER RESPONSIBILITY - ITEM (g) OF TABLE 5 (ALTERNATIVE 1) OF CSA A23.1.

**CONCRETE - FINISHING AND ADMIXTURES**

- CURING OF CONCRETE TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1. CURING COMPOUNDS ARE NOT PERMITTED FOR SUSPENDED PARKING SLABS OR EXPOSURE CLASS C-AL CONCRETE. PARKING SLABS AND REINFORCED SLAB ON GRADES IN PARKING AREAS ARE TO BE CURED FOR MINIMUM 7 DAYS.
- ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AS WELL AS EDGES OF WALLS AND COLUMNS, TO BE CHAMFERED 20 mm X 20 mm. ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS TO BE TOOLED UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER FINISH REQUIREMENTS.
- NO CALCIUM CHLORIDE IS PERMITTED, IN ANY FORM, IN ANY CONCRETE MIX WITHOUT THE EXPRESS WRITTEN CONSENT OF READ JONES CHRISTOFFERSEN LTD.
- CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER IS TO BE AS PER CSA A23.1 AS A MINIMUM.



- NOTES:**
- FOR PRICING: ASSUME 1V:2H SLOPE (SOIL), ASSUME 7V:10H (ROCK) U.N.O. SEE ALSO GEOTECHNICAL REPORT AND SPECIFICATIONS.

**6 S3.1**  
FOOTING ADJACENT TO EXCAVATION  
N.T.S.

## **1.0 GENERAL**

Work under this Contract includes replacement of the exterior stairs and retaining walls at the east elevation of the property located at 111 Norman Rogers Drive, in the City of Kingston in the Province of Ontario.

### **1.1 Description of Existing Structure**

- .1 The building located at 111 Norman Rogers Drive in Kingston, Ontario, was constructed circa 1880 on a site known as “The Upper Farm” and “The New Farm”. The Upper Farm’s Barn is a single storey building constructed from Kingston limestone and bears on a limestone foundation.
- .2 The building is built with rubble core historic Kingston limestone. The gable roof is comprised of a shingled style galvanized metal roof, and is supported by a combination of built-up beams, purlins and rafters.

### **1.2 Description of Work**

- .1 It is the Contractor’s responsibility to provide all labour, material, equipment and supervision to complete the repairs outlined in this specification taking into account all site conditions, noise restriction, work area restrictions, protection requirements, accessibility restrictions, etc. No extras will be entertained for inconveniences after the award of this Contract.
- .2 In particular, the work includes but is not necessarily limited to the following:
  - .1 The installation and maintenance of hoarding, dust protection, and construction signage around each phase of work as described in Section 01 56 00.
  - .2 Removal and disposal of vegetation.
  - .3 Removal and storage of existing stone retaining wall and existing stone stairs.
  - .4 Removal, storage, painting and reinstallation of steel handrail.
  - .5 Excavation of rock and soil at the north stair and retaining wall and at the south retaining wall. Assume a total rock excavation quantity of 240 cubic feet.

- .6 Local repair of foundation wall and installation of waterproof membrane at both excavation sites.
- .7 Installation of reinforced concrete retaining walls with limestone facade and cap stones.
- .8 Installation of reinforced concrete foundation and slab to support stairs at north side.
- .9 Installation of weepers at both retaining walls and through stair foundation.
- .10 Installation of stepped concrete slab-on-grade and stone treads over compacted granular fill.
- .11 Install new concrete topping on existing sidewalk at north elevation to slope away from the building's foundation.
- .12 Install new bollards.
- .13 Repair all areas damaged by construction activity; specifically, the Contractor shall repair all damage resulting from the Construction to the satisfaction of the Consultant including repainting of surfaces that have been damaged in accordance with these Specifications.
- .14 Final cleaning of structure, fixtures, piping, etc., and the disposal all waste products and/ or debris generated by the construction activity as well as any material present in the work area prior to the commencement of the Work. The areas requiring cleaning shall consist of all areas affected by the Work.

### **1.3 Work Sequence**

- .1 Refer to the City of Kingston RFP Documents.

### **1.4 Construction Schedule**

- .1 In conjunction with and in a form acceptable to the Consultant and Owner, provide within 5 working days after award of contract a detailed schedule indicating the following parameters.
  - .1 Start date and completion date for each phase of the work.

**BY-LAW NO. 2007-218**

**A BY-LAW TO DESIGNATE 87-111 NORMAN ROGERS DRIVE ALSO KNOWN AS "THE UPPER FARM" AND "THE NEW FARM", TO BE OF CULTURAL HERITAGE VALUE PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter 0.18)**

**PASSED:** December 4, 2007

**WHEREAS** Section 29 of the Ontario heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council has consulted with its Municipal Heritage Committee and has approved the designation of a property located at PLAN 1158 LBLKMPT B494D (87-111 Norman Rogers Drive) on December 4, 2007;

**AND WHEREAS** notice of the designating by-law was published in the Kingston Whig Standard, which is a newspaper having general circulation in the municipality, on, September 4, 2007;

**AND WHEREAS** no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston;

**NOW THEREFORE**, the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and significance the following property in the City of Kingston:

(a) **87-111 Norman Rogers Drive**

2. The above mentioned property is more particularly described in Schedule "A" attached hereto.

3. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in the Kingston Whig Standard.

4. For the purpose of interpretation, 'Maintenance' on this property will include the following works:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs (including replacement of individual asphalt shingles where there is little or no change in colour or design); repointing areas of wall space

under 1.5 square metres; works on and in the greenhouses and gardens; and environmental protection and enhancement work.

5. This By-Law shall come into force and take effect on the date of its passing

**GIVEN FIRST AND SECOND READINGS** November 20, 2007

**GIVEN ALL THREE READINGS AND PASSED** December 4, 2007



CITY CLERK



MAYOR



**Schedule "A"**  
**Description and Reasons for Designation**  
**Rodden Park**  
**Also known as "The Upper Farm" and "The New Farm"**

**Legal Description**

Civic Address: 87-111 Norman Rogers Drive  
Lot/Concession: PLAN 1158 LBLKMPT B494D  
Property Number: 101106021013100

**Description of Property**

Rodden Park, a 7.55 acre park located at 87-111 Norman Rogers Drive (PLAN 1158 LBLKMPT B494D), also known as "The Upper Farm" and "The New Farm", is of cultural heritage value not only because of the superb masonry and architectural features of the farmhouse and limestone barn, but also as a coherent whole property, because of its association with Corrections Canada, as a historical remnant of the once extensive Kingston Penitentiary farm complex, and as a landmark in the Calvin Park area. Its architectural value lies in the details of the 19<sup>th</sup> century limestone farmhouse and barn. The two-storey double house residence consists of two identical sides separated by a projecting masonry fire wall, each with a storey and a half wing and wooden porch which shelter the entranceways and a single storey frame entrance at the rear of each wing. Also notable are the over-sized ashlar lintels with labels above the windows, the large coursed limestone base with stone lintels over the cellar windows, as well as the subtle quoins on the main section, all of which provides a contrast to the rougher coursed limestone walls above the large foundation stones. It retains most of its original doors, and the west residence contains original interior mouldings, doors and mantelpieces. The limestone barn is a large, impressive structure, constructed in regularly coursed limestone ashlar and set into a hill, with upper and lower level openings. Its asphalt roof is vented by three symmetrically placed cupolas; the original stone openings are segmentally arched; and the original six-over-six sash window with its elliptical arched voussoirs in the second storey is intact. The building is set on a water course foundation of long pieces of coursed limestone into which are set the simple decorative lintels.

**Statement of Cultural Heritage Value/Statement of Significance:**

Rodden Park a 7.55 acre park located at 87-111 Norman Rogers Drive (PLAN 1158 LBLKMPT B494D), is of cultural heritage value both because of the physical attributes of the limestone barn and farmhouse, because of its historical associations with the Correctional Service of Canada and it has contextual value in its representation of Kingston's rural and penitentiary heritage.

*Physical/Design Values*

*Physical/Design* value can be found in the architectural features of the barn and farmhouse. These structures are valued not only for their simplicity, handsome proportions and stature, but also in the case of the limestone barn, for its rarity. Few limestone barns remain in the Kingston area. The barn is an impressively large and well executed structure, a good example of its type and may date from the mid 19<sup>th</sup> century. It is constructed in regularly coursed limestone ashlar with a medium pitched gable roof and the purlins, exposed at the gables, as 'lookouts'. The roof retains its metal panel roofing with three ventilating cupolas equally spaced along the length of the ridge. All the original stone openings are segmentally arched. The original six-over-six ash window with its elliptical arched voussoirs in the second storey is intact. The east end opening is flanked by a pair of sash windows equidistant from the sides. A stone water

table is constructed around the base of the building. The original massive barn door remains on the north side. Original wagon access to the barn was from the south and north through monumentally arched openings. Original wagon arches were in-filled, on the north, only partially to serve a loading platform and, on the south, with two storeys of windows separated with a squandrel in between.

The farmhouse is a significant representative example of penitentiary architecture, of late 19<sup>th</sup> century composition. Its purpose is that of a 'double house' and is composed of a limestone 2 storey centre block with 1 ½ storey wings, extending to the east and west. Wings are topped by a pitched roof, currently asphalt, and the original one tall and slender brick chimney at the end of each. The roof of the main block takes the form of a clipped gable while those of the additions are asymmetrical gables with the eave lower at the rear and extending out to verandahs on the front. The roof has been divided in two by the exposed part of the masonry firewall with its limestone coping. Particularly unusual is the division of the centre block roof with a stone parapet. The stone work is laid up in coursed ashlar with cut stone quoins, water table, sills and voussoirs. The voussoirs, present at the wings as well, are cut to an unusual decorative form. Subtle quoins on the main section provide a contrast to the rougher coursed limestone walls above the foundation stones. Two brick chimneys rise from the main ridge and there is another at the end wall of the east wing. The entranceways are covered by storm doors but the original doors with single side light and transom are visible. The building retains most of the original doors, and the west residence retains original interior mouldings, doors and mantle pieces.

#### *Historical/Associative Value*

Rodden Park has historical/associative value because of its historical association with the Correctional Service of Canada. The property was known alternatively as "The Upper Farm" and "The New Farm," and contains two of the finest limestone buildings built by and for the penitentiary service. All the limestone for both buildings was quarried by the convicts from neighboring prison quarries. At the time of its purchase in 1875, 45 acres were fit for cultivation, 61 acres were stumped and roots and stones removed. Warden Creighton noted in 1879, that "It is, with improvements now made upon it, worth three times what it cost the Prison", and he also considered it "a profitable investment". The barn and residence for the farming operation were completed in 1880 and by 1883, the farm was completely fenced. While the residence served as living quarters for the manager of the prison, it also provided a workplace and food for inmates of the penitentiary, was a center of economic importance to the Village of Portsmouth, and supplied stone and lumber for a number of projects in the City of Kingston. Rodden Park was deeded to the City of Kingston as a park and used as the centre of its horticultural operation.

#### *Contextual Value*

Rodden Park has contextual value as a landmark of penitentiary and rural heritage in the Calvin Park area with the 1879 buildings situated on a dominant site, at the crest of the hill. Although many of the penitentiary lands have been subdivided, the property exists as a remnant of the Correctional Services of Canada lands.

#### **Character Defining Features/Heritage Attributes**

##### *Physical/Design Attributes:*

Important attributes of this property include:

##### **Farmhouse:**

- An eclectic late 19<sup>th</sup> century composition whose purpose is that of a 'double-house'
- The unusual shaping of the voussoirs of the window arches
- The clipped gable of the centre block with parapet extending across the ridge and down the center of the shortened gable
- The asymmetry of the eave placement between front and rear
- The original interior mouldings, doors and mantle pieces of west residence
- The wings topped by a pitched roof, currently asphalt, and one original tall and slender brick chimney at the end of each
- 'The entrance ways covered by storm doors with the original doors with single side light and transom still visible'
- The over-sized ashlar lintels with labels above the windows
- The large coursed limestone base with stone lintels over the cellar windows
- The subtle quoins on the main section which provide a contrast to the rougher coursed limestone walls above the large foundation stones
- The roof on the main section which is divided in two by the exposed part of the masonry firewall with its limestone coping
- The pitched roof with a hipped section at the centre front and rear
- The two brick chimneys that follow the line of the fire wall along the ridge

**Barn:**

- Its large scale
- Its regularly coursed limestone ashlar
- The medium pitched gable roof and the purlins, exposed at the gables, as 'lookouts'
- The roof with its metal panel roofing with three ventilating cupolas equally spaced along the length of the ridge
- The original stone openings that are segmentally arched
- The water course foundation which is comprised of long pieces of coursed limestone into which are set the simple decorative lintels
- The original and intact six-over-six sash window with its elliptical arched voussoirs in the second storey'
- The original wagon access to the barn which was from the south and north through monumental segmentally arched openings
- The original massive barn door which remains on the north side

*Historical/Associative Attributes:*

- Its association with the Correctional Service of Canada and the Penitentiary farmlands

*Contextual Attributes:*

- The dominant situation of the 1879 buildings at the crest of the hill
- The park serves as a landmark in the Calvin Park area

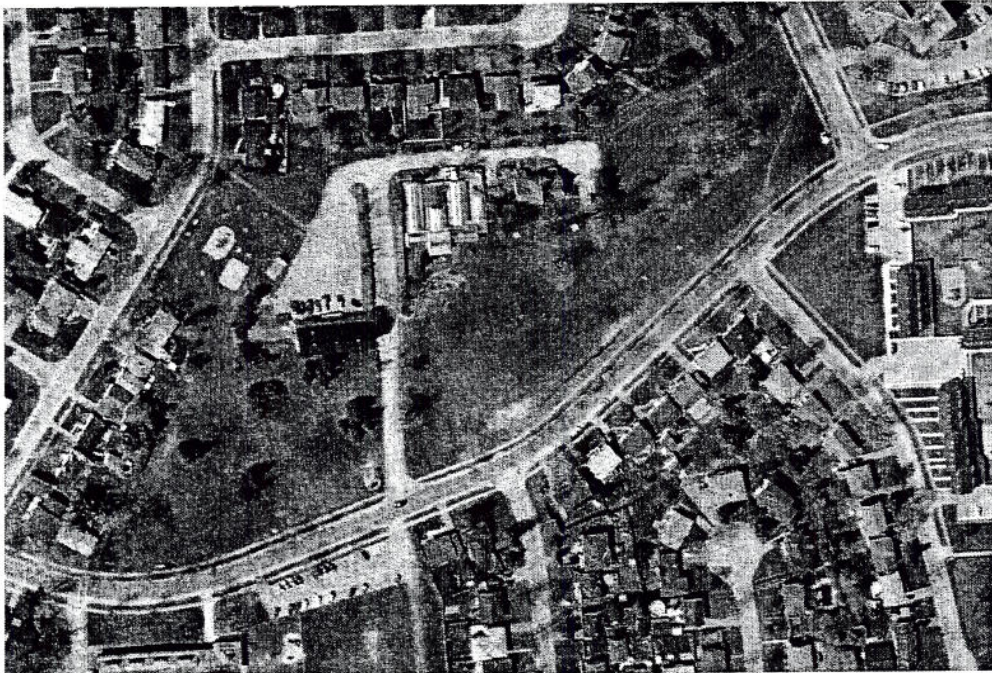
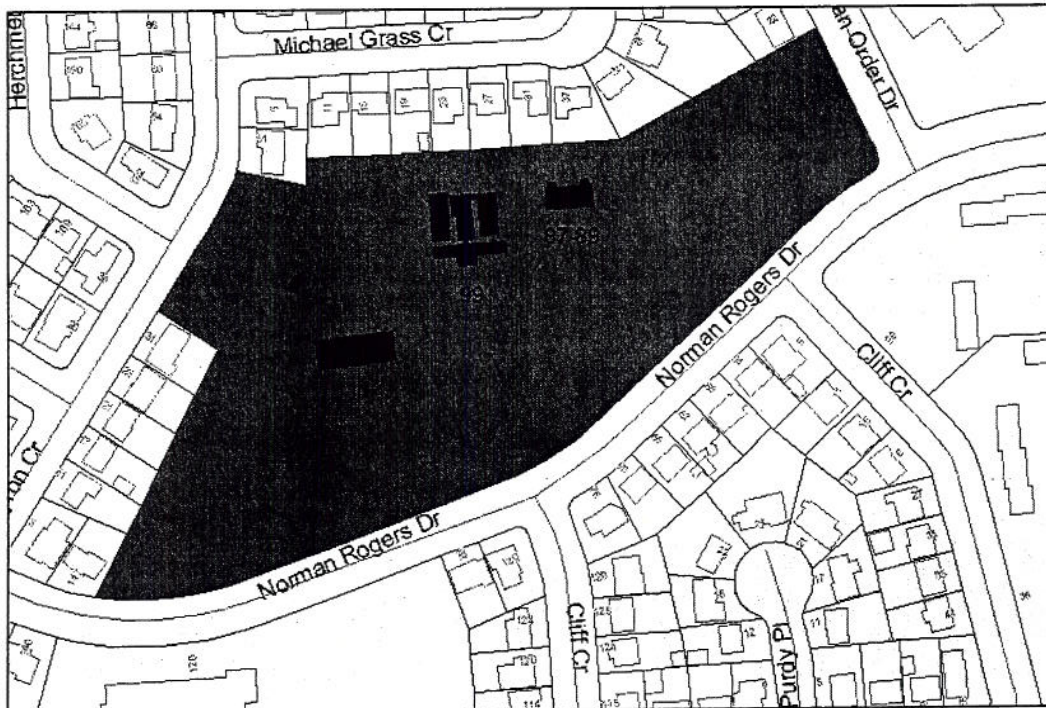


Figure 1: Rodden Park, 2004 ortho image.

Figure



2:

Location of properties and structures, City of Kingston GIS data

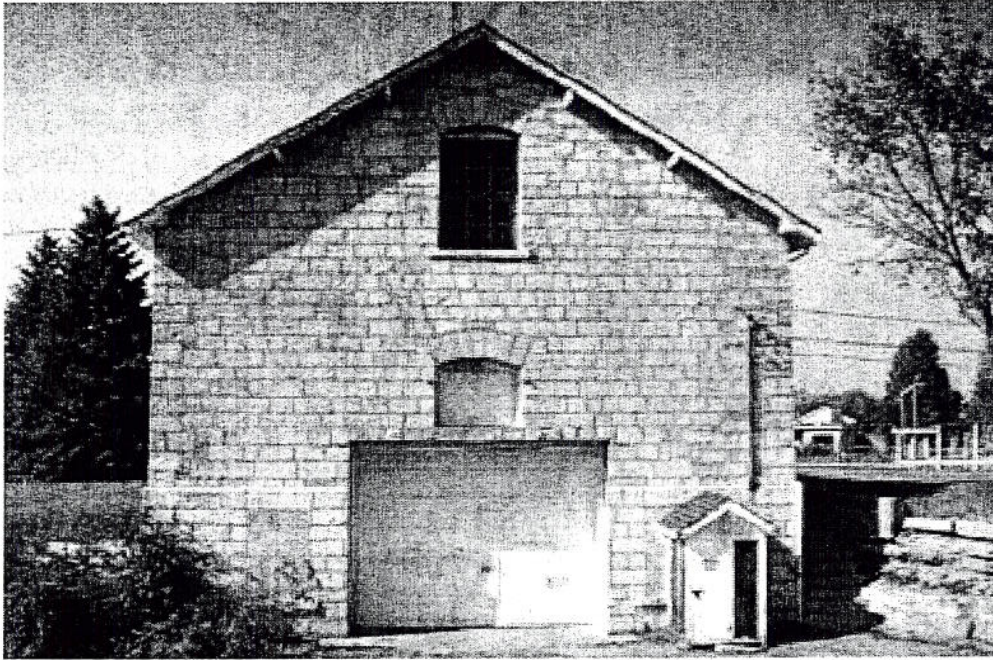


Figure 3: Rodden Park, view of limestone barn.



Figure 4: Rodden Park, view of farmhouse.

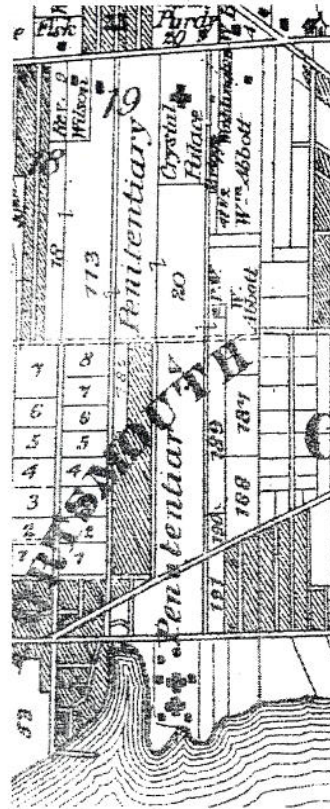


Figure 5: 1878 Map showing Penitentiary Properties. (Source: J. Meacham. Illustrated Historical Atlas of Frontenac, Lennox and Addington Counties, Ont. Toronto, 1878)

# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

P18-033-2025

<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



where history and innovation thrive

City of Kingston **Exhibit E**  
216 Ontario Street **Report Number HP-25-016**  
Kingston, Ontario  
Canada, K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)  
TTY: Dial 613-546-4889

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Date: May 29, 2025  
Form: Heritage Properties Committee Reviewer Form  
Reviewer Name: Ann Stevens  
Application Type: Heritage Permit  
File Number: [P18-033-2025](#)  
Property Address: 111 NORMAN ROGERS DR

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#### Description of Proposal:

The subject property is designated under Part IV of the Ontario Heritage Act, located on the north side of Norman Rogers Drive. The applicant is seeking Heritage Act approval to conduct a project at 111 Norman Rogers Drive. The project includes the removal of the existing stone stair at the north elevation on the east end and the retaining wall at the south elevation (also along the east end of the building). The new stairs and retaining wall will be constructed, incorporating reinforced concrete foundations, limestone treads, and limestone-faced retaining walls with proper drainage systems. The stones that are removed from the stairs and retaining wall are intended to be reused where possible. Additional work includes rock and soil excavation, masonry repointing, waterproofing installation, and localized stone repair. The existing handrail at the north stairs will be removed, cleaned, painted, and reinstalled. All disturbed areas will be backfilled and reinstated to match existing conditions, including sidewalks, sod, and asphalt.

#### Comments for Consideration on the Application:

This complex is an important feature in the Calvin Park area. As I can see reading the documents, extensive maintenance is necessary to preserve and maintain an historic and distinctive property. I like to see all the effort and planning that has gone into this. I have no issues with this application.

#### Recommended Conditions for the Application:

None.