Conditions of Approval

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

1. A Building Permit shall be obtained, as required;

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 Heritage Permit;

3. All *Planning Act* applications, including a minor variance, shall be completed and approved, as required;

4. An Encroachment and/or Temporary Access Permit shall be obtained, where necessary;

5. Details relating to design, dimensions, materials, and colours, of the cladding, garage door, man-door, and window shall be submitted to Heritage Services staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the property;

6. The applicant shall ensure that no proposed work encroaches onto the right of way and/or property owned by others;

7. Utility locates shall be obtained prior to any digging; and

8. 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.

KINGSTON
Planning Services

City of Kingston
Neighbourhood Context
Address: 32 SIMCOE ST
File Number: P18-010-2026

Property Boundaries
Proposed Parcels
Subject Lands

Prepared By: rdulal
Prepared On: 2026-03-02

Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep all copyright and other proprietary notices. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of or reliance on the information obtained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.

Site Photos of 32 Simcoe Street

Top Image: Front façade of 32 Simcoe Street.

Bottom Image: Looking northwest at 32 Simcoe Street.

View looking down the shared driveway right-of-way beside 32 Simcoe Street, towards the rear yard.

Top Image: Rear yard of 32 Simcoe Street. The neighbour's garage at 36 Simcoe Street can be seen to the right.

Bottom Image: Rear yard of 32 Simcoe Street, looking northeast towards the rear of the residence.

Top Image: rear yard looking northwest, the open space is where the proposed garage will be located. Seen in the image is the side elevation of neighbour's garage at 36 Simcoe Street.

Bottom Image: Standing in the driveway right-of-way, looking northwest towards the neighbouring garages at 36 & 40 Simcoe Street.

View of the front elevation of the detached garage at 36 Simcoe Street. The applicant for the current application (File Number P18-010-2026) is drawing cladding inspiration from this garage.

Parking and storage structure at 32 Simcoe Str, Kingston.

General description

The owners of 32 Simcoe Street, a heritage lakefront house in downtown Kingston, are seeking a permits to build a parking and storage structure at the rear of the property. The theme is inspired by the lake, with a focus on quality, and visual and practical appeal.

Background

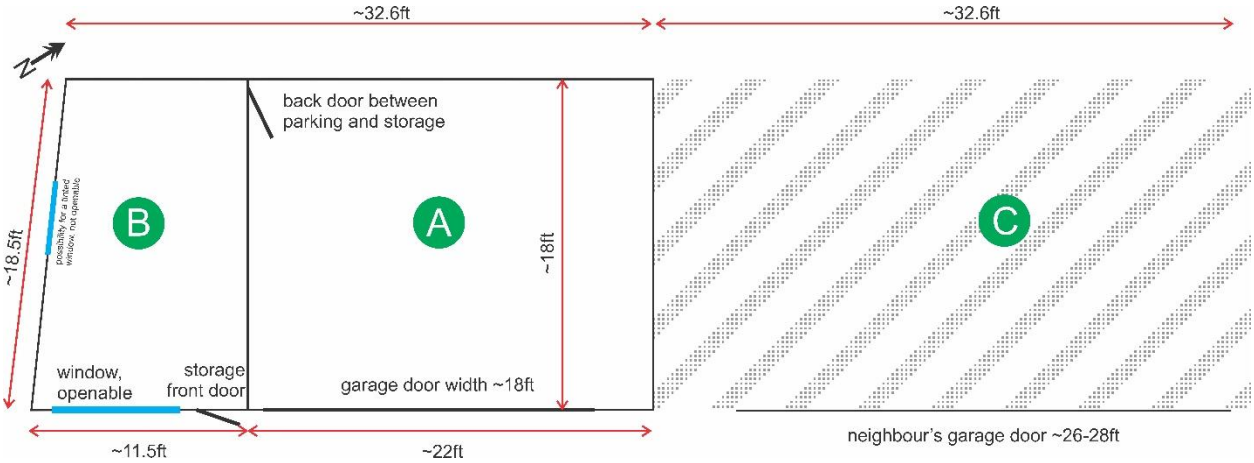
Units 32, 36, and 40 Simcoe Street form a 3-unit row-house. In 2015, Bruce Downey (BD), an architect, worked with the owners of #40 on their garage and developed initial drawings for all three units to obtain approvals from the Committee of Adjustments (to allow building on the property lines) and the Heritage Committee. BD completed the drawings for #40, and the owners of #40 completed their construction in the summer of 2016. Subsequently, the owner of #36 collaborated with another general contractor to finish a parking/storage structure, which is visible now.

We, the owners of #32 now wish to build a parking and storage structure at the back of our lot, in alignment with the structures at #36 and #40. We contracted Holarch Design, as represented by Jonathan O'Connor, who did many other works around the house to do the works.

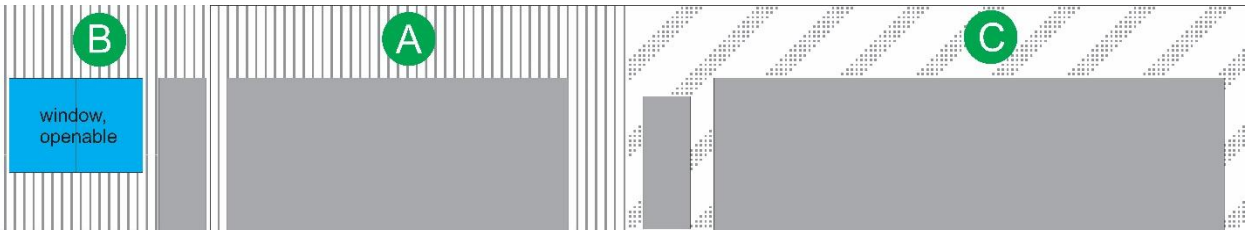
Sketches:

Below, A is #32 parking/garage, B: is #32 storage, and C is the existing garage/storage at #36.

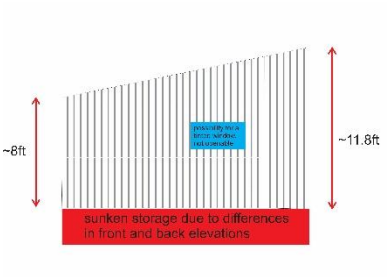
Top view:

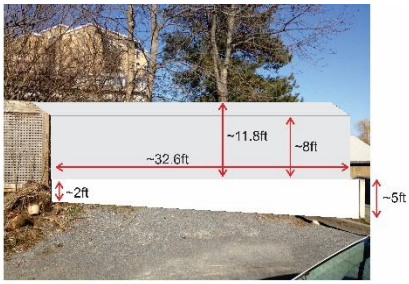


Front view:



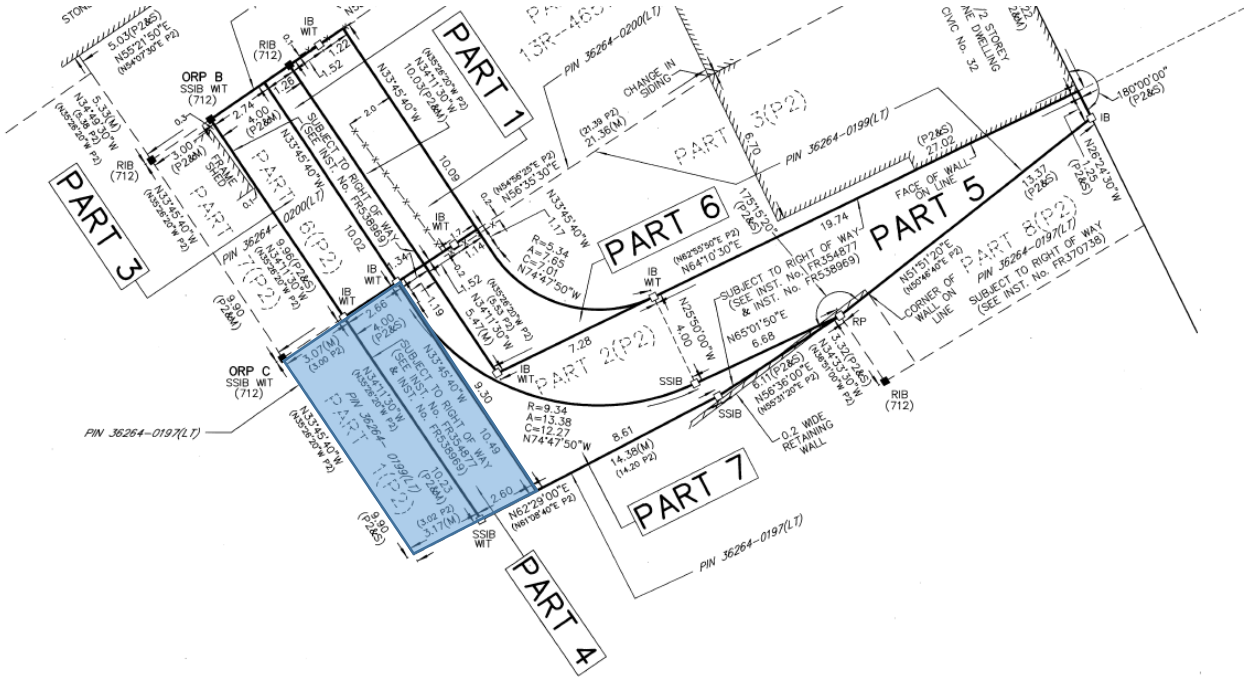
Side and back view:

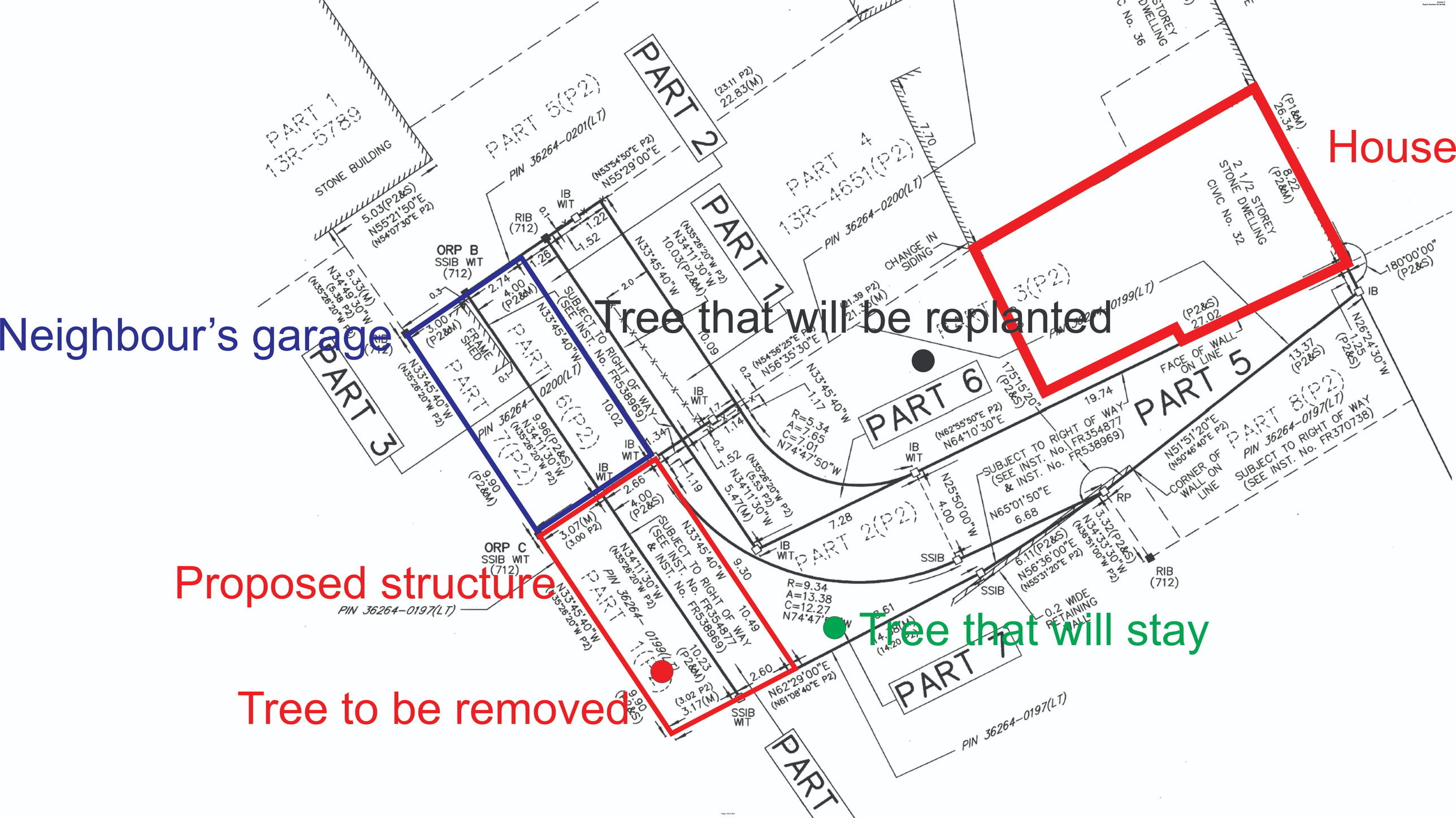


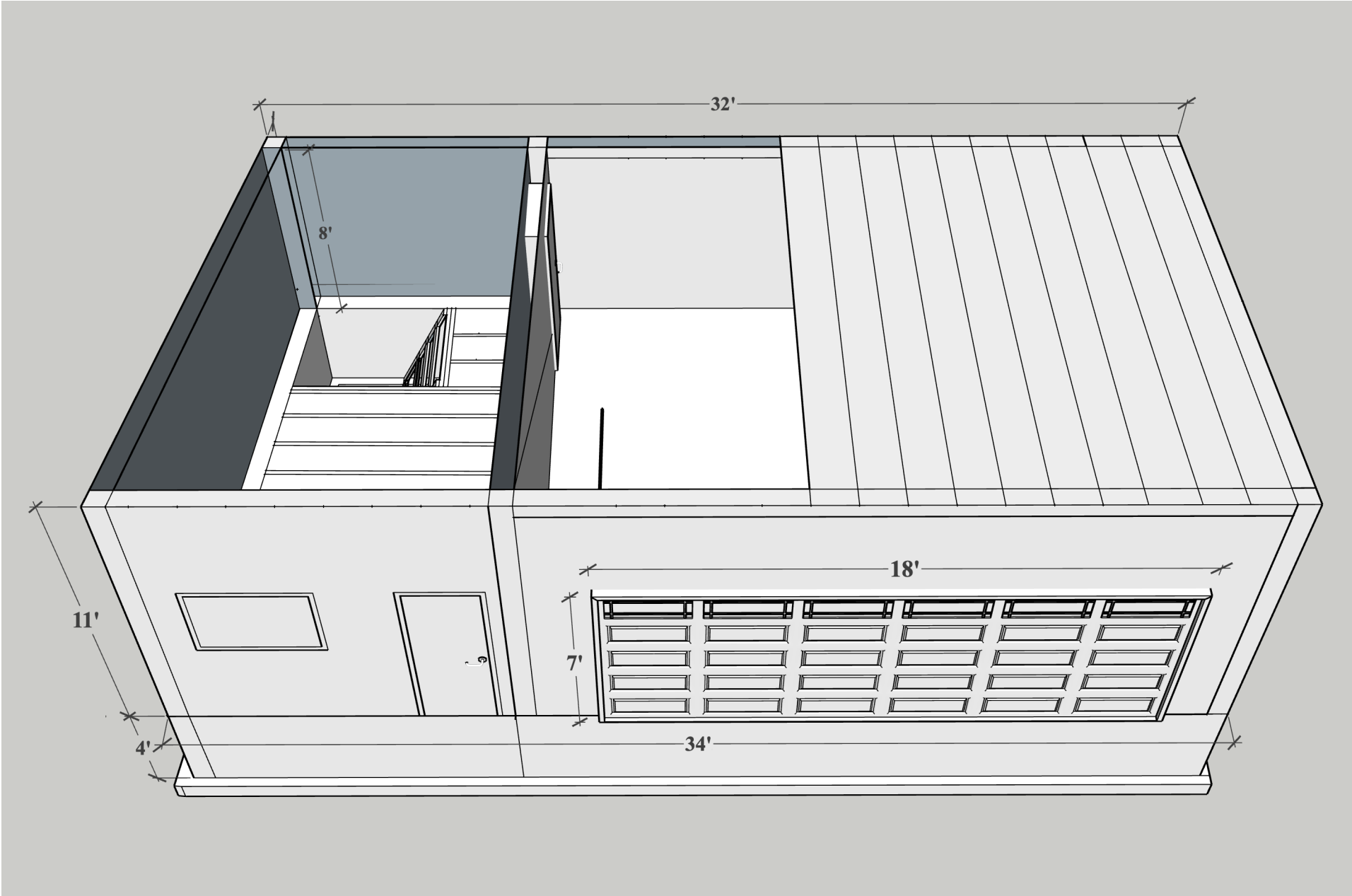


Technical sketches (from Holarch) are attached in a separate file

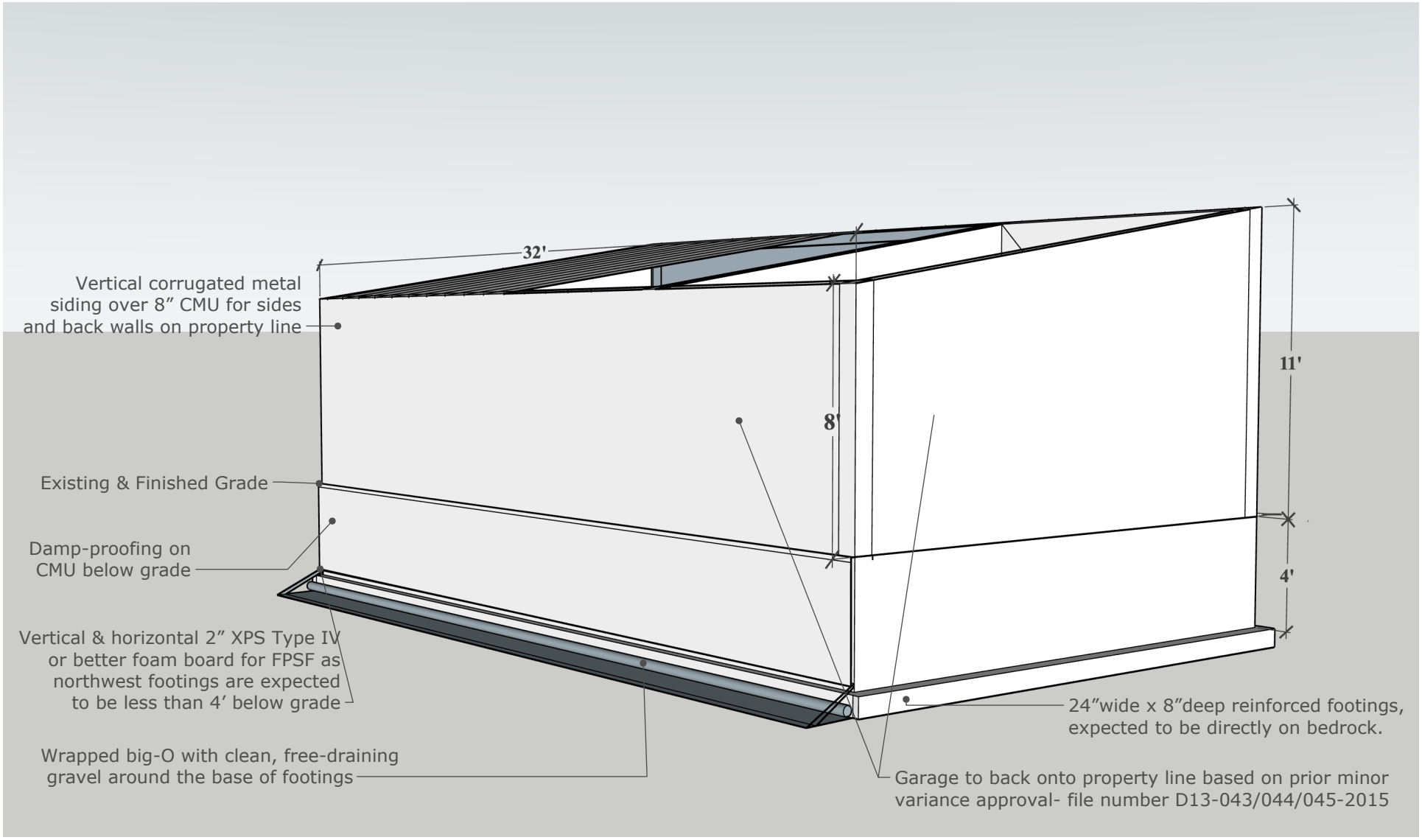
Survey is competed. The structure will be on "old" part 1 and "new" part 4, see highlighted area below:

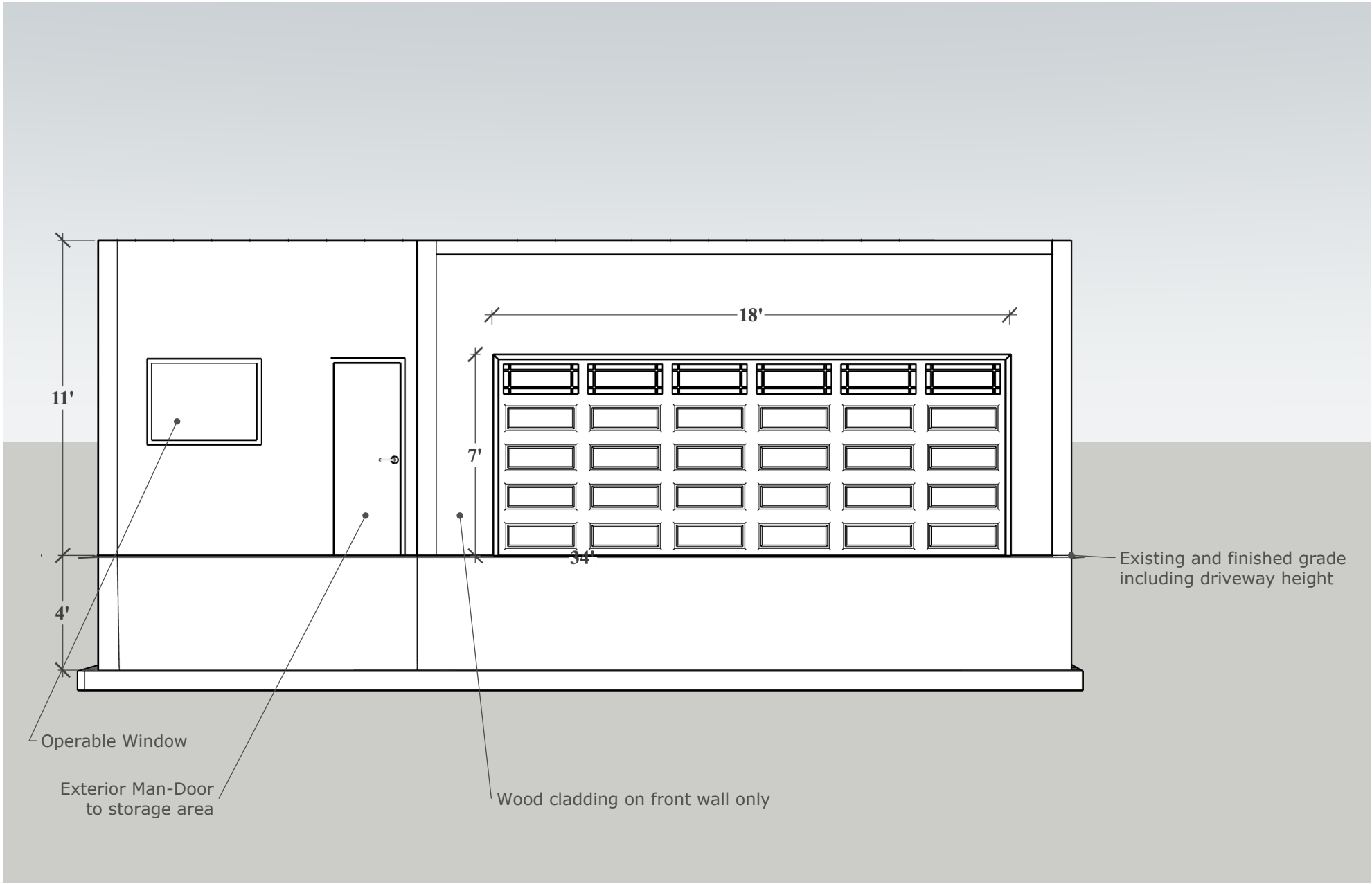


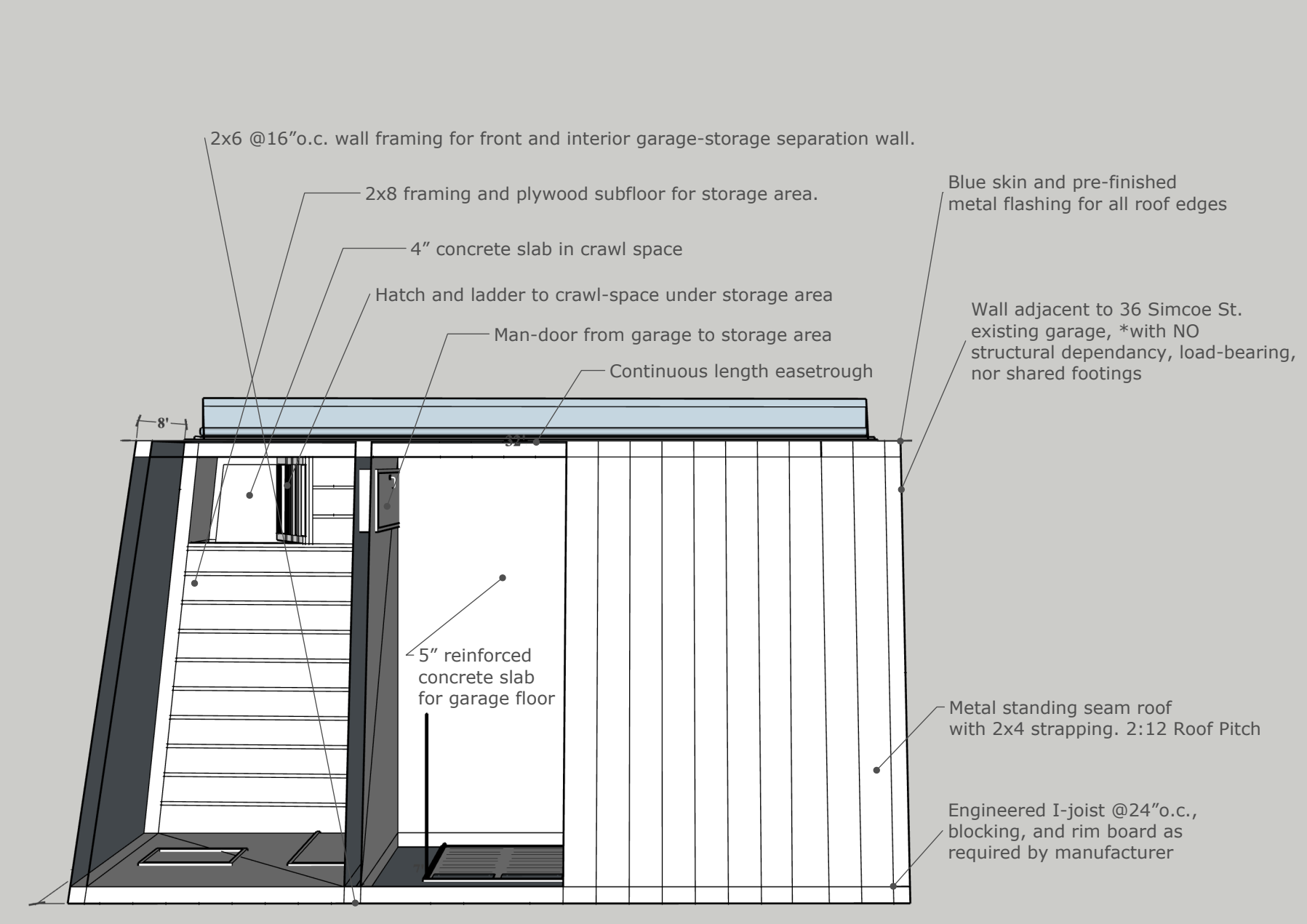

House
Tree that will be replanted
Neighbour's garage
Proposed structure
Tree that will stay
Tree to be removed
PART 1
13R-5789
STONE BUILDING
PART 2
PART 3
PART 4
13R-4651(P2)
PART 5
PART 6
PART 7
PART 8(P2)
PART 2(P2)
PART 5(P2)
PART 3(P2)
PART 1
PART 4(P2)
PART 7(P2)
PART 8(P2)
PART 5(P2)
PART 3(P2)
PART 4(P2)
PIN 36264-0201(LT)
PIN 36264-0200(LT)
PIN 36264-0199(LT)
PIN 36264-0197(LT)
PIN 36264-0197(LT)
2 1/2 STOREY
STONE DWELLING
CIVIC No. 32
STONE DWELLING
CIVIC No. 36
ORP B
SSIB WIT
(712)
ORP C
SSIB WIT
(712)
FRAME SHED
SUBJECT TO RIGHT OF WAY
(SEE INST. No. FR538969)
SUBJECT TO RIGHT OF WAY
(SEE INST. No. FR354877
& INST. No. FR538969)
SUBJECT TO RIGHT OF WAY
(SEE INST. No. FR370738)
FACE OF WALL ON LINE
CORNER OF WALL ON LINE
CHANGE IN SIDING
0.2 WIDE RETAINING WALL
RIB
(712)
RP
IB
SSIB
180°00'00"
(P2&S)



32 Simcoe Street
Kingston, Ontario K7L 2S6 | **Garage & Storage**


32'
Vertical corrugated metal siding over 8" CMU for sides and back walls on property line
11'
8'
Existing & Finished Grade
Damp-proofing on CMU below grade
4'
Vertical & horizontal 2" XPS Type IV or better foam board for FPSF as northwest footings are expected to be less than 4' below grade
24"wide x 8"deep reinforced footings, expected to be directly on bedrock.
Wrapped big-O with clean, free-draining gravel around the base of footings
Garage to back onto property line based on prior minor variance approval- file number D13-043/044/045-2015


18'
11'
7'
34'
4'
Existing and finished grade including driveway height
Operable Window
Exterior Man-Door to storage area
Wood cladding on front wall only


2x6 @16”o.c. wall framing for front and interior garage-storage separation wall.
2x8 framing and plywood subfloor for storage area.
4” concrete slab in crawl space
Hatch and ladder to crawl-space under storage area
Man-door from garage to storage area
Continuous length easetrough
Blue skin and pre-finished metal flashing for all roof edges
Wall adjacent to 36 Simcoe St. existing garage, *with NO structural dependancy, load-bearing, nor shared footings
8'
32'
5” reinforced concrete slab for garage floor
Metal standing seam roof with 2x4 strapping. 2:12 Roof Pitch
Engineered I-joist @24”o.c., blocking, and rim board as required by manufacturer

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION 29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 1 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 14th day of December, 1983 and was published in the Whig-Standard on December 14, December 21 and December 28, 1983;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 2 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 21st day of December, 1983 and was published in the Whig-Standard on December 21 and December 28, 1983, and on January 4, 1984;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston:

THEREFORE the Council of The Corporation of the City of Kingston enacts as follows:

1. There are designated as being of architectural and historic value or interest the following real properties in the City of Kingston:

(a) 276 Brock Street

(b) 132-134 Earl Street

(c) 5 Emily Street

(d) 113 Johnson Street

(e) 228-230 Johnson Street

(f) 261 Johnson Street - St. Mary's Cathedral

(g) 279 Johnson Street - Archbishop's House

(h) 53 King Street East

(i) 81 King Street East

(j) 156 King Street East

(k) 203 King Street East

(l) 11 Ontario Street - Pump House Steam Museum

(m) 55 Ontario Street - Kingston Marine Museum

(n) 167 Ontario Street

(o) 32, 36 and 40 Simcoe Street

(p) 82 Sydenham Street - Sydenham Street United Church

(q) 126 Wellington Street

(r) 23-25 West Street

(s) 207 William Street

2. There are designated as being of architectural value, or interest the following real properties in the City of Kingston:

(a) 90 Bagot Street

(b) 116 Bagot Street

(c) Barrie Street - Chalmers United Church

(d) 66-68 Earl Street

(e) 98 Earl Street

(f) 100-102 Earl Street

(g) 114 Earl Street

(h) 195-197 Earl Street

(i) 1-3 Emily Street

(j) 76-78 Gore Street

(k) 89-91 Gore Street

(l) 90 Johnson Street - Anglican Diocesan Centre

(m) 121 Johnson Street - Greek Orthodox Church

(n) 150-152 Johnson Street

(o) 160-162 Johnson Street

(p) 186 Johnson Street

(q) 218 Johnson Street

(r) 222 Johnson

(s) 231-233-235 Johnson Street

(t) 237-239-241 Johnson Street

(u) 31 King Street East

(v) 45 King Street East

(w) 49 King Street East

(x) 85 King Street East

(y) 95 King Street East

(z) 161 King Street East

(aa) 165-167 King Street East

(bb) 169 King Street East

(cc) 198 King Street East

(dd) 202 King Street East

(ee) 208 King Street East

(ff) 212-214 King Street East and 46 Earl Street

(gg) 254-256 King Street East

(hh) 75 Lower Union Street

(ii) 115 Lower Union Street

(jj) 73 Sydenham Street

(kk) 86-88 Sydenham Street

(ll) 92-94 Sydenham Street

(mm) 25-27 Wellington Street

(nn) 47 Wellington Street

(oo) 96 Wellington Street and 70 William Street

(pp) 118-120 Wellington Street

(qq) 65 West Street

(rr) 112 William Street

(ss) 129 William Street

(tt) 185 William Street

(uu) 203-205 William Street.

.../4

3. There are designated as being of historic value or interest the following real properties in the City of Kingston:

(a) 5 Clergy Street East - Sydenham Public School
(b) 178-180 Johnson Street
(c) 194 Johnson Street
(d) 211 Johnson Street - First Baptist Church
(e) 260 Johnson Street
(f) Johnson Street - St. James Chapel
(g) Richardson Bath House - Macdonald Park
(h) 13 Maitland Street
(i) 16 Maitland Street
(j) 123 Sydenham Street - Hotel Dieu Hospital
(k) 53-55 William Street

4. All of the above mentioned properties are more particularly described in Schedule "A" attached hereto.

5. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the properties described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

6. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the properties described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig Standard once for each of three consecutive weeks.

7. This by-law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS February 14, 1984

GIVEN THIRD READING AND FINALLY PASSED March 1, 1984

M. C. Healy
CITY CLERK

MAYOR

in the County of Frontenac, in the Province of Ontario, and being composed of part of Water Lot 34 opposite Lot 34, Original Plan, City of Kingston and part of Kingston Harbour, and more particularly described in Instrument Nos. Z5916 and 306657.

55 Ontario Street - Kingston Marine Museum

Owner: Government of Canada - Departments of National Defence and Public Works

Description:

All and singular that certain parcel or tract of land situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Parts of Lots 29, 30 and 31, including Part of Water Lots 29, 30 and 31, according to the Original Survey of the Town of Kingston and Kingston Harbour, now City of Kingston, and more particularly described in Instrument Nos. 7020 and 56973.

167 Ontario Street

Owner: Rasario Mazzeo in Trust, 167 Ontario Street

Description:

All and singular that certain parcel or tract of land situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Water Lot 23 and Water Lot in front thereof and land on the Bank in front of Town Lot 23 according to the Original Survey of the Town of Kingston and Kingston Harbour, now City of Kingston, and being designated as PART 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Frontenac No. 13 as Plan 13R-3880, and more particularly described in Instrument No. 331248.

Richardson Bath House - Macdonald Park

Owner: The Corporation of the City of Kingston 216 Ontario Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 24 and 25, Concession 1, and more particularly described in Instrument No. ~~174854~~ 174858. (Macdonald Park).

32, 36 and 40 Simcoe Street

Owner: 32 Simcoe Street
Nancy E. Simpson, 34 Simcoe Street

36 Simcoe Street
David Irvine Wanklyn and Margery P. Wanklyn, as joint tenants, 36 Simcoe Street

.../17

40 Simcoe Street
Peter Crawford in Trust
P.O. Box 1482, Kingston

Description:

32 Simcoe Street: All and singular that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Farm Lot 25, Concession 1, designated as PARTS 1, 2 and 3 according to Reference Plan 13R-4651, and as more particularly described in Instrument No. 354877, save and except that parcel of land on the south side of Maitland Street as described in Instrument No. 361719.

36 Simcoe Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Farm Lot 25, Concession 1, designated as PARTS 4, 6 and 7 according to Reference Plan 13R-4651, and as more particularly described in Instrument No. 350002, save and except that parcel of land on the south side of Maitland Street as described in Instrument No. 361719.

40 Simcoe Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Farm Lot 25, Concession 1, as more particularly described in Instrument No. 334692, save and except those parcels of land described in Instrument Nos. 350002, 354877 and 361719.

73 Sydenham Street

Owner: Judith Ann Taylor,
73 Sydenham Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of all of Lot 27 and Part of Lot 28, on the corner of Sydenham and William Streets, according to Registered Plan B-27, being Parts 1 and 2 on Reference Plan No. 13R-2234, and more particularly described in Instrument No. 347548.

82 Sydenham Street - Sydenham Street United Church

Owner: United Church of Canada, c/o The Treasurer,
82 Sydenham Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Lots 25 and 26 on the north side of William Street in a subdivision of Park Lot No. 2, as more particularly described in grant of deed registered as Instrument No. B 189 C of K, and Declaration of Appointment of Trustees registered as Instrument No. 14452.
Being part of Lots 25 + 26 Plan B-27

.../18

156 King Street East

"Earl Place" was built in 1851, likely designed by William Coverdale for Colin Miller, son-in-law of Captain Hugh Earl of the Provincial Marine, and husband of Ann Earl, daughter of Molly Brant and Sir William Johnson. For many years it was the residence of Dr. Orlando Sampson Strange and was then called Montague House.

203 King Street East

"Knaresborough Cottage" was designed by Thomas Rogers in 1834 for Mrs. Ann Macaulay, mother of the Honourable John Macaulay. It has undergone a number of alterations and additions, one by John Power in 1856. It remained in possession of the Macaulay family until 1947.

11 Ontario Street - Pump House Steam Museum

The first stone building on this site, erected in 1849 for the Kingston Waterworks Company, is now concealed by the 1890 building of Joseph Power built for the City of Kingston.

55 Ontario Street - Kingston Marine Museum

The stone building and massive chimney were built in 1890 by the Federal Government and Sir John A. Macdonald and Sir Hector Langevin came to Kingston to lay the "first" Dry Dock stone. The addition was erected in 1910.

167 Ontario Street

In 1886 William Newlands designed this station for the Grand Trunk Railway to replace an earlier small one. The L-shaped plan, the corner site and the design of this relatively small building increase its significance.

32, 36 and 40 Simcoe Street

This row of stone dwellings, originally a triple house, was built for John P. Bower, as rental property in 1842. It is the dominant aspect of this streetscape.

82 Sydenham Street - Sydenham Street United Church

This Church, designed by William Coverdale, was started in 1851 and the fine tower with slender spire was added in 1854. Extensive interior work was done in 1878 to plans by John Power.

126 Wellington Street

This remarkable Gothic church was designed by John Power for the Congregationalists in 1864. In 1891 fire damaged the interior of the church and the building was restored and enlarged with transepts to plans by J.B. Reid, superintended by Arthur Ellis. In 1923 the Masonic Lodge bought the property.

23-25 West Street

This double house, built in 1842, as rental property for Henry Gildersleeve, was tenanted for many years by government officials.

.../3

32-36-40 SIMCOE ST.

Built: 1842

Rating: S (Part IV)

"This range of stone dwellings was built originally as a triple house for rental by John P. Bower, who had the tannery and Tannery House on Maitland Street. The 1843 assessment roll shows Bower assessed for three dwellings in addition to those on Maitland St. Francis Manning Hill, lawyer, lived in one until he built Hillcroft and the others had a series of tenants, including Major the Baron de Rottenburg. [*]

This set of three dwellings has been modified in recent years, relative to the age of the building. It previously contained two sets of paired entranceway doors, in each the second bay in. These bays now contain widened, single entranceways, while a third has been added to the middle of the building.[†] Dormer added to each unit's roofline are unsympathetic to the structure's character, but it retains many design features that contribute to its heritage value. These features include its composition and massing; its side gable roof, and the preservation of a 12/12 window pattern throughout. Staggered quoins frame the building's roughly-coursed limestone façade. Tall stone voussoirs create jack arches across its windows. Ashlar sills support the windows.

This building is located at the base of Simcoe Street, near Lake Ontario. It has high contextual value, and harmonizes with the stone wall and coach house of the neighbouring 85 King Street East property.

[*] *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 228-292 (1980).
[†] See ibid, pp. 228-229

Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-010-2026

Committee Member	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Bob Mayo		X	
Peter Gower	X		
Ann Stevens	X		
Don Taylor	X		

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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

where history and innovation thrive

Date:	February 26, 2026
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Don Taylor
Application Type:	Heritage Permit
File Number:	P18-010-2026
Property Address:	32 SIMCOE ST

Description of Proposal:

The subject property is designated under Part IV and Part V of the Ontario Heritage Act, located in the Old Sydenham HCD.

An application has been submitted seeking Heritage Act approval to construct a new detached garage with an integrated crawl space/storage area at the rear of the property. This new structure will be aligned with the existing garage at 36 Simcoe Street and is proposed along the north, west, and south property lines. A minor variance application will be required to permit the proposed location.

The structure is approximately 33.5' by 18.5' (10.2 metre by 5.6 metre), and ranges in height from 8 feet (2.4m) at the rear to 11.8 feet (3.6m) at the front, with a 2:12 sloped standing seam metal roof. Exterior materials include metal siding on the side and rear elevations and the front façade will include a blend of stone and wood cladding. The front elevation will include a garage door, man door, and window. Front façade design details (colour, material, and details on the door(s) and window specifications) have not yet been finalized and will require staff review and approval. One tree is proposed for removal in order to construct the detached structure, and the applicant has indicated that a separate tree was uprooted last year and they intend to plant a replacement tree.

Details of the work and supporting drawings have been uploaded to DASH as part of the application.

Comments for Consideration on the Application:

This is a large structure and very visible from the street, but it is understandable that the applicants wish to have such vehicle and storage space. I have no concerns with the general plans but there are some aspects needing review. As we have noted recently, such a large double garage door has an alien appearance in a heritage neighbourhood. Two separate doors are recommended, or at least a large door that gives the appearance of separate openings. The proposed roofing appears to be “genuine” standing seam, and if so the 2x4 battens would seem too large: 2x2 would be recommended.

Recommended Conditions for the Application:

None.

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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

where history and innovation thrive

Date:	March 3, 2026
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-010-2026
Property Address:	32 SIMCOE ST

Description of Proposal:

The subject property is designated under Part IV and Part V of the Ontario Heritage Act, located in the Old Sydenham HCD.

An application has been submitted seeking Heritage Act approval to construct a new detached garage with an integrated crawl space/storage area at the rear of the property. This new structure will be aligned with the existing garage at 36 Simcoe Street and is proposed along the north, west, and south property lines. A minor variance application will be required to permit the proposed location.

The structure is approximately 33.5' by 18.5' (10.2 metre by 5.6 metre), and ranges in height from 8 feet (2.4m) at the rear to 11.8 feet (3.6m) at the front, with a 2:12 sloped standing seam metal roof. Exterior materials include metal siding on the side and rear elevations and the front façade will include a blend of stone and wood cladding. The front elevation will include a garage door, man door, and window. Front façade design details (colour, material, and details on the door(s) and window specifications) have not yet been finalized and will require staff review and approval. One tree is proposed for removal in order to construct the detached structure, and the applicant has indicated that a separate tree was uprooted last year and they intend to plant a replacement tree.

Details of the work and supporting drawings have been uploaded to DASH as part of the application.

Comments for Consideration on the Application:

This is a modest proposal for an accessory building. It should have cladding that sets it apart as a new build but done in a tasteful corresponding shade/colour. The garage door seems to dominate the front elevation, and I suggest the garage door be changed to lessen the wide presence, perhaps making it appear as or be a two-door entrance.

Provided these comments can be addressed, I have no further concerns with this project.

Recommended Conditions for the Application:

None.

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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

where history and innovation thrive

Date:	March 6, 2026
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-010-2026
Property Address:	32 SIMCOE ST

Description of Proposal:

The subject property is designated under Part IV and Part V of the Ontario Heritage Act, located in the Old Sydenham HCD.

An application has been submitted seeking Heritage Act approval to construct a new detached garage with an integrated crawl space/storage area at the rear of the property. This new structure will be aligned with the existing garage at 36 Simcoe Street and is proposed along the north, west, and south property lines. A minor variance application will be required to permit the proposed location.

The structure is approximately 33.5' by 18.5' (10.2 metre by 5.6 metre), and ranges in height from 8 feet (2.4m) at the rear to 11.8 feet (3.6m) at the front, with a 2:12 sloped standing seam metal roof. Exterior materials include metal siding on the side and rear elevations and the front façade will include a blend of stone and wood cladding. The front elevation will include a garage door, man door, and window. Front façade design details (colour, material, and details on the door(s) and window specifications) have not yet been finalized and will require staff review and approval. One tree is proposed for removal in order to construct the detached structure, and the applicant has indicated that a separate tree was uprooted last year and they intend to plant a replacement tree.

Details of the work and supporting drawings have been uploaded to DASH as part of the application.

Comments for Consideration on the Application:

This has always been a difficult site to work on. I appreciate the need for a garage, and how it has been fitted into the limited space. I hope that the garage door will either be two doors, or a single door (as shown) but designed to look like two doors, so as to soften the impact on a heritage area.

Recommended Conditions for the Application:

None.

Summary of Final Comments at the April 15, 2026, Heritage Properties Committee Meeting

Mr. Taylor noted that the style of garage door the applicant wished to use was not preferable and expressed support for either double doors or a single door designed to look like a double door. He further noted that it was difficult to see if the Committee's comments had made it into the report.

Mr. Mayo agreed with Mr. Taylor regarding the design of the doors. He inquired whether the slope of the roof could be changed to face the other direction to give the building more character.

Mr. Taylor noted his appreciation that the applicant was aware of the desire for the doors to be changed.