



**City Of Kingston
Heritage Kingston
Meeting Number 06-2019
Unconfirmed Minutes
Wednesday June 19, 2019 at 9:30 a.m.
Council Chamber, City Hall**

Committee Members Present

Peter Gower; Chair
Councillor Doherty
Councillor Neill
Jennifer Demitor
Zoe Harris
William Kelley Hineman
Matthew McCartney
Jane McFarlane
Jeremy St-Onge
Donald Taylor

Regrets

Ashley Johnson

Staff Members Present

Jennifer Campbell, Manager, Cultural Heritage
Ryan Leary, Senior Planner
Alan McLeod, Acting Director of Legal Services and City Solicitor
Greg Newman, Manager, Policy Planning
Derek Ochej Committee Clerk

Others Present

Andre Scheinman, Heritage Consultant
Members of the Public were present

Meeting to Order

The Chair called the meeting to order at 9:33 a.m.

Approval of the Agenda

Moved by Mr. McCartney
Seconded by Mr. Kelley Hineman

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Mr. Taylor
Seconded by Councillor Doherty

That the Minutes of Heritage Kingston Meeting Number 05-2019 held Wednesday May 15, 2019 be approved.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Presentations

There were none.

Briefings

There were none.

Business

- a) **Cultural Heritage**
- b) **Policy Development and Implementation**
 - i. **Review, First Capital Place Illumination Policy**
- c) **Heritage Assets**
 - i. **Pump House Steam Museum**
 - ii. **MacLachlan Woodworking Museum**

d) Statutory Business

**i. Subject: Application for Heritage Permit
Address: 80 Gore Road (P18-510)
File Number: P18-036-2019**

Mr. Leary provided the Committee with a summary of the Report.

Mr. McCartney expressed his desire for a qualified contractor to be hired to complete the work on the dry stone wall. Mr. Leary responded that condition 4 of the recommendation speaks to the need for a qualified mason, adding that the project manager is aware of the intricacies and specialization required for disassembly and re-assembly of the wall. Andre Scheinman, Heritage Consultant, added that the goal of the work will be for a distinction to be drawn between old and new material used in the re-assembly of the wall, with quality and technique to be similar. He stated that significant oversight and documentation will be undertaken during the disassembly and re-assembly of the wall.

Mr. Taylor sought clarification regarding the location of the swale, expressing concern that the swale would obstruct views of the wall and building. Mr. Newman responded that the swale would be inverted and would not obstruct views.

Mr. Demitor expressed support for the installation of an interpretive panel.

Councillor Doherty inquired if vibrations from heavy traffic would have any effect on the wall. Mr. Scheinman responded that the Heritage Impact Statement (HIS) recommends that vibration monitoring. He spoke to the process for monitoring of the effects of vibration.

Mr. McCartney stated that dry stone walls are very forgiving for settlement, adding that the larger concern would be placement on disturbed soil.

Councillor Neill inquired if any blasting would be undertaken as part of the construction on Gore Road. Mr. Scheinman stated concerns regarding blasting were raised with the design team, adding that he was advised blasting would not be taking place.

Mr. Gower requested that Mr. Taylor assume the role of Chair.

Mr. Gower inquired if the boundaries of the UNESCO World Heritage Site for the Rideau Canal had been defined. Mr. Leary responded that during the Official Plan review process Parks Canada indicated that the boundary of the World Heritage Site was the high water mark on either side of the Rideau Canal.

Mr. Gower remarked that concerns are frequently expressed when changes are made to a natural setting. He spoke to the work done by the City during the construction of the John

Counter Boulevard overpass, adding that areas such as these are constantly evolving. Mr. Gower stated that the advantage of a dry stone wall is that they are designed to be moved or altered.

Mr. Gower resumed the role of Chair.

Ms. Harris spoke to the timing for the disassembly and re-assembly of the dry stone wall, stating that the recommendations did not contain any timeframe for when the work will occur in relation to the construction. She expressed concern that the wall would be rebuilt before the construction is done. Mr. Scheinman responded that the wall should be recorded and dismantled before the construction takes place, with the stone retained on site and the wall rebuilt when construction is completed.

The Chair afforded members of the public with an opportunity to provide comment.

Rob Crothers sought further details regarding the original location of the wall. Mr. Scheinman stated that mapping from 1869 indicates the location of the wall.

The Committee recessed.

Mr. Kelley Hineman spoke to the dry stone walls on Amherst Island and suggested that staff contact people from that area regarding expertise in this area.

Moved by Mr. Kelley Hineman
Seconded by Ms. Harris

That that alterations to the property at 80 Gore Road be approved in accordance with the details described in the application (File Number P18-036- 2019), which was deemed completed on May 24, 2019, as amended by Heritage Kingston on June 19, 2019, with alterations to include:

1. The relocation of Gore Road and construction of the eastern approach and embankment for the Third Crossing bridge;
2. The documentation, assessment, dismantling and reconstruction/realignment of a portion of the historic dry stone wall;
3. The temporary installation of an Access Road and staging area for use during construction;
4. The removal and rehabilitation of various pathways, vegetation and viewpoints throughout the property; and

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

1. A Building Permit shall be obtained, as required;
2. Any *Planning Act* approvals shall be obtained, as required;

3. The owner shall ensure that the 'Mitigation' recommendations, as outlined in the Heritage Impact Statement (HIS), prepared by André Scheinman, be implemented to the satisfaction of Heritage Planning staff;
4. The owner shall select a mason, to the satisfaction of Heritage Planning staff, with experience in documenting, disassembling, repairing and reconstructing historic dry stone walls in order to undertake the realignment of the historic dry stone wall;
5. The owner shall consider the installation of an interpretative display, in a publically visible location near the dry stone wall, outlining the construction style of the wall and its history and evolution on the property;
6. Heritage planning 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; and
7. That the disassembling of the wall be completed before any heavy construction work is started, that the stones be kept on site and that the wall be reassembled when heavy construction is complete; and

That notwithstanding Part VII, Section 23(i) of By-Law Number 2013-141, as amended, this approval shall remain in effect for five (5) years, subject to periodic inspections by the City, per Section 23(f) of the noted by-law.

**Carried as Amended
(See Motions to Amend that Carried)**

Moved by Ms. Harris
Seconded by Mr. St-Onge

That the motion moved by Mr. Kelley Hineman and seconded by Ms. Harris regarding an Application for a Heritage Permit – 80 Gore Road, be amended by inserting the following bullet point after the sixth bullet in the second recommendation clause:

“That the disassembling of the wall be completed before any heavy construction work is started, that the stones be kept on site and that the wall be reassembled when heavy construction is complete; and”

Carried

Moved by Mr. Taylor
Seconded by Mr. Kelley Hineman

That the motion moved by Mr. Kelley Hineman and seconded by Ms. Harris regarding an Application for a Heritage Permit – 80 Gore Road, be amended by inserting the following words after the words “shall” in third bullet point of the second recommendation:

“select a mason to the satisfaction of Heritage Planning staff with experience to”

Carried

Moved by Mr. Kelley Hineman
Seconded by Councillor Neill

That the motion moved by Mr. Kelley Hineman and seconded by Ms. Harris regarding an Application for a Heritage Permit – 80 Gore Road, be amended by deleting the following words after the words “shall” in third bullet point of the second recommendation:

“select a mason to the satisfaction of Heritage Planning staff with experience to”; and

By deleting the word ‘carefully’ in the fourth bullet point of the second recommendation and adding the following words after the word “mason” in the same bullet point

“, to the satisfaction of Heritage Planning staff,”

Carried

- ii. **Subject: Application for Heritage Permit under the *Ontario Heritage Act***
Address: 9 Wellington Street (P18-1107)
File Number: P18-037-2019

Mr. Leary provided the Committee with a summary of the Report

The Chair sought confirmation that the comments submitted via DASH were captured correctly in the report. Members of the Committee confirmed that the submissions were captured correctly.

The Chair afforded members of the public with an opportunity to provide comment.

There were no comments from members of the public.

Ms. Harris stated that the aesthetic improvements to the property may have been completed in order to improve the options for re-sale of the property. The agent for the property owner advised the Committee that the building was recently purchased by his client.

Councillor Doherty inquired if there were any examples of a door opening being successfully changed to a window opening. Mr. Leary stated that he did not have an example at this time.

Mr. Taylor stated that the district guidelines, in combination with the knowledge of Heritage Kingston members and City Planning staff, make it clear what should be done to improve the property. He further stated that the recommendations provided did not provide for improvement. Mr. Taylor stated that the porch should be rebuilt to match the other half of the building although because of cost issues this need not be required at this time. He

suggested that the basement windows and openings should be required to match the openings on the building next door.

Ms. McFarlane stated that the placement of windows with a decorative panel in place of the door openings would not look as good as a fixed door. She stated that if money is to be spent on windows, the property owner should look to see if a heritage door could be acquired that would be appropriate for the opening. She did not express support for the use of windows with a decorative panel in the door openings.

Mr. McCartney expressed agreement with Ms. McFarlane's comments regarding the door openings, adding that irreparable damage is not being done to the building in this work. He spoke to the fact that samples for the decorative panel were not provided in the Report. Mr. McCartney stated that the Committee should try and not be too onerous with the requirements for the porch.

Moved by Mr. Kelley Hineman
Seconded by Mr. Taylor

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

That alterations to the property at 9 Wellington Street, be approved in accordance with the details described in the application (File Number P18-037-2019) which was deemed complete on May 22, 2019, with said alterations to include the construction of a wooden porch and the replacement of two doors and two windows; and

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

1. A Building Permit shall be obtained, as necessary;
2. The owner shall confirm that the new porch does not encroach into the City's right-of-way;
3. Heritage planning 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;
4. Details of the finalized colour scheme for the window cladding and porch shall be submitted to Heritage Planning staff to ensure that the heritage attributes of the property are conserved;
5. The owner shall consider using half glazed/half paneled fixed doors within the former door openings on the front and side elevations;
6. The owner may use double casement windows, with arched tops, in the basement windows as an alternative to the proposed, in consultation with Heritage Planning staff;
7. The owner may use turned pickets and/or larger more decorative posts on the front porch as an alternative to the proposed, in consultation with Heritage Planning staff;

8. All windows shall be designed to fit within the existing openings without the need to reduce the openings to accommodate the new windows;
9. All window works shall comply with the City's Policy on Window Renovations on Heritage Buildings; and
10. Any alteration that interfaces with the masonry of the original house shall comply with the City's Policy on Masonry Restoration in Heritage Buildings.

Lost

e) 2018 Heritage Kingston Report Card

Mr. Gower requested that Mr. Taylor assume the role of Chair.

Mr. Gower stated that the report card does not allow for inclusion of information regarding the work that is undertaken by Planning Department staff that may not reach the Committee. He suggested that such information could be provided in future reports.

Moved by Mr. Taylor

Seconded by Councillor Doherty

That the 2018 Heritage Kingston Report Card be approved as a summary of the work accomplished by the committee.

Carried

f) Working Group Reports

i. Heritage Properties Working Group

Moved by Mr. Taylor

Seconded by Ms. McFarlane

That the Heritage Properties Working Group notes be received.

Carried

ii. Cultural Heritage Working Group

Ms. Campbell advised the Committee that the Working Group was in need of additional members. She requested that Committee members circulate the availability of positions on the Working Group to interested persons in their networks.

Moved by Mr. Taylor

Seconded by Ms. McFarlane

That the Cultural Heritage Working Group notes be received.

Carried

iii. Heritage Assets Working Group

f) Update regarding Emergency Approvals

Motions

There were none.

Notices of Motion

There were none.

Other Business

On behalf of the Committee Mr. Gower thanked Mr. Newman for his contributions to the Committee during his time with the City of Kingston.

Correspondence

See agenda.

Date and time of Next Meeting

The next meeting of Heritage Kingston will be held on Wednesday July 17, 2019 at 9:30 a.m. in Council Chamber.

Adjournment

Moved by Councillor Neill
Seconded by Mr. Taylor

That the meeting of Heritage Kingston now adjourn.

Carried

The meeting adjourned at 10:58 a.m.