



**City of Kingston
Report to Council
Report Number 16-166**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: June 21, 2016
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 20 Market Street/47 Clarence Street
File Number: P18-099-028-2016

Executive Summary:

The subject property at 20 Market Street is located on the south side of Market Street in the Market Square Heritage Conservation District. The property also has frontage on the north side of Clarence Street at civic address 47. The subject property contains a portion of this three-storey limestone commercial building, built in 1841; the rear brick additions (on Clarence Street) were added sometime later.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-099-028-2016) has been submitted to request approval to install two signs above the ground floor commercial unit of the building on the Market Street side. The proposed signs are to be constructed of High Density Urethane (HDU) in primarily brown and gold colours. The wall sign will be 18 feet (5.5 metres) by two feet (0.6 metres) in size and installed above the ground floor windows. The mast arm (hanging) sign is to be installed on the existing arm between the second and third window on the second storey. The signs will read “Cha Villa Café Tea & Dessert” with no illumination.

Heritage Kingston reviewed this application at their June 1st meeting and suggested that the mast arm sign be made taller to reflect the height of the building. Whether the sign is rectangular or square, in staff’s opinion, it will not impact the Heritage District.

Staff reviewed the proposal in relation to the policies for signage in the Market Square Heritage Conservation District Plan. With the incorporation of the conditions noted herein, such as conformity with the City’s Policy of Masonry Restoration in Heritage Buildings, staff have no concerns with the proposed signage. The proposed location of the signage will not obscure any heritage attributes of the building nor negatively affect the heritage character of the District.

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Recommendation:

That alterations to the property at 20 Market Street, be approved in accordance with details described in the application (File Number P18-099-028-2016), which was deemed complete on April 25, 2016, with said alterations to include the installation of a new wall sign located above the ground floor windows and a new mast arm projecting sign installed on the existing mast arm bracket, with no illumination; and

That the approval of the alterations be subject to the following three conditions:

1. The signage installation be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
2. A sign permit be obtained; and
3. An encroachment permit be obtained.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Proposal/Background**

The subject property at 20 Market Street is located on the south side of Market Street in the Market Square Heritage Conservation District. The property also has frontage on the north side of Clarence Street at civic address 47. The subject property contains a portion of this three-story limestone commercial building, built in 1841; the rear brick additions (on Clarence Street) were added sometime later.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-099-028-2016) has been submitted to request approval to install two signs above the ground floor commercial unit of the building on the Market Street side. The proposed signs are to be constructed of High Density Urethane (HDU); a lightweight form material that resembles wood, from a distance. The wall sign will be 18 feet (5.5 metres) long by 2 feet (0.6 metres) tall and installed above the ground floor windows. The mast arm projecting (hanging) sign is to be installed on the existing arm between the second and third window on the second storey. A new anchor will be installed to prevent the sign from swinging. The signs will read "Cha Villa Café Tea & Dessert" with gold coloured lettering on a brown background (Exhibit A - Rendering of Proposed Sign). No illumination is proposed.

Photos of the existing storefront are provided in Exhibit B.

Reasons for Designation

The subject property was designated under Part V of the *Ontario Heritage Act* in 1985 through enactment of the Market Square Heritage Conservation District (HCD). The list of Heritage Attributes in the statement of cultural heritage value (Section 7.3 of the Plan) includes:

"The three 3-storey stone facades of four equal bays, with ordered window and door openings, and metal shed roofs divided by stone roof parapet walls with chimneys;

The flat-headed window openings with segmented stone lintels and solid stone sills."

Previous Approvals

P18-099-049-2014DA Masonry repairs to chimneys

P18-099-081-2015DA Masonry repairs to wall

Comments from Agencies and Business Units

The following internal departments commented on this application:

Building: A sign permit is required for the proposed signs.

Engineering: An encroachment permit will be required to install the proposed signs. The encroachment permit application can be found on the City website at http://cityofkingston.ca/pdf/engineering/app_encroachment.pdf.

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Consultation with Heritage Kingston

Heritage Kingston was consulted on this application and made comments at its June 1, 2016 meeting. A member of the committee suggested that given the height of this building that a taller mast arm sign might be more appropriate. Staff have considered this comment and note that the level of impact to the Market Square HCD will not change by altering the proposed configuration of the sign from square to rectangular. Therefore, this suggestion was not included as a recommended condition of approval.

Built Heritage Analysis

Currently, no exterior signage exists on this building; the former occupant had window mounted signs. Given the building has hosted numerous commercial occupants over the past 170 years it is likely that a wall sign was once present.

The proposed signage will be of a consistent scale and location to those signs along Market Street. Both wall mounted and projecting signs are present along Market Street. The proposed projecting sign will be installed on the existing mast arm bracket; however, the applicant does not indicate how the proposed wall sign is to be installed. The City's Policy of Masonry Restoration in Heritage Buildings (Section 4.8) directs new signage on stone building to be fastened through masonry joints instead of the masonry units (the stones) themselves. This will avoid causing irrevocable damage to the limestone units themselves. A condition is included in the recommendation to carry forward this requirement.

Policy applicable to signage in the Market Square Heritage Conservation District Plan (Section 5.1) states that signage should be designed to be compatible with the heritage attributes of designated properties and should be proportioned to fit between openings in the façade, and should not conceal any heritage attributes of the building or negatively impact the character of the District.

Upon review of all of the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed installation of the signage, subject to the conditions outlined herein.

Conclusion

Staff recommends approval of the permit application (File Number P18-099-028-2016), subject to conditions outlined herein, as there are no objections from a perspective of built heritage and no concerns have been raised by the relevant internal departments.

Existing Policy/By-Law:

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

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

City's Policy on Masonry Restoration in Heritage Buildings

Market Square Heritage Conservation District Plan

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Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

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

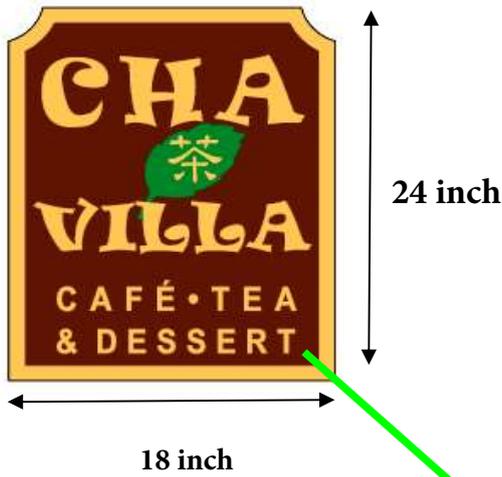
Other City of Kingston Staff Consulted:

The application has been circulated to internal departments for review and comment.

Exhibits Attached:

Exhibit A Renderings of Proposed Signage

Exhibit B Photographs of the Existing Storefront



PMS#168C



GOLD



PMS#348C

Front banner signage : HDU

Hanging signage: HDU + anchor to wall to prevent flop in wind.



Photographs of 20 Market Street

