



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-25-017**

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**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Director, Heritage Services

**Date of Meeting:** July 16, 2025

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

**Address:** 246 Old Kiln Cres (P18-1436)

**File Numbers:** P18-037-2025

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property is a newly created property (Lot 28) in the Barriefield Highlands subdivision on the lands of the former J.E. 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*.

An application under Section 42 of the *Ontario Heritage Act* (P18-037-2025) has been submitted to request approval to construct a new two storey dwelling, with walk out basement and a detached single-car garage. Detailed plans, prepared by Nu Dimensions, are included with the application.

Upon review of the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined in Exhibit A, which require the applicant to amend the height of the new dwelling, as necessary, to be no more than two stories, and to change to roofing material to one that complies with the Village of

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Barriefield Heritage Conservation District Plan (i.e. wood or asphalt shingles, or standing seam profile metal).

**Recommendation:**

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

**That** the new construction at 246 Old Kiln Crescent, be approved in accordance with the details described in the application (File Number P18-037-2025), which was deemed complete on June 10, 2025, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

**That** the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-25-017.

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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
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property at 246 Old Kiln Crescent is a newly created property (Lot 28) 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*.

The J.E. Horton Public School closed in 2012 and was demolished in 2016 to make way for re-development. A 31-lot residential subdivision centred around a central park feature and accessed by two new public roads was granted final approval in February 2025 (File D12-002-2023). Nine (9) new dwellings and their associated garages have been granted conditional *Ontario Heritage Act* approval in 2024-2025 in the new subdivision, and many are currently under construction. The subject property at 246 Old Kiln Crescent is another separately conveyable parcel within the subdivision.

An application under Section 42 of the *Ontario Heritage Act* (P18-037-2025) has been submitted to request approval to construct a new two storey dwelling with walk out basement and future rear deck, and a detached single-car garage. The new dwelling will have a side gable roof with central pediment over a covered wooden porch and central entranceway. The plans as submitted include a black coloured steel tile roof, noted as "Tofino Flat" (labelling error noted on the plans) and vertical board and batten style concrete siding (Hardie Board) in their "Navajo Beige" tone. The windows are to be an "iron ore" tone, while the soffits and fascia are to be black. Some notable aspects of this application include stone plinths at the base of the columns and additional gable details on the front elevation.

The 23.4 square metre (252 square foot), single-storey detached garage with medium-pitched gable roof will be clad in matching steel tile roofing, but will use a horizontal cladding from James Hardie (concrete fibre board). The garage is to be accessed by an approximately 4-metre-wide driveway on the south side of the dwelling.

Detailed plans, prepared by Nu Dimension Design and Drafting, are included with the application and are attached as Exhibit C – Concept Plans. This application was deemed complete on June 10, 2025. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application under Section 42(4). This timeframe will expire on September 8, 2025.

The submission materials in their entirety are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address." If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

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## Reasons for Designation/Cultural Heritage Value

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

## Cultural Heritage Analysis

### Applicable Local Policies/Guidelines

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

### Summary of Project Proposal and Impact Analysis

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

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

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

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

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

The first three subsections of Section 4.5.2 outline the requirements pertaining to massing, height and setbacks. The proposed dwelling (Exhibit C – Concept Plans) includes a footprint of approximately 130 square metres (1,400 square feet), which is similar to others recently approved in the subdivision. The initially proposed two and a half storey height did not comply with the direction of subsection (b) hereto. Section 4.5.2b directs that “new buildings shall be no taller than two storeys”. According to the definition of “storey” in the City of Kingston Zoning By-Law, a storey is an occupied space of a building where any part of its ceiling is 1 metre or more above finished grade. As noted above, one of the key heritage attributes of the HCD is its rural village character which is dominated by a consistent pattern of one and two storey dwellings. Further, according to technical comments from Planning Services, the maximum number of permitted storeys on this lot is two. After receiving comments from Heritage and Planning staff, the applicants have revised their initial plans to reflect a dwelling that they feel meets the definition of a two-storey dwelling (Exhibit C). A condition of heritage approval has been included to require the applicants to amend their plans as necessary to ensure they meet the definition of a two-storey dwelling, as per the terms of the City’s Zoning By-Law, and to be consistent with the policies of the District Plan.

Subsection (c) requires that new construction be located on the lot so as to be consistent with setbacks in the area. The intention is to direct new dwellings in the subdivision to form a consistent setback with minimal front yards to be consistent with the heritage attributes of the HCD (Section 2.0).

In order to be compatible with the cultural heritage value of the HCD, the roof form, window proportions, primary entrance design and exterior cladding choice is extremely important. The common roof form in the HCD is a low to medium pitched side gable roof with asphalt, wood or metal roofing. While the proposed form of the new roof conforms to this requirement, the use of a “steel tile” roofing does not. Steel tile roofing is designed to mimic shingle, shake, slate or clay roofs and are considered a form of decorative metal roofing, which is specifically prohibited in Section 4.5.2d of the District Plan. A decorative roof will conflict with the consistency of simple

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working-class vernacular dwellings in the HCD and their contribution to the rural village atmosphere. The introduction of 30 new dwellings and their accessory buildings will have a dramatic and lasting impact on the HCD. Allowing the addition of modern decorative features on these buildings, such as elaborate steel roofing, will further erode the traditional 19<sup>th</sup> century sense of place and character of the Village. A condition of approval has been included that requires the proponent to amend their plans to include a roofing type that is consistent with the policies of the District Plan.

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 entrance can either be projecting or protected by a covered porch. Large amounts of glazing and double doors are not permitted. The proposal includes a prominent entrance with a single door, narrow side lights and transom window, under a covered porch with square columns. The proponent has also included a series of decorative stone plinths (tall stone bases under the columns) on the porch. While there is no specific policies and guidelines in the District Plan to give direction on the appropriateness of these features, staff note that they are uncommon in the HCD and not a typical feature of a Georgian influenced vernacular dwelling (more common on an early 20<sup>th</sup> century Arts and Crafts dwelling). Staff have included a condition of approval to request the applicant to reconsider the need for this feature.

Section 4.5.2f of the District Plan requires the use of wood or stone siding on Public Façades and notes that board and batten is appropriate for outbuildings or as a secondary cladding material. The applicants are proposing vertical woodgrain-textured synthetic fibre board siding, in a board and batten profile. While not specifically a wooden product, the concrete fibre board by James Hardie has been used in various places in the Village (including many of the dwellings in the Highlands subdivision) with great success and is almost indistinguishable from an authentic wood siding. The use of board and batten as a primary cladding, while not common, has been used in the HCD on infill buildings at 401 Wellington, 3 Drummond and 223 Green Bay Road. 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 that Section 4.5.5d intentionally uses the statement “shall respect” allows for some additional considerations with respect to new construction on the former school site. As this particular lot (Lot 28 – Exhibit B – Context Map) is located away from Wellington Street and the more historical/culturally significant areas of the Village, the use of non-traditional, yet compatible cladding will have no direct impact on the heritage character and attributes of the HCD.

The requirements of Section 4.5 echo the wording of Standard 11 of Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines), which directs that new construction should be “physically and visually compatible with, subordinate to and distinguishable from the historic place.” The form, scale (as amended), window placement and roof profile will allow the new dwelling to be visually compatible with the HCD, while subtle differences such as the use of synthetic cladding will clearly distinguish this as a new addition to the Village.

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The current application also includes a proposal to construct a detached one storey garage, clad in horizontal siding and metal tile roofing. Section 4.5.3 of the District Plan includes policies related to garages and ancillary structures. The policy requires that new garages be detached and setback from the front façade of the main building. Garages should also appear subordinate to the primary structure by being lower in profile and by being clad in complementary materials. The applicants propose to locate the garage in the back corner of the lot, setback from the primary façade of the main building and accessed by a new driveway. The garage is to be lower in height than the proposed dwelling and will be clad to complement the dwelling. The roofing is recommended to be changed to comply with the District Plan (i.e. asphalt or standing seam metal).

### **Results of Impact Analysis**

The proposed new construction will not physically impact any built heritage features of the HCD. However, the new subdivision will have a lasting impact on the streetscape and character of the HCD. The broader impacts of the new subdivision have been assessed, mitigated and approved. The intent of this individual application is to review the finer grain details of the new structures to ensure the overall integrity of the HCD and its heritage attributes are being conserved.

The Village of Barriefield Heritage Conservation District Plan requires that new construction be compatible with the heritage value and attributes of the HCD. Designs should not attempt to replicate historical styles but instead be a contemporary interpretation of historic forms and styles. Broadly, the dwelling and garage have been designed in a manner which satisfies the objectives of the District Plan and respects the character of the existing heritage buildings in the immediate area. With the recommendations proposed to require a change to the roofing and scale of the building, as necessary, the new buildings will have an acceptable impact on the heritage attributes of the HCD.

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

### **Previous Approvals**

None

### **Comments from Department and Agencies**

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

**Enforcement** - We have no concerns other than making sure the construction work adheres to the City's noise by-law and restricted times.

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**Building** - No concerns issuing a heritage permit. Building permit required; full building comments to be provided in a building permit application.

**Planning** - The subject property (Lot 28, 246 Old Kiln Crescent) is zoned Heritage Zone 1 – Village of Barriefield (HCD1) Zone subject to Exception E118 under the Kingston Zoning By-Law Number 2022-62.

- Confirm the number of storeys. The maximum number of storeys on this lot is 2. Any portion of a building partly below ground is deemed a storey where any part of its ceiling is 1.0 metre or more above finished grade.
- Confirm that the landscaped open space meets the minimum requirement of 30% of the lot area. Landscaped open space includes soft landscaping, hard landscaping, exterior stairs, and porches and decks without a perimeter foundation. It does not include driveways or parking areas, buildings, or decks and porches with a perimeter foundation.
- Provide the width of the walkway on the plot plan. The minimum width is 1.1 metres.
- Review location of walkway to ensure it does not conflict with the tree in the right-of-way. Adjust as needed to avoid tree.

### **Consultation with Heritage Properties Committee**

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. Written comments from one member were received at the time of writing this report. The responding member noted concerns regarding the scale of the building, the roofing choice or the façade details such as the extra roof gables and stone bases on the columns. These concerns have been discussed above.

### **Conclusion**

Staff recommends approval of the application File Number P18-037-2025, subject to the conditions outlined in Exhibits A, which include a requirement for the applicant to amend the height of the new dwelling to be no more than two stories, and to change to roofing material to one that complies with the Village of Barriefield Heritage Conservation District Plan.

### **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

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**Notice Provisions:**

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

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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

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

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

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Conditions of Approval

Exhibit B Context Maps

Exhibit C Conceptual Plans

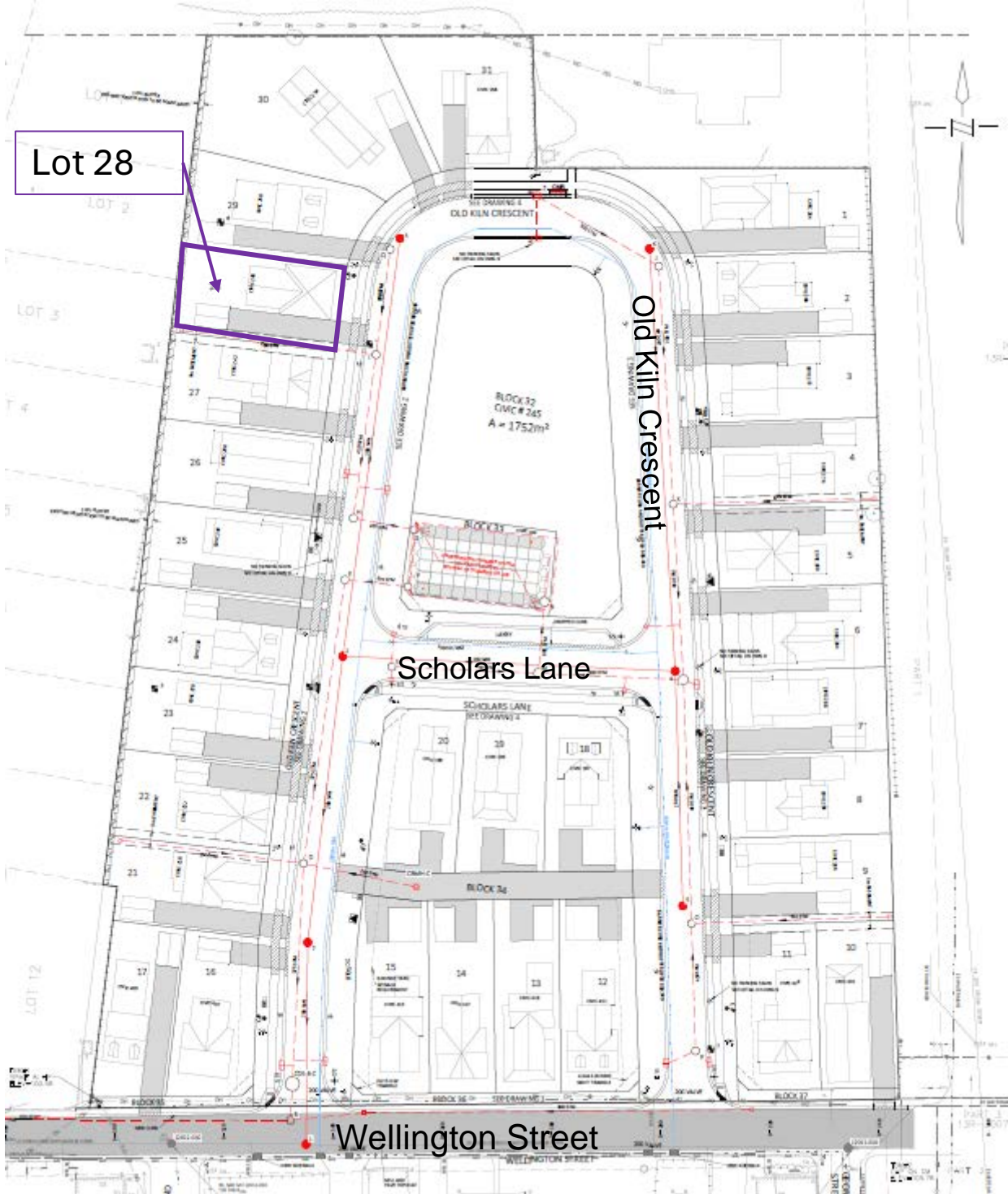
Exhibit D Correspondence Received from Committee

## Conditions of Approval

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

1. The roof cladding proposed for both the dwelling and detached garage shall be amended to either a wood or asphalt shingle, or a standing seam profile metal roofing, to the satisfaction of Heritage Planning staff;
2. The plans for the dwelling shall be amended, as necessary, to ensure they reflect a two-storey dwelling that meets the definition in the City of Kingston Zoning By-law, to the satisfaction of Planning Services staff;
3. The applicant shall consider removing the stone plinths on the front porch and two gable pediments over the second storey windows;
4. The use of wood or concrete (e.g. Hardie Board) horizontal siding on the dwelling is encouraged and permitted as an option to the vertical board and batten style concrete fibre board proposed;
5. The applicant shall provide construction details related to the location and scale of the rear deck, stairs and railings, as well as materiality and colour specification, to Heritage Planning staff for review and approval prior to installation;
6. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: cladding, windows, roofing, trim, and doors, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
7. A Building Permit shall be obtained, as necessary;
8. All Planning Act approvals shall be obtained, as necessary; and
9. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

# Barriefield Highlands Subdivision Plan





# Kingston Heritage Properties Committee Neighbourhood Context

Address: 246 old kiln cres  
File Number: P18-037-2025  
Prepared On: Jun-06-2025

- Subject Lands
- Property Boundaries
- Proposed Parcels



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

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



**FOR BUILDING PERMIT  
SUBMISSION & ISSUANCE**

ALL DRAWINGS SUBMITTED FOR PERMIT  
ISSUANCE MUST INCLUDE THE FOLLOWING:

- A RED INK STAMP INDICATING DESIGNER BCIN & FIRM BCIN
- A RED INK STAMP WITH AN ORIGINAL SIGNATURE IN BLUE INK
- SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE IN BLUE INK

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

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	05/14/25
2	CLIENT CHANGES	06/12/25
3	RE-ISSUED FOR HERITAGE REVIEW	06/12/25
4		
5		
6		

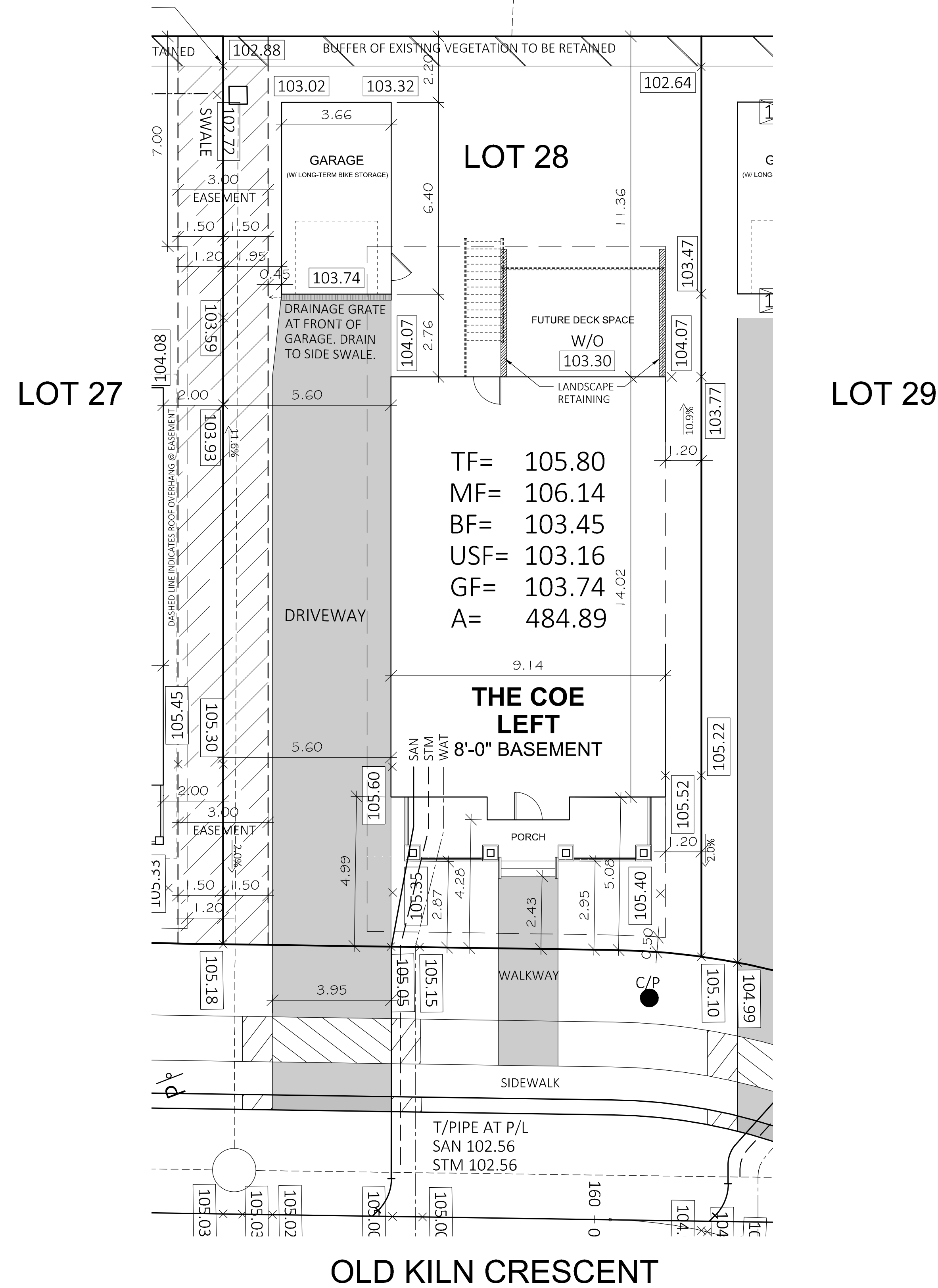
PROJECT:  
**THE COE LEFT  
246 OLD KILN CRESCENT  
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:  
**SITE PLAN**

SCALE: 1/4"=1'-0"  
DATE: JUNE 12, 2025  
DRAWN BY: NP/DN  
CHECKED BY: NP/DN  
DRAWING REF#: TBD

LOT NUMBER:  
**28**

DRAWING NO:  
**A-1** OF  
**4**



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ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE FOLLOWING:

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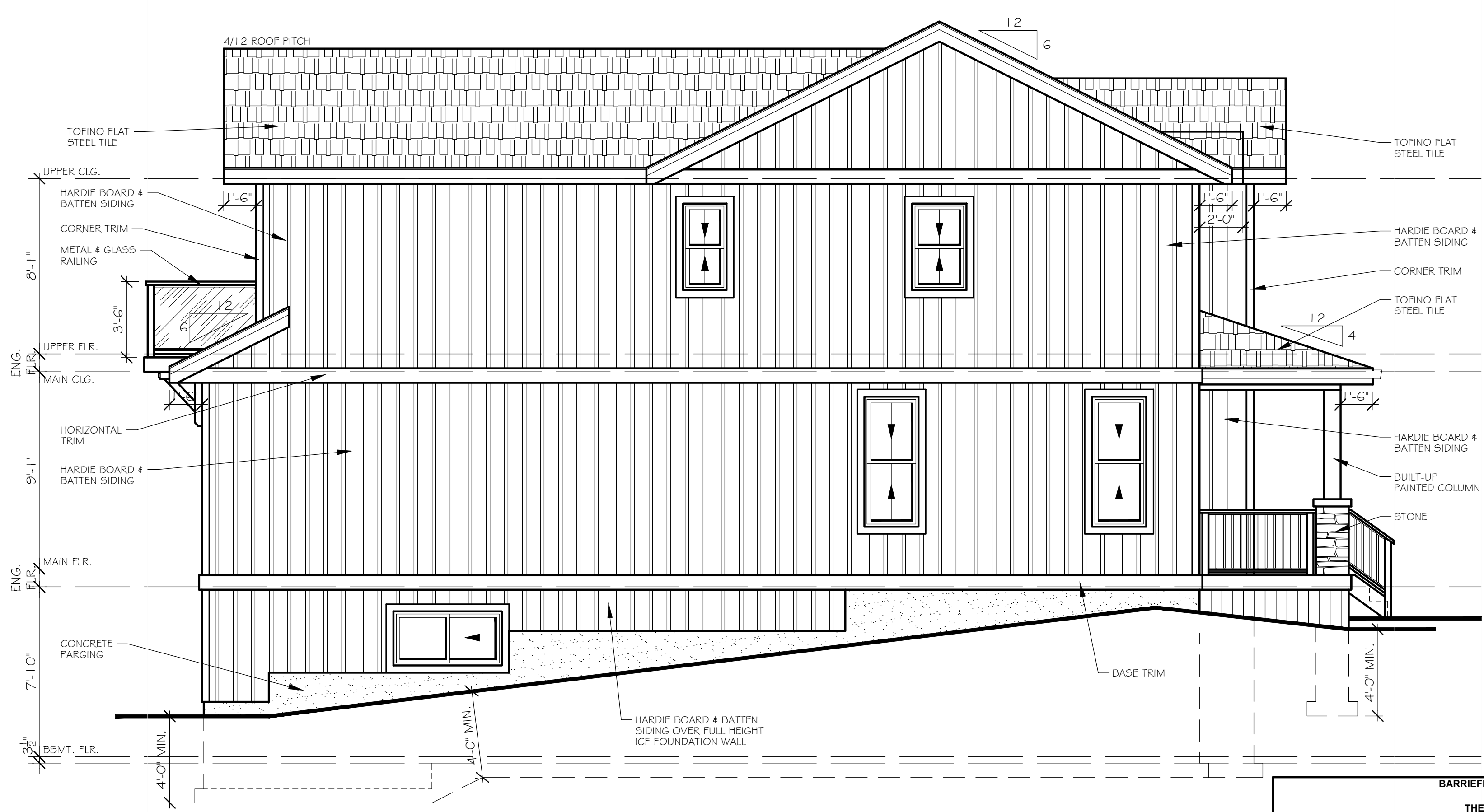
PROJECT:  
**THE COE LEFT  
246 OLD KILN CRESCENT  
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:  
**ELEVATIONS**

SCALE: 1/4"=1'-0"  
DATE: JUNE 12, 2025  
DRAWN BY: NP/DN  
CHECKED BY: NP/DN  
DRAWING REF#: TBD

LOT NUMBER:  
**28**

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



**LEFT ELEVATION**

UNPROTECTED OPENINGS:

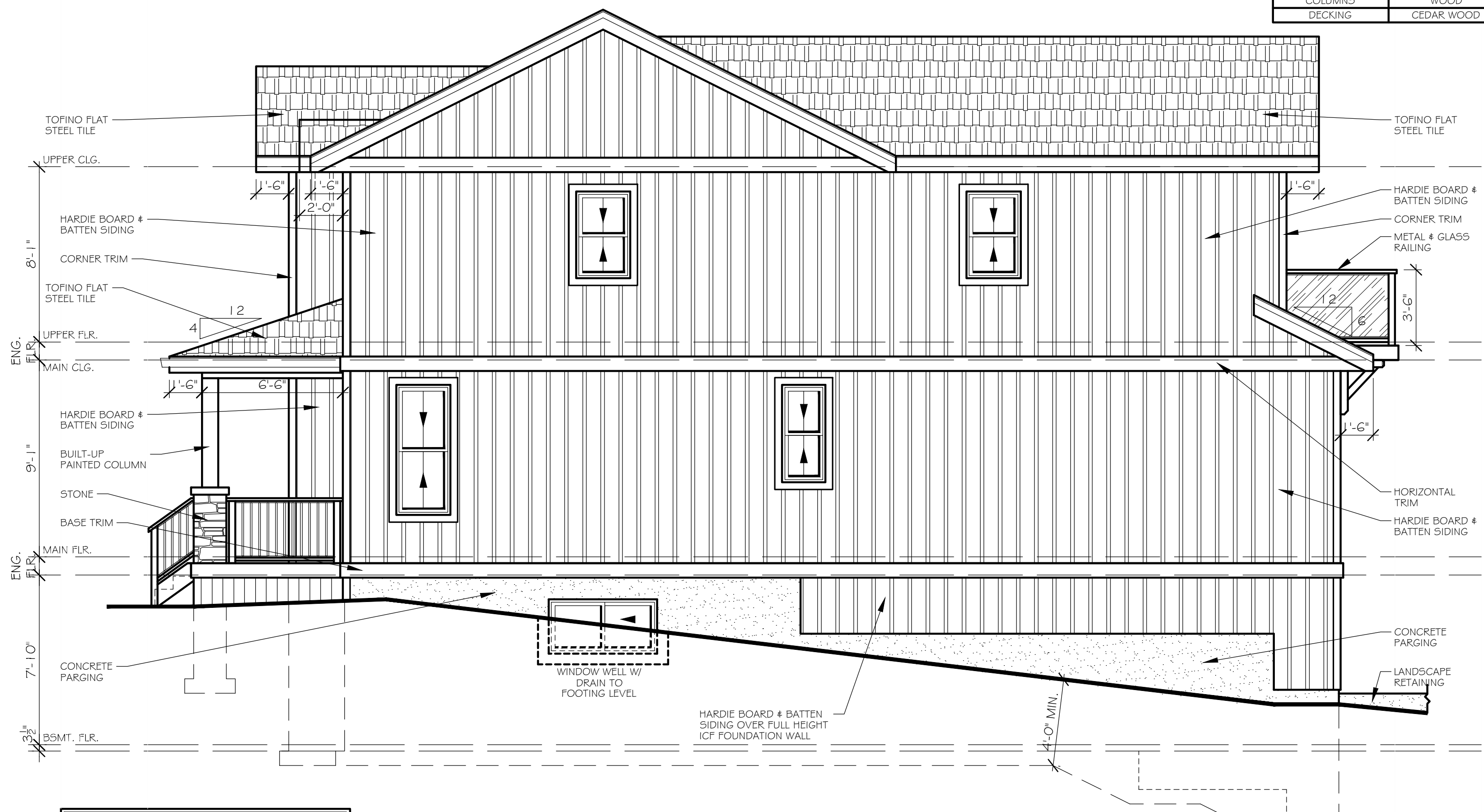
WALL AREA:	1076 SQ. FT.
LIMITING DISTANCE:	13'-1" (4.0M)
PERMITTED OPENINGS:	193.74 SQ. FT. 18.00%
PROPOSED OPENINGS:	61 SQ. FT. 5.62%



**FRONT ELEVATION**

BARRIEFIELD HIGHLANDS  
LOT 28  
THE COE (LEFT)

DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	STEEL TILE	TOPINO FLAT	BLACK
SIDING	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
CORNER TRIM (4x8)	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
WINDOW TRIM (4x8)	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
BASE TRIM (7x2)	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
ENTRY DOOR	WOOD	AS SHOWN	STAIN TBD
WINDOWS	PVC SDL	SINGLE HUNG 2/2	IRON ORE
VENTED SOFFIT	ALUMINUM		BLACK
FASCIA	ALUMINUM		BLACK
PORCH RAILINGS	TREATED WOOD	PAINTED	BLACK
BALCONY RAILINGS	ALUMINUM/GLASS		BLACK
COLUMNS	WOOD	STAINED	STAIN TBD
DECKING	CEDAR WOOD	NATURAL	NATURAL



**RIGHT ELEVATION**

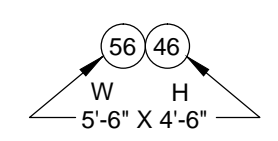
UNPROTECTED OPENINGS:

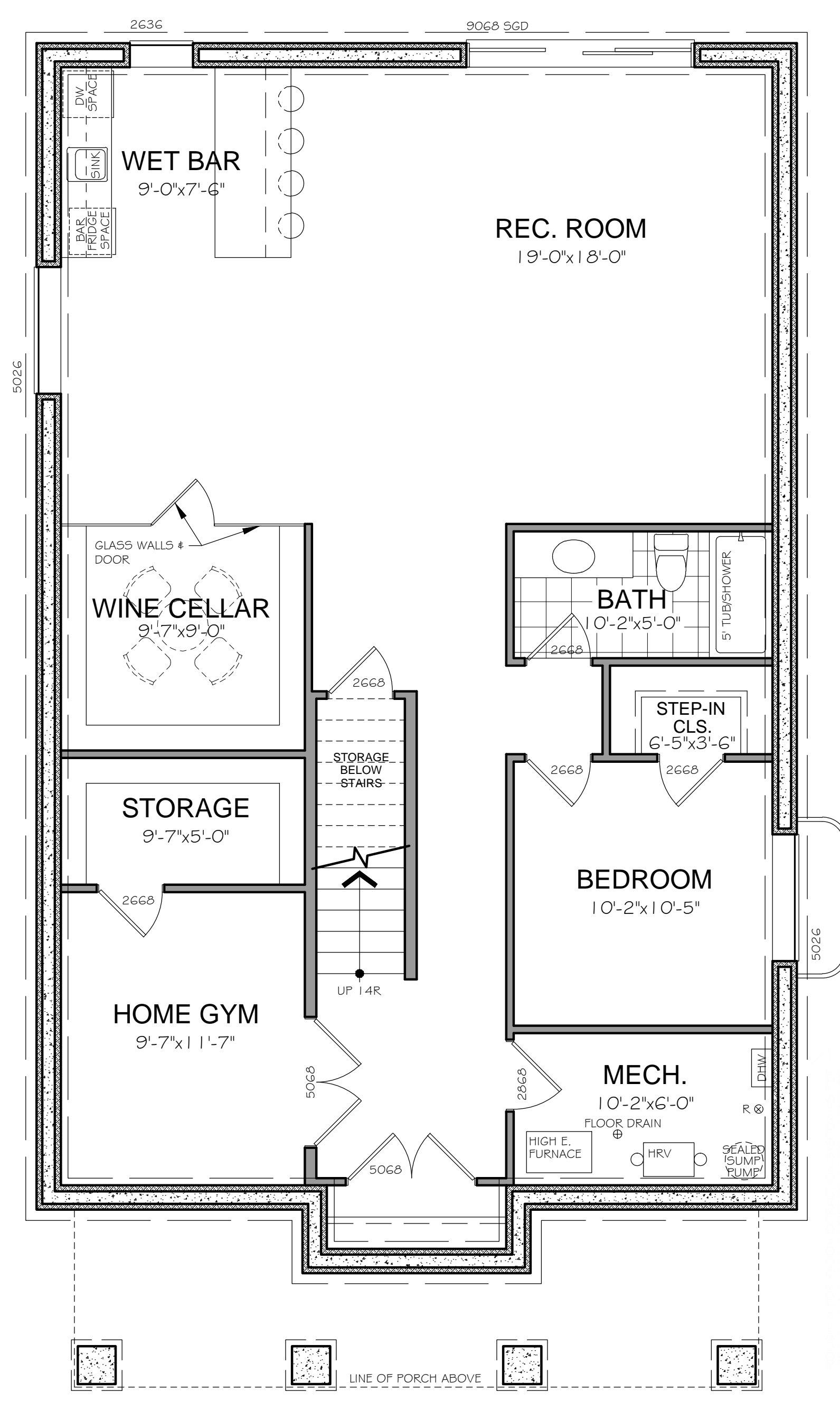
WALL AREA:	1084 SQ. FT.
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PROPOSED OPENINGS:	57 SQ. FT. 5.17%



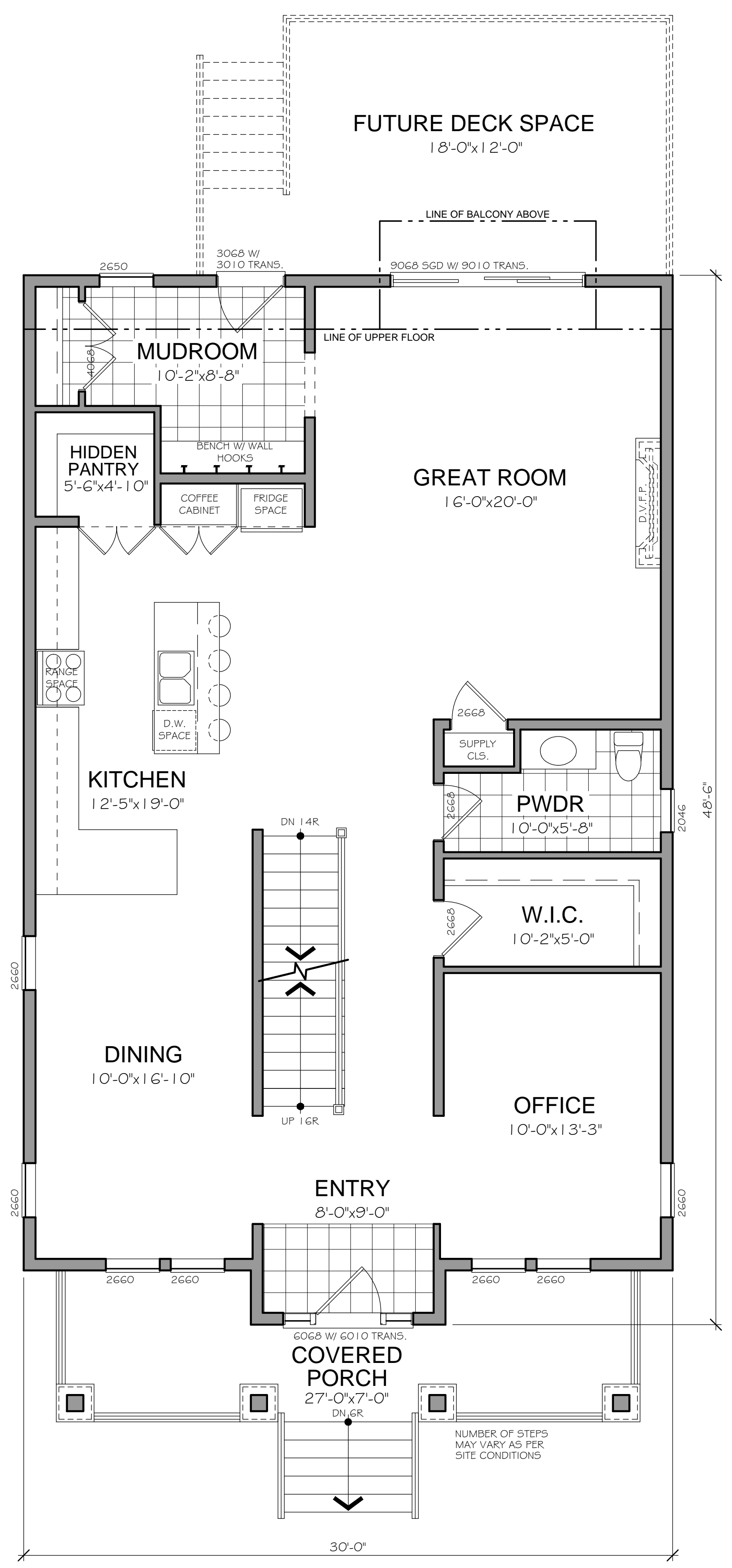
**REAR ELEVATION**

DOORS FOR FUTURE DECK, DECK, HANDRAILS AND GUARDS TO CONFORM WITH THE SUPPLEMENTARY GUIDELINES (SB-7). DOOR SHALL BE PROTECTED BY A GUARD OR A MECHANISM TO CONTROL THE FREE SWINGING OF THE DOORS AS PER OBC 9.8.8.1.(4).

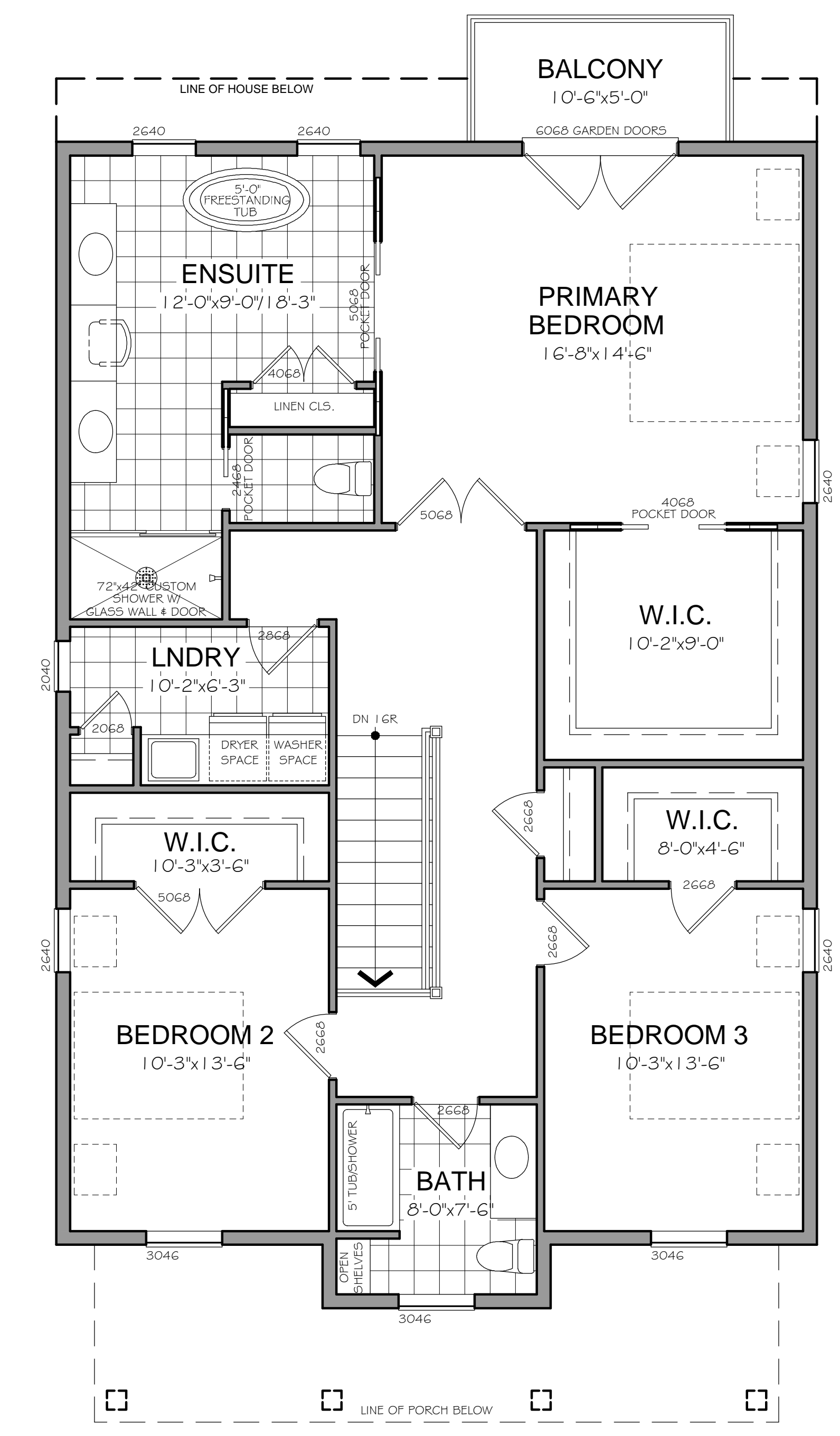
**NOTE:**  
ALL WINDOW & DOOR SIZES ARE IN FEET.  
EXAMPLE:  
  
EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.  
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.



**BASEMENT PLAN**  
FLOOR AREA = 1405 SQ.FT.



**MAIN FLOOR PLAN**  
FLOOR AREA = 1405 SQ.FT.  
TOTAL FLOOR AREA = 2695 SQ.FT.



**UPPER FLOOR PLAN**  
FLOOR AREA = 1290 SQ.FT.

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4		
5		

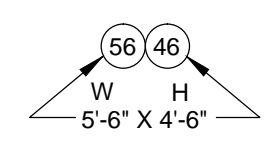
PROJECT:  
**THE COE LEFT  
246 OLD KILN CRESCENT  
BARRIEFIELD, KINGSTON, ON**

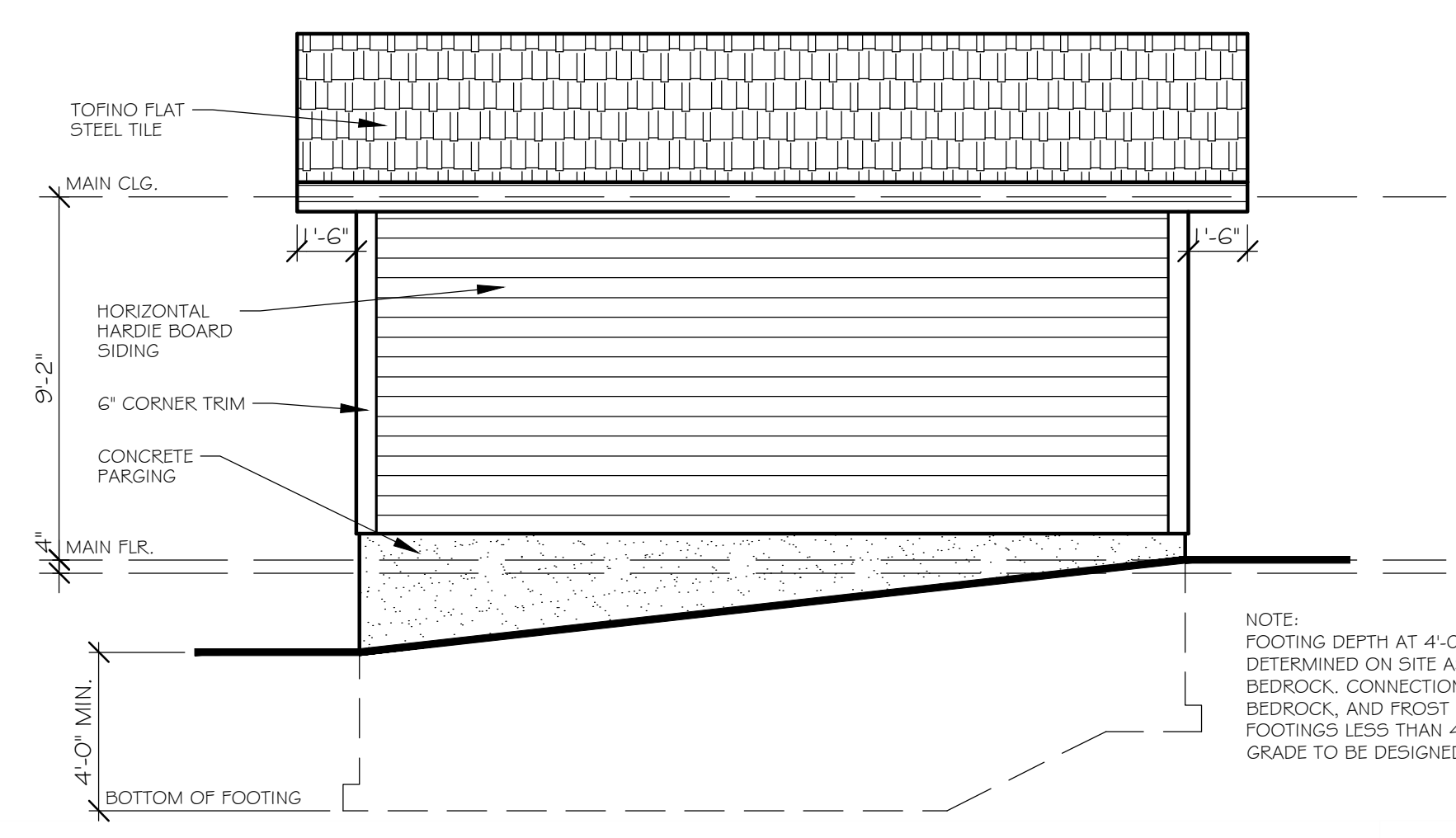
DRAWING TITLE:  
**BASEMENT PLAN  
MAIN FLOOR PLAN  
UPPER FLOOR PLAN**

SCALE: 1/4"=1'-0"  
DATE: JUNE 12, 2025  
DRAWN BY: NP/DN  
CHECKED BY: NP/DN  
DRAWING REF#: TBD

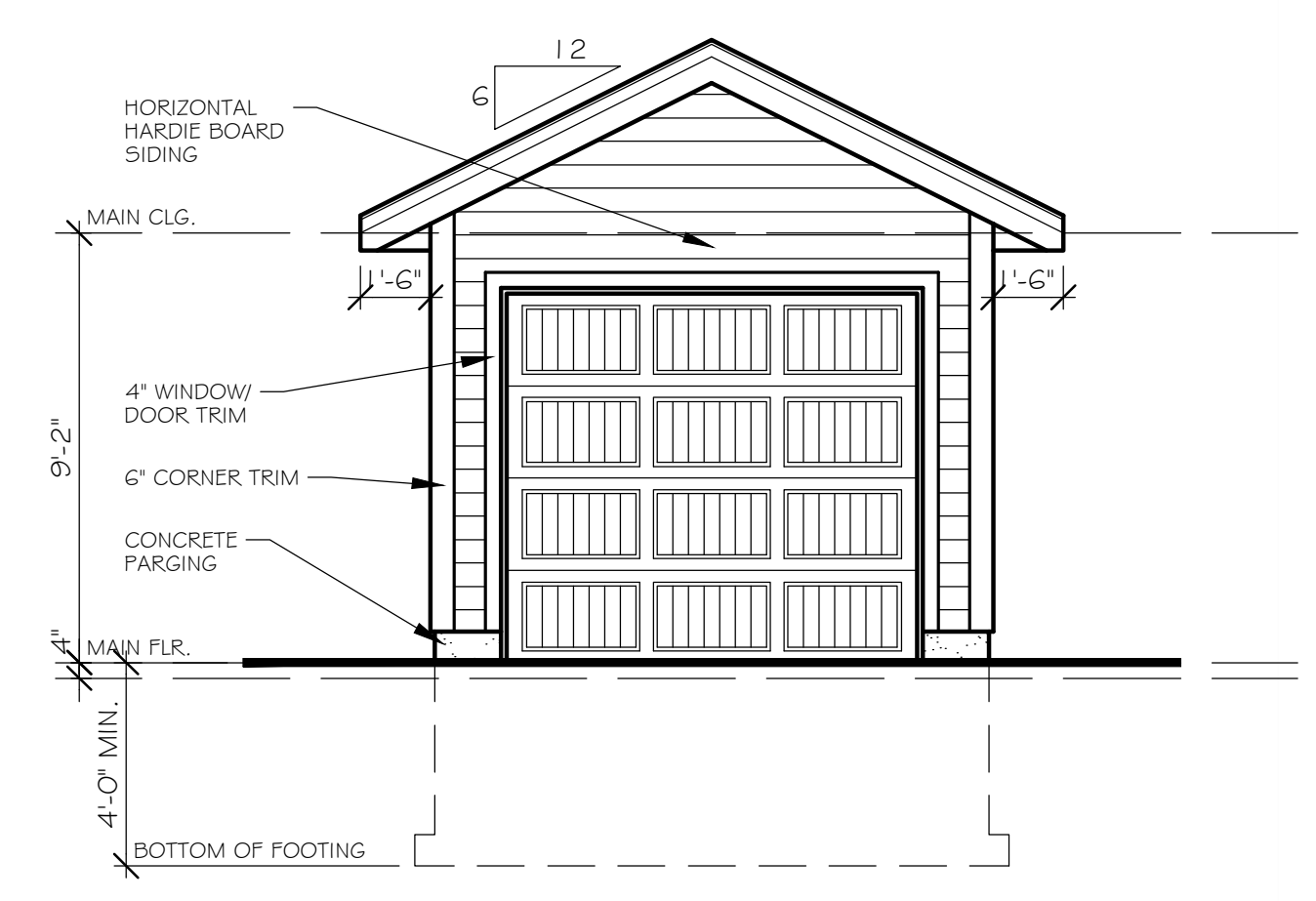
LOT NUMBER:  
**28**

SHEET  
**A-3** OF  
**4**

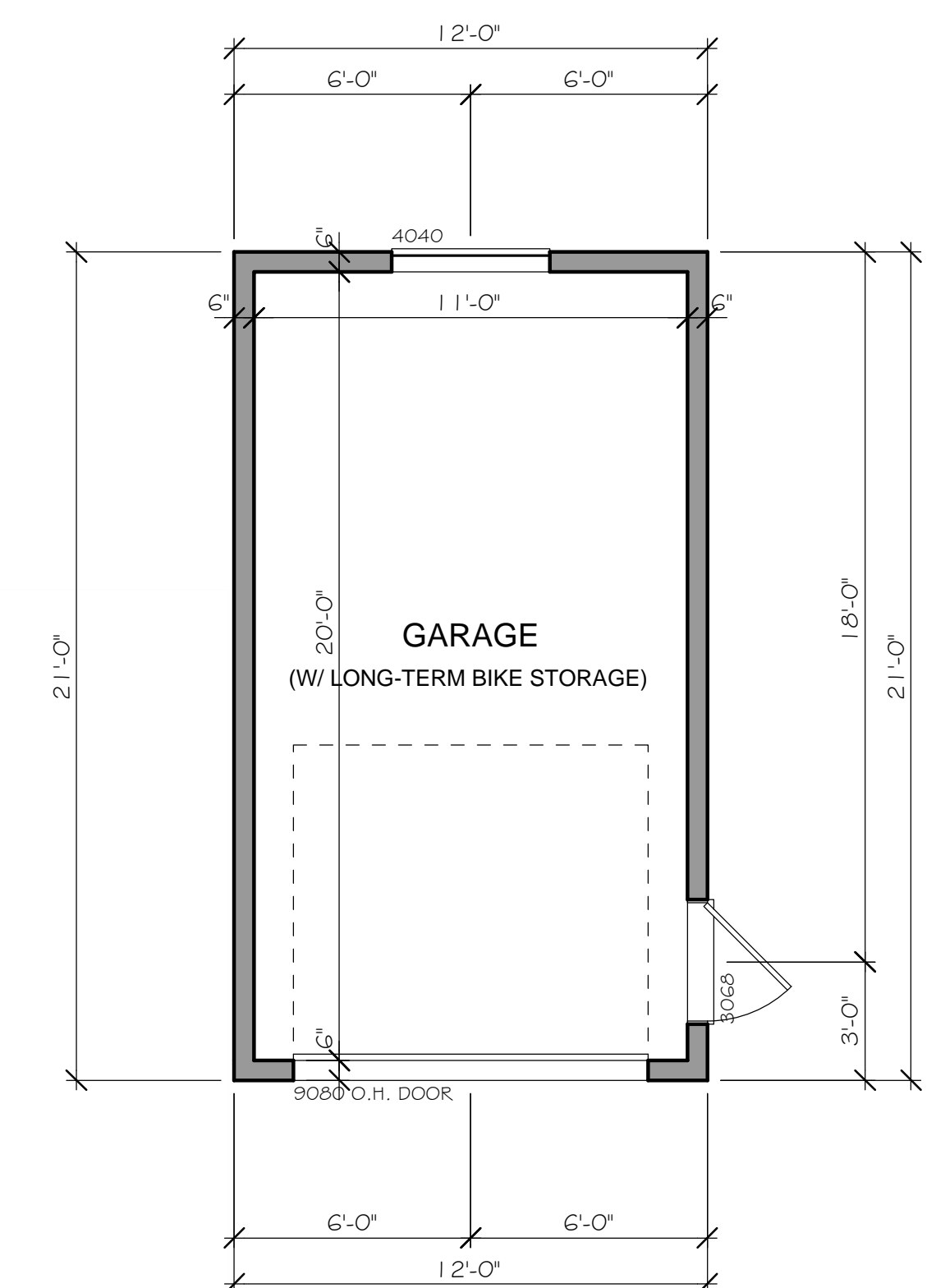
**NOTE:**  
ALL WINDOW & DOOR SIZES ARE IN FEET.  
EXAMPLE:  
  
EXTERIOR WINDOWS AND DOORS AS PER WINDOW MANUFACTURER'S STANDARD SIZES.  
SEE ROUGH STUD OPENING SIZES PROVIDED BY WINDOW / DOOR SUPPLIER.



**LEFT ELEVATION**



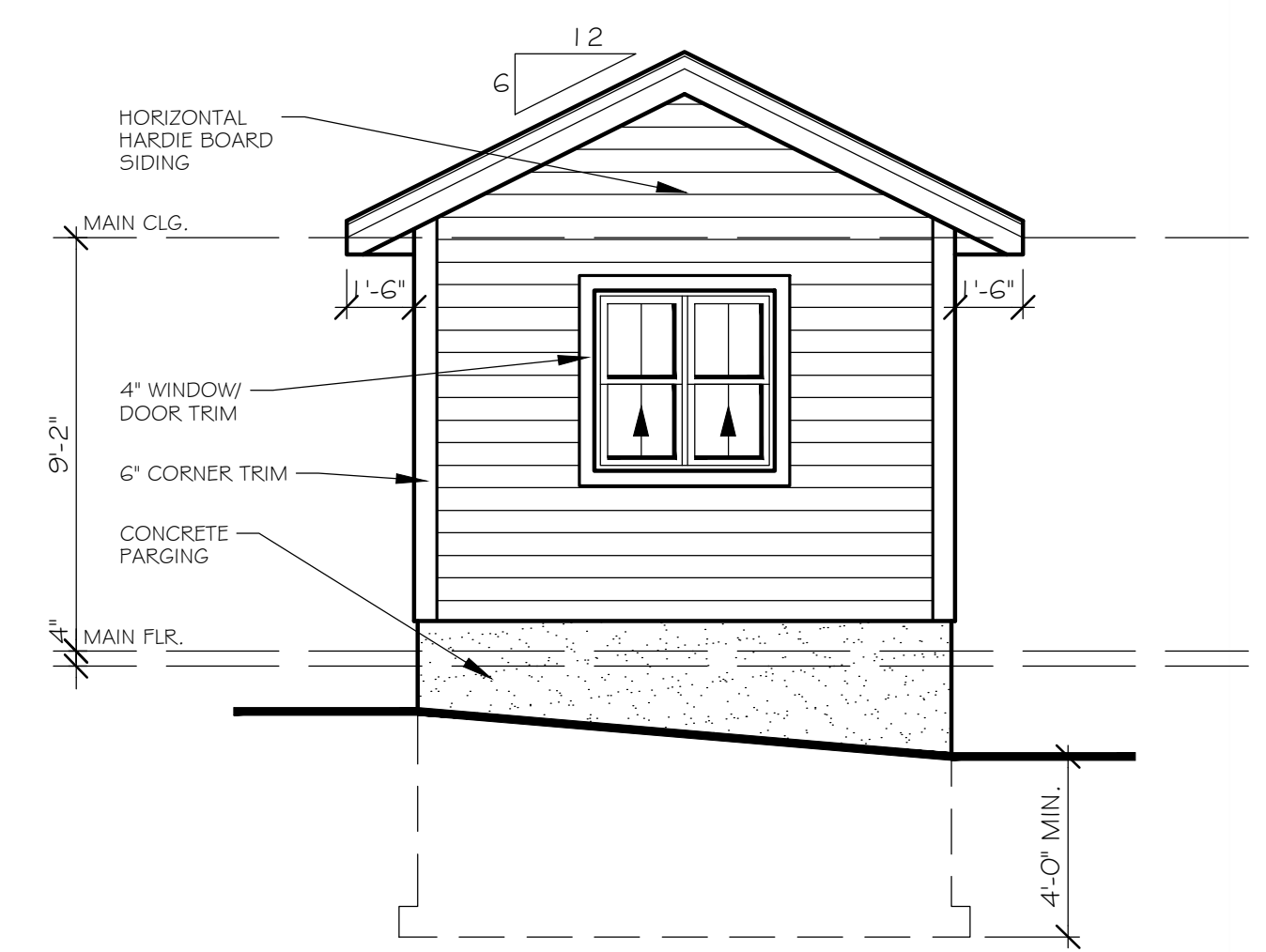
**FRONT ELEVATION**



**MAIN FLOOR PLAN**  
FLOOR AREA = 252 SQ.FT.



**RIGHT ELEVATION**



**REAR ELEVATION**

BARRIEFIELD HIGHLANDS LOT 28 DETACHED GARAGE			
DESCRIPTION	MATERIAL	STYLE	COLOUR
ROOFING	STEEL TILE	TOPINO FLAT	BLACK
HORIZONTAL SIDING	HARDIE BOARD	WOOD TEXTURED	NAVAJO BEIGE
GARAGE DOOR	INSULATED STEEL	AS SHOWN	IRON ORE
ENTRY DOOR	INSULATED STEEL	AS SHOWN	IRON ORE
WINDOWS	PVC S/DL	SINGLE HUNG	IRON ORE
SOFFIT	ALUMINUM		BLACK
FASCIA	ALUMINUM		BLACK

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



**FOR BUILDING PERMIT SUBMISSION & ISSUANCE**

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

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

#	DRAWING DESCRIPTION	DATE
1	ISSUED FOR HERITAGE REVIEW	05/14/25
2	CLIENT CHANGES	06/12/25
3	RE-ISSUED FOR HERITAGE REVIEW	06/12/25
4		
5		
6		

PROJECT:  
**THE COE LEFT  
246 OLD KILN CRESCENT  
BARRIEFIELD, KINGSTON, ON**

DRAWING TITLE:  
**DETACHED GARAGE**

SCALE: 1/4"=1'-0"  
DATE: JUNE 12, 2025  
DRAWN BY: NP/DN  
CHECKED BY: NP/DN  
DRAWING REF#: TBD

LOT NUMBER:  
**28**

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

# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-037-2025**

<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



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

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

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Date:	June 3, 2025
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	<a href="#">P18-037-2025</a>
Property Address:	246 OLD KILN CRES

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#### Description of Proposal:

The subject property is a newly created property (Lot 28) 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, with walk out basement, and a detached single-car garage. Some notable aspects of this application include the black steel tile roofing (labeling error on plans), synthetic board and batten siding for the dwelling and horizontal siding for the garage, stone plinths and additional gable details on the front elevation. Detailed plans, prepared by Nu Dimensions, are included with the application.

#### Comments for Consideration on the Application:

It appears to be a three-storey home in an area that was meant for more modest two-storey building.

I also note that in one description of the roofing, it indicated Tofino Flat steel, but in brackets there is "eg. asphalt". Which is it to be? I am not sure a steel roof is sympathetic to the area and other buildings.

The house design seems to have a too busy frontage. Not sure about the dormers or the stone base on wood columns -- not in keeping with the simplicity of the other area homes.

I would not approve this, as it appears in this submission.