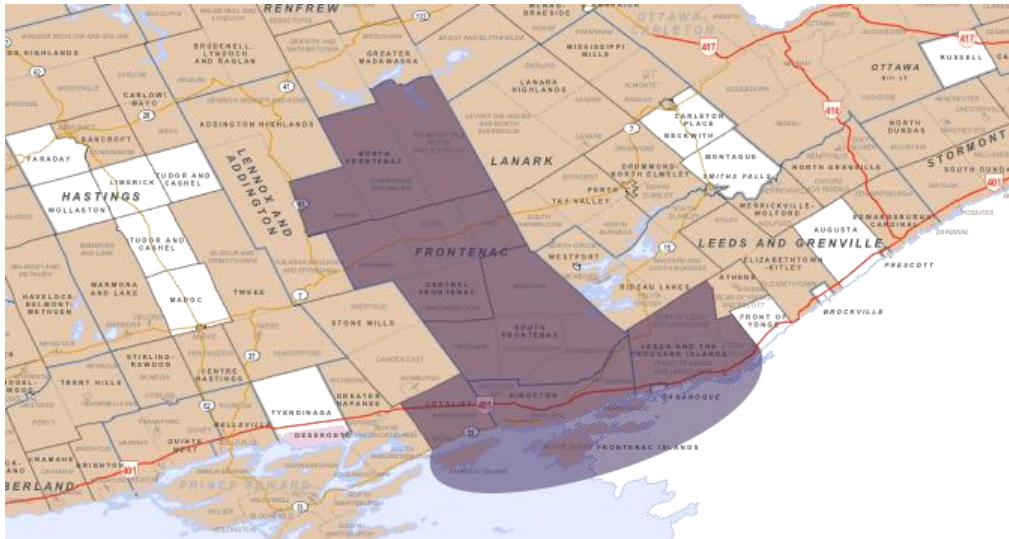




48th Annual General Meeting



Monday, Dec. 7, 2020 at 7:00 p.m.

Via Zoom

FRONTENAC HERITAGE FOUNDATION

FRONTENAC HERITAGE FOUNDATION



Since 1972, committed to the awareness and promotion of heritage buildings and structures of architectural merit in Kingston and area.

www.frontenacheritage.ca
contact@frontenacheritage.ca

BOARD OF DIRECTORS

President:

Shirley Bailey

Vice President:

Gus Panageotopoulos

Secretary:

Vacant

Directors:

Kristine Hebert

Kurt A. Khan

Jacki McCabe

Floyd Patterson

Ron Tasker

LIFE MEMBERS

Mrs. Elaine and Mr. Michael Davies

Dr. Albert Fell

Founded in 1972, the Frontenac Heritage Foundation (FHF) is a not-for-profit organization created to promote the preservation of buildings that contribute to the heritage of Kingston, Frontenac County, Loyalist Township, Gananoque and Leeds and the Thousand Islands, as shown on the cover of this booklet.

Managed by a voluntary Board of Directors who are elected by the members at an annual meeting, the FHF is financed by membership fees, investments, profits from property sales, tax-deductible bequests, and financial contributions.

Under the direction of the Board of Directors, the Foundation supports and promotes the conservation and awareness of the built heritage across the region. In the past, the FHF acquired and restored several historic properties.

Through a generous bequest from the late Dr. David Hall, the FHF presently owns an early commercial building in downtown Kingston, located at 62, 64, 66 Brock Street. The work of the Foundation includes the presentation of annual awards for heritage preservation across the region. The FHF sponsors public talks and seminars, hosts workshops on practical aspects of heritage restoration and provides financial and other assistance with the publication of books and articles about the region's built and cultural heritage environment.

PRESIDENTS

Margaret Angus	1972 – 1976
Helen Finley	1976 – 1979
Margaret Angus	1979 – 1981
Allan Cohoe	1981 – 1982
Mary Fraser	1982 – 1985
Godfrey Spragge	1985 – 1986
Barry Keefe	1986 – 1989
Susan Tindal	1989 – 1992
Sherman Hill	1992 – 1994
George Muirhead	1994 – 1996
Alexander Wilson	1996 – 2002
Douglas Slack	2002 – 2005
Paul Christianson	2005 – 2010
Andrew Hill	2010 – 2011
Floyd Patterson	2011 – 2014
Edward Grenda	2014 – 2016
Shirley Bailey	2016 –

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2019 FINANCIAL STATEMENT - Appendix B	See Separate Document

AGENDA

Frontenac Heritage Foundation

Begins at 7:00 p.m.
Monday December 7, 2020
Via ZOOM

1. Welcome and introductions – Shirley Bailey
2. Minutes of the 47th AGM, May 28, 2019 – **Motion** to receive & approve
3. President's Report – Shirley Bailey – **Motion** to receive & approve
4. Committee reports to Members (Detailed reports follow in this handout)

Foundations
Membership
Property Report
Projects Report
Programme Report
Nominations
Coalition of Kingston Communities
Watch Committee
Awards

Motion: To receive and accept the FHF 2019-2020 Committee Reports

5. Nominations Committee Report – **Motion** to approve the renewal of Gus Panageotopoulos and elect Kristine Hebert, Kurt Khan and Jacki McCabe to the board.
6. Treasurer's Report – Shirley Bailey, Interim Treasurer– **Motion** to receive and approve audited financial statements for the year ending 31, December 2019, and that the board be allowed to appoint an auditor for the coming year.
7. **Motion:** To approve all actions appointments and motions by the FHF Directors since the previous Annual General Meeting held on May 28, 2019.
8. Other Business
9. Adjournment

2019 REPORTS

PRESIDENT'S REPORT

Capitol Development Project – 223 Princess Street, Kingston

2019 started with a motion for leave to appeal to Divisional Court on the Local Planning Appeal Tribunal (LPAT) decision on the Capitol project. Our lawyer David Donnelly of Donnelly Law prepared the response package, with costs divided between four objectors (FHF is one). This was scheduled for May 3rd, and involved an entire day in Ottawa. Our lawyer was well prepared, and we left the hearing feeling confident that the decision would go our way. Sadly, the developer was granted leave to appeal, which meant that we needed to prepare for a Divisional Court hearing. The group decided to hire Gowling WLG, a law firm with more superior court experience to present our position at Divisional Court. Again, fees were divided by four objectors, and capped at \$20K and disbursements and taxes. This subject site, as most know, bridges two Heritage Character Areas in the City's Official Plan, and as integral parts of our historic downtown, these areas have the potential to be heritage districts under provincial legislation.

(As a quick update for 2020, the Divisional Court decision was announced just 8 days after Council voted on Oct. 6 in favour of the revised development proposal of 12 storeys. The decision confirmed that there were no errors-in-law in the LPAT decision, and an award of \$40K in costs was charged to the developer. Building Kingston's Future and the Foundation filed an appeal to LPAT on October 29, 2020)

Homestead Holdings Development Application – 19 & 23 storey towers, on lower Queen St.

The major activity for the year was the preparation for a Local Planning Appeal Tribunal hearing on the Homestead proposal for 19 and 23 storey towers in the downtown. The Foundation was the solitary objector after others withdrew their opposition on the first day of the hearing. The decision by LPAT's Chair Valiante was announced in August 2019. The issue was appealed to the Tribunal by Homestead under S. 35, where a proponent can ask the Tribunal to reconsider its decision. By the end of the year, the Tribunal ordered a new hearing on the matter.

Highlights for 2019 include the following:

- Thanks to the board – members come and go, and in 2019, we said farewell to Paul Christianson. As always, we have lengthy, meaningful discussions on heritage issues. The board appointed two new board members - Kristine Hebert, and Kurt Kahn, (and in 2020, three members stepped down, including Edward Grenda, Paul Allison and Karen Pagratis)

- Penny Sharman, our Executive Director our excellent support staff person for the Foundation, who takes charge of the Foundation's newsletter, and mailing out the *Foundations* booklet, along with a multitude of other items.
- Gillian Moss has continued in her role as accountant for the Foundation, and we are grateful for her assistance in keeping our financial matters well organized.
- Our constitution review continues, and letters patent are in the process of being updated.
- We recognize the ongoing support by Helen Finley, Edward Grenda, Don Taylor and Robert Cardwell in their volunteer work over several years on the Heritage Properties Working Group which met regularly through 2019. These individuals spend much time researching information on properties, and this material is advanced through staff to the Heritage Kingston Committee.
- We wish to acknowledge the ongoing work of Peter Gower, a member of the Foundation, who is currently Chair of the Heritage Kingston (municipal heritage) Committee.
- Completion of a City of Kingston Heritage Project Grant application for our special project which involved a one-day event 'Re-imagining Places of Faith', organized by Karen Pagratis and Penny Sharman in cooperation with representatives of The Spire, and in particular Bruce Hutchinson, who originally approached the FHF board with the idea for this special project.
- The Commemoration Committee finalized the installation on May 28 of a plaque to honour the 175th birthday of St. Mark's Church in Barriefield, the 2017 dry stone wall reconstruction project, and the Foundation's 45th birthday. Further, the committee endorsed the preparation of a special edition of the *Foundations* booklet which highlighted the Hall family who operated a plumbing business for decades at the 62 – 66 Brock Street building.
- The board agreed to sign another CKHF project grant application to fund the digitizing of the Daily British Whig from 1902 to 1926.
- Maintenance on our building is a priority, and permits were organized for the chimney replacement, installing new signs, repainting the façade, and installing new air conditioning in the 62 Brock Street unit. The board also signed a contract to lay a floor at 62 Brock, for installation early in 2020.
- Monitoring development applications and other planning studies across the Kingston region, including the Official Plan Update, the Density by Design project, etc., in order to protect built heritage through the planning process.
- The FHF continues to be active on social media with a public Facebook page, a Twitter account, and an Instagram account

On behalf of the board, thank you to our members who have supported the two hearings of the Local Planning Appeal Tribunal, along with the many events that are scheduled through the year, and the many varied issues that have arisen during the time frame.

Respectfully submitted, Shirley Bailey

'FOUNDATIONS' COMMITTEE REPORT

Foundations Report, by editors F. Patterson and S. Bailey

Three editions of the Foundations booklet were produced in 2019.

The **February 2019** edition of the booklet covered a number of topics: Beatrice Corbett, the Prison for Women, the Simcoe Island Lighthouse Preservation, the history of the Kingston Frontenac Public Library, the presentation of the Margaret Angus Award to Bruce Downey, the war hero George Taylor Richardson, Kingston Penitentiary prisoners, and the reconstruction of the Five Mile Light.

In **July**, a special edition of booklet presented the material that the board had collected over time about the Foundation's building at 62-66 Brock Street. The volume was intended to honour the Hall family who had donated the building to the Foundation. The topics included a background article written by Beatrice Corbett, a 1926 article about David Hall, information about Neil McNeil, the plumber who had hired David Hall in the mid 1800s as a teenager to be an apprentice, the origins of the lot on which the building was constructed, and information about the building archaeology, and dendrochronology.

And in **October**, topics covered the Foundation's project for 2019, a workshop run in cooperation with The Spire, 'Re-imagining Places of Faith', St. Alban's Church in Adolphustown, Victoria Park memories, the revival of the Marine Museum, an article about the importance of chimneys, the increase by the City of Kingston in funding heritage grants and an article about the history of Williamsville.

MEMBERSHIP REPORT

Our membership list is a living document and is constantly evolving with a slow but steady addition of new members, and conversely existing members who have chosen not to renew or have left the area. Despite the restrictions due to the pandemic we have maintained our numbers. We had 109 members on our membership list at year end.

Respectfully submitted, Penny Sharman

PROPERTY REPORT

All five units at 62-66 Brock Street were fully rented for the 2019 year.

March – the board discussed retaining Limestone Property Management (LPM), after Frontenac Property Management decided that they would not take on any commercial tenants. The board signed the contract with LPM on May 1, 2019.

Following a report that bricks had fallen on 28 December 2018 from the chimney at 66 Brock Street, the following was the sequence of events:

Dec 28, 2018 – We received a report from By-law Enforcement, City of Kingston about a complaint that bricks had fallen onto Brock Street.

Dec. 28 – 31, 2018 - We contacted three stonemasons (Edgewater Stonemason, Enoch's Hammer, & Upper Canada Stone Company Ltd. To provide estimates for new chimney.

Jan. 2, 2019 - Patrick Jenkins (stonemason) provided breathable mesh to First Capital and First Capital wrapped the chimney. Pictures were provided to By-law Enforcement.

Jan. 11, 2019 – Notice of Violation was received that the chimney was to be secured (which it was) and to take necessary steps to rectify the matter by Feb. 4, 2018. This action would not comply with the City's Policy on Masonry Restoration in Heritage Buildings, (S. 4.6 which deals with curing of new masonry – one month away from freezing temperatures)

Jan. 25, 2019 – We received correspondence from City By-law Dept., resulting from an inspection on Jan. 18/19, the Notice of Violation moved forward to May 15, 2019.

HERITAGE PERMIT APPLICATION - March 14 – alteration application declared complete; numerous emails re: quotes, etc., April 17, 2019 Heritage Kingston Committee, May 7, 2019 – approved by City Council, and May 9, 2019 – Scope of Work signed and received

ENCROACHMENT PERMIT APPLICATION - On May 28, we contacted Engineering Dept. for info on process for encroachment permit, June 25 – City accepted two plans for scaffolding on Brock Street, June 25 - provided insurance coverage naming the City in the amount of \$5 million, July 23, 2019 – Application submitted; payment needed when Permit is processed, and confirmation that City needed 48 hours to issue Encroachment Permit

REGISTERED LETTER RECEIVED: July 29, 2019 – Received letter from City dated July 11 “...It is ordered that the repairs necessary to correct the deficiencies set out in Schedule “A” be carried out and the property brought to a condition of compliance with the prescribed standards on or before August 11, 2019.” Notice of Appeal by registered mail to the Secretary to the Committee on or before July 30, 2019, involved three appearances before the Appeals Committee, (Aug. 19, Nov. 2019, July 2020) because work could not be completed in the fall of 2019 due to excessive rainfall.

BUILDING PERMIT APPLICATION - Aug. 12 – Drawings and a building permit application were prepared for submission, and the City then determined that a building permit was not needed for work above the roof. Because of weather, the work could not proceed in the fall of 2019.

The board also received advice from Bruce Downey on paint selection for the façade of the building, and the Board agreed to have the existing paint removed and replaced with Allback Linseed Oil Paint. Minor carpentry repairs were also made to the façade.

Clayton Flooring provided an estimate to replace the floor at 62 Brock with work to be done in 2020. Also, a new air conditioning unit was installed at 62 Brock. An interior floor air conditioning unit was also purchased for Apartment 3.

PROJECTS COMMITTEE REPORT

The *Re-Imagining Places of Faith Workshop* took place on June 1, 2019 at the Spire (formerly Sydenham Street United Church) in Kingston. It represented a joint effort between the FHF, which helped secure funding through the City of Kingston Heritage Fund, and the Spire. The purpose was to engage both a wide variety of church and secular groups in a “think tank” concerning the future of disused and financially failing religious buildings. We were there to share, discuss and develop creative solutions to saving the many beautiful and often, heritage-rich, buildings in which we have traditionally worshipped.

Over a year in the planning, this project took a great number of man-hours in terms of meetings, advertising, communications and administration. Bruce Hutchinson of the Spire and myself Karen Pagratis, co-chaired the organizing committee. Our Executive Director, Penny Sharman, contributed greatly by keeping minutes and the many detailed mailings and registrations straight.

Along with a variety of speakers, including a representative of the National Trust for Canada, we provided an interactive opportunity for our 100 plus participants to attend two break-out sessions. It was a full and educational day that was well received by its participants, who agreed that it was a very well-organized event.

Respectfully submitted, Karen Pagratis

PROGRAMME REPORT

January 22 – A talk by Graeme Watson about the Murney Tower was cancelled due to frozen pipes at the RCHA building resulting from extremely cold weather. Members were invited later to the same presentation sponsored by the Kingston Historical Society

February – 10 day, LPAT hearing for Homestead - included several FHF members acting as Participants

March 19 - Talk by Craig Sims on renovations in the 1840's Dundurn Castle, Hamilton

April 23 - Tour and Talk at the Museum of Health Care at Kingston

April 28 - Installation of plaque at St. Mark's in Barriefield which honoured the Church's 175th anniversary, the dry-stone wall festival in 2018 and the Foundation's 45th birthday.

May 28 - Annual General Meeting – speakers Helen Finley & Ron Tasker

June 1 - Re-Imagining Places of Faith workshop, full day workshop looking at potential re-use of heritage churches across the Eastern Ontario region

July 16 - Tour and talk by Heather Home of Queen's University Archives

Aug. 7 - Tour of the House of Falconer & the John Demille House in Prince Edward County

September 23 – Talk by Toon Dreessen, Ottawa architect, and former president of the OAA, who spoke to ‘Managing the Missing Middle: A Path to Sustainability and Affordability’

October 26 - Tour of Schools Museum, Barriefield, and walking tour of Barriefield

November 19 – Annual awards program at Renaissance Event Venue

Dec. 10 - Holiday Social for the FHF Membership, RCHA building, 193 Ontario Street

Respectfully Submitted, Shirley Bailey

NOMINATIONS REPORT

The Nominations Committee was comprised of Edward Grenda, Malcolm Norwood and Karen Pagratis.

In accordance with the Foundation's Constitution, members of the Board of Directors "shall be elected by members at the annual meeting of the Corporation." Terms of office "shall be for three years" and upon completing his or her term each "shall be eligible for re-election."

The By-Laws of the Foundation further provide that "the Board shall have the power to fill any vacancy in office occurring between annual meetings of the Corporation."

The Frontenac Heritage Foundation maintains a staggered series of terms for members of the Board of Directors. Regrettably, Edward Grenda, Karen Pagratis and Paul Allison resigned from the board in the past year. The remaining Directors' status being as follows:

TERMS ENDING IN 2020

Malcolm Norwood

Gus Panageotopoulos

TERMS ENDING IN 2021

Floyd Patterson

TERMS ENDING IN 2022

Ron Tasker

Shirley Bailey

APPOINTED SINCE THE 2019 AGM

Kristine Hebert

Kurt Khan

Jacki McCabe

All members of the current Board have indicated a willingness to continue to serve, except for Malcolm Norwood, who, regrettably, will be stepping down at the end of his term. The Nomination Committee recommends the following candidates for election and re-election: Gus Panageotopoulos, Kristine Hebert, Kurt Khan, and Jacki McCabe.

Our by-laws provide that the Board may be composed of up to twelve (12) Directors. There are currently 3 returning Board Members, 1 proposed for re-election and 2 nominations for election. We would also welcome additional nominations from the floor at this year's AGM.

Respectfully submitted on behalf of the Nominations Committee, M. Norwood

COALITION OF KINGSTON COMMUNITIES REPORT

The Frontenac Heritage Foundation is one of the founding members of the Coalition of Kingston Communities whose mission is to serve as “An umbrella organization of community groups working to make the City of Kingston accountable and transparent.”

As the FHF representative and former Coalition vice-chair, I helped draft the annual “Report Card” which the Coalition produced in assessing the City’s efforts in transparency, particularly as it concerned heritage matters. I also helped organize the public “Meet the Municipal Candidate” events that took place across Kingston prior to the last municipal election in 2018. As a follow-up to those town halls, the members of the Coalition Board then met with each of the newly elected Councillors in early 2019 to hear their views, particularly on municipal development and to present our concerns to them as the new Council.

Due to time constraints, I needed to reduce my commitments and stepped down from the Coalition in August of 2019. Our FHF president, Shirley Bailey now acts as our representative on the Coalition Board.

Respectfully submitted, Karen Pagratis

WATCH COMMITTEE REPORT

The Foundation provided input to the City of Kingston on a number of properties, including the Central Library and the Bishop’s House renovations, the 47 Wellington Street application, 142 Albert Street Queen’s student residence proposal, and the dry-stone wall at the Gore Road Library.

Respectfully submitted, Shirley Bailey

AWARDS COMMITTEE REPORT

Held in November, the Heritage Awards program for 2019 was carried forward by a committee, composed of Kristine Hebert, Malcolm Norwood, Shirley Bailey, Penny Sharman and myself, Karen Pagratis as chair. For the first time in a long time, Paul Christianson, former Awards Chair, was not available to take sole charge of this time and labour intensive responsibility.

Our Heritage Awards evening once again recognized the significant accomplishments of owners, designers and contractors who have been responsible for the restoration of historic buildings in Kingston and the surrounding environs. The value to heritage of their efforts is often incalculable and perhaps can only be truly assessed by future generations who will benefit from the ongoing existence of built heritage in their lives.

Many Certificates of Appreciation and Certificates of Commendation were given out for Elizabeth Cottage, Cluny Coach House, Milton Cemetery Vault, Jones Falls Pedestrian Bridge, 45 King St., 74 Gore St. and Ham House in Bath.

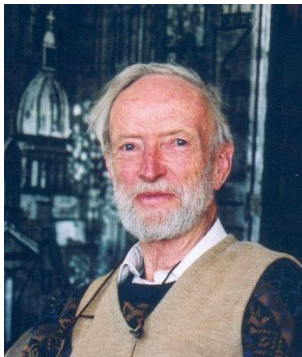
We also presented the Margaret Angus Award for outstanding and ongoing heritage work to Wilfred Sorenson. Wilfred's contributions to heritage are many and varied. Once dubbed "Kingston's renovation architect", he is also a man of many skills and visions and in more recent times, an inventor, who has dedicated himself to solar water heating systems.

Each year we all look forward to these awards and we are proud to recognize the heritage contributions made by many members in our larger community. This past year was no exception, and we are already casting an eye toward possible contenders for 2020.

Respectfully submitted, Karen Pagratis

Margaret Angus Award Recipient for 2020

Wilfred Sorenson



Born in Denmark, Wilfred Sorenson has been a resident of Kingston since 1941. Having graduated from McGill's School of Architecture, he maintained a private practice for 35 years. During this time, he either worked with, or helped train, some of Kingston's most renowned architects like Lily Inglis and Bruce Downey.

One of the early examples of Wilfred Sorensen's design work is the church hall of Glenburnie. To quote the website of Kingston City Hall: "The former Glenburnie Methodist Church is a good example of a mid-19th century limestone church, built in 1857, with a well-designed modernist hall addition, built in 1956-57. The property is associated with the history of the Methodist church in the area, and with well-known local architect Wilfred Sorensen, who designed the addition. The building's architecture makes it a landmark on Unity Road."

Wilf has enjoyed a long and illustrious career. In 1965 he designed a large addition to the north side of the former S & R Building, along Ontario St. During that decade he also designed a truly innovative and ingenious way to repair and secure large stained-glass windows. Chalmers United Church on Barrie St. largely owes the continued magnificence of their stained glass to this man.

The Town of Napanee also owes this man a debt of gratitude as he was the architect responsible for the renovation of the lovely Napanee Town Hall. In addition, the old County Jail in Napanee which had been used as the town police lockup until 1974 was due for a make-over. That year Wilf Sorensen, Kingston's "renovation architect", oversaw the transformation of the jail to a County Museum and Archives which opened in 1976.

Perhaps the project for which he is best known is the redesign of the central library downtown. A new brick building for the central branch of the Kingston Frontenac Public Library was constructed in 1976-78. It is connected to the former Bishop's House. The Bishop's House (or Parish House) at the corner of Johnson and Bagot streets was originally built in the early 1800's. Extensions that had been built onto the original house were demolished in 1972, but the shell of the original building remained and was acquired by the City of Kingston. The mansard roof, original entrance and windows were restored, and the Bishop's House was incorporated into the new library design by architects Lily Inglis and Wilfred Sorensen. The library branch opened in the current facility in 1978.

The French Catholic Church, L'Eglise de St. Francois on Frontenac St. is a building of which Wilfred is particularly proud. Due to the narrowness of the available plot of land, the design was both structurally and spatially challenging

The former Victoria & Gray building on the corner of Brock and Wellington Streets originally designed by George Brown was also a bit of a challenge. Two out of three of the stone columns had been removed probably in the 1930's in order to install large store front glass. Wilfred's design restored the missing columns. There is a stone inscription on the building near the corner crediting both George Brown and Wilfred Sorensen.

A man of many skills and visions, Wilf is also an inventor and in recent years has dedicated himself to solar water heating systems. Specifically, he is the founder and president of Bubble Action Pumps Ltd., which is a non-electric, self-controlling pump for downward transport of heat.

As both an architect and supporter of heritage, and now as an Eco-warrior, the Frontenac Heritage Foundation is proud to recognize and applaud Wilfred Sorensen's lifetime of achievement.

TREASURER'S REPORT

On behalf of the Board of Directors, I am pleased to say that the auditors prepared the Financial Statement expeditiously this year and finalized the materials by the end of February. Thank you to Withey Addison. Below is the summary of those audited financial statements for the year ended December 31, 2019.

Statement of Financial Position

The statement of financial position shows total assets of \$571,135 which is made up of current assets of \$59,335, investments in Guaranteed Investment Certificates (GIC) of \$208,184 and rental property stated at its appraised Value in 2001 when it was acquired of \$303,616. The liabilities total \$20,608 which leaves equity of \$550,527.

Statement of Revenue and Expenditures

Revenues remain comparable to the previous year totalling \$114,102, which includes memberships and donations of \$20,193 and rental revenue of \$76,695. Donations of \$4,980 were received for the Capitol/Homestead appeals.

Expenditures increased this year because the Foundation was the only party at a Local Planning Appeal Tribunal hearing opposing the City and Homestead, and in addition, there was a Divisional Court challenge on the Capitol file. In total, these legal challenges cost \$127,529. The board decided to cash a GIC in order to cover the cost of the Homestead appeal. The Foundation has a remaining \$208,184 in GICs.

Repairs on 62-66 Brock Street totalled \$19,370, including new air conditioning for Kingston Olive Oil and Apt. 3 units, and a down payment for new flooring at 62 Brock Street.

This results in an unusual excess of expenditures over revenue (loss) of \$92,881, with year end fund balances of \$550,527.

Respectfully submitted, Shirley Bailey, Interim Treasurer

FRONTENAC HERITAGE FOUNDATION
Minutes of the 47th Annual General Meeting
Tuesday, May 28, 2019
193 Ontario Street, RCHA Building – 3rd Floor

Present: Shirley Bailey (President), Edward Grenda (Secretary), Malcolm Norwood, Karen Pagratis, Ron Tasker.

Regrets: Gus Panageotopoulos (Vice President), Paul Allison, Paul Christianson, Floyd Patterson

Staff: Penny Sharman

Also, Present: See attached sign in sheet

1. WELCOME AND INTRODUCTIONS

The President welcomed those present and introduced the members of the board.

2. MINUTES OF THE 46TH ANNUAL GENERAL MEETING

Moved by: Edward Grenda Seconded by: John Grenville

THAT the minutes of the 46th Annual General Meeting of the Frontenac Heritage Foundation held on June 6, 2018 be approved.

Carried

3. PRESIDENT'S REPORT

2018 was the year of the Capitol hearing and preparing for the Homestead hearing of the Local Planning Appeal Tribunal.

Capitol Development Proposal:

The ten-day hearing on the Capitol development project proposed at 223 Princess Street started on March 26, 2018. The application was opposed by the Foundation and Annette Burfoot, Sammi King and Vicki Schmolka. Donnelly Law acted as our lawyer, and four witnesses called by our side: Dennis Jacobs, land use planner, David Cumming, heritage planner, Anne McIlroy, urban designer, and Bruce Downey, architect.

The participants' statements were organized, fundraising options were reviewed, and organized. Silent auctions at events in 2017 were organized, and direct requests for donation happened through 2017 and 2018. Members were very generous with their time and money, and many took part as participants at the hearing. Lawyer David Donnelly said in his closing remarks that it was the first time that two former mayors spoke out against the project.

The Foundation's board felt it was critical to protect the longstanding heritage-zoned area in the city core. The Chair, David Lanthier, took detailed notes, and asked many pertinent questions throughout the hearing.

On November 9, 2018, the Local Planning Appeal Tribunal (LPAT) rendered a detailed decision which was a resounding 'No' to the proposed project. The 69-page decision was articulate and well thought out. One of the many statements was that the proposal with height in excess of the as-of-right zoning would fundamentally change the downtown.

Soon after the LPAT decision was released, the developer informed our lawyer that they planned to contest the decision based on two sections of the LPAT Act. In one, they argue that there is an error in law, and in the second, they ask the Tribunal to set aside its decision; in both cases, if the decision goes against the parties, it means a new hearing would need to be heard. To respond to these involved the preparation of detailed affidavits. On May 2, 2019, our lawyer presented our case to the Superior Court in Ottawa. No decision has been made as of the date of the preparation of this report.

The Foundation endorsed the allocation of \$5,000 each year for three years to fight the Capitol project. The other three appellants did extensive fundraising to raise their share of the costs of the hearing, which exceeded \$100,000.

Homestead Holdings Development Proposal:

The Homestead Holdings development proposal went through a complicated process which involved three iterations of the development proposal:

1. In November 2015 submission for two twenty storey buildings, with a total of 380 units, and one building would have a four storey podium and the second would have a 7 storey podium. There was a public meeting in February 2016 where many people opposed the development. The Foundation objected as well.
2. In May 2017, a revised submission was submitted for a 17 and 19 storey development, each with a five storey podium, with a total of 400 units. Shortly after, Homestead appealed to the LPAT because the city had not processed the application within the time limits set out in the Planning Act. A second non-statutory public meeting was held in August 2017 where community benefits were discussed.
3. In November 2017, the first pre-hearing was held. Three groups asked to be parties to the hearing, including the Liquor Control Board, the Frontenac Heritage Foundation, and Building Kingston's Future (Burfoot, King & Schmolka).
4. In December 2017, the City held an In-camera session to discuss the matter, and an Information Report followed. It appeared at the time that the matter would go to a hearing based on the 17 and 19 storey development proposal.
5. In January 2018, the City brought the former planner for Vancouver, Brent Toderian to talk to Council in a town hall meeting about tall buildings in Kingston.
6. In February 2018, a second pre-hearing was held, and the issues by the objectors were finalized.
7. In August 2018, another In-camera discussion was held, and Council voted 9-4 to support the development. No other information was reported out.

8. On September 4, 2018 Minutes of Settlement were signed by city officials and Homestead.
9. On September 18, 2018, an Information Report by staff was provided to Council, in which it was indicated that the Minutes of Settlement would be provided to the parties involved in the appeal and to the public via the City Clerk. The report supported a 19 storey development with a five storey podium, and a 23 storey development with a 5 and 7 storey podium. A total of 348 units were proposed. A community benefit of \$300,000 was to go towards the lease on a 241 sq m space to be used as a municipal art gallery.

This is all background to the September 25, 2018 board meeting when the FHF board met to discuss the matter. The Tribunal had been informed that Building Kingston's Future intended to withdraw as a party, and at the time the LCBO was continuing as a party. Donnelly Law had offered their services for a capped fee of \$42,500 to act as our legal counsel. Given our experience on the Capitol project, the FHF board knew that the total cost for the hearing would be approximately \$100,000; it was acknowledged that the Foundation's savings would be depleted in order to take on this appeal, and motions were passed accordingly to support the appeal.

Four key objections were:

- The development application was contrary to S. 10A of the Official Plan
- The development application contravened provisions of the Official Plan with respect to community benefits
- The development application was premature in approved two towers in advance of Tall Building Guidelines being enacted, and
- The Foundation had concerns about approving a major development application during a lame duck period leading up to the municipal election.

After the vote by the FHF board, work started in earnest to retain land use planning, heritage, urban design and architectural experts. This effort continued in preparation of the hearing, which was scheduled for ten days, starting on February 4, 2019.

Other highlights for 2018 include the following:

- Completion of one City of Kingston Heritage Grant application for Dorothy Farr's book, House Beautiful, a wonderful book about terracotta tiles across in the city
- A Commemoration Committee met several times to discuss how donations should be used to honour the lives of important individuals, and also to develop a plaque to honour the 175th birthday of St. Mark's Church in Barriefield, the 2017 dry stone wall reconstruction project, and the Foundation's 45th birthday
- Signing another CKHF project grant application to help support a one-day workshop called "Re-imagining Places of Faith" to be held at the Spire
- Monitoring major development applications and other planning studies across the Kingston region which are underway
- In terms of major expenditures, the Board endorsed a donation of \$5,000 each year for three years to fight the Capitol development project

- Penny Sharman, our Executive Director has proven to be a wonderfully supportive staff person for the Foundation.
- Gillian Moss has continued in her role as accountant for the Foundation, and we are very grateful for her assistance.
- We continue to be active on social media with a public Facebook page, a twitter account and an Instagram account
- I want to acknowledge the ongoing support by Helen Finley, Edward Grenda and Don Taylor in their volunteer work over several years on the Heritage Properties Working Group. They research information on properties, and this material is advanced to the Heritage Kingston Committee.
- I wish to acknowledge the work of Peter Gower, a member of the Foundation, who is currently Chair of the Heritage Kingston (municipal heritage) Committee.
- Lastly, on behalf of the board, thank you to our members who have supported the two hearings, the many events that are scheduled through the year, and the various issues that have arisen during the time frame.

Moved by: Malcolm Norwood, Seconded by: John Grenville

THAT the President's report be approved

Carried

4. COMMITTEE REPORTS

Foundations – Floyd Patterson

Foundations is sent to you, to Thank You for maintaining your support of Frontenac Heritage Foundation, and to recognize the interest you take in wanting to expand your knowledge about the places we call home, and the special feeling of the neighbourhoods that has created. Articles in Foundations often revisit the historic character, architecture, and beautification that make neighbourhoods special. The entire demographic variety of a region offers an array of neighbourhoods and cultural differences that make entertaining reading both about urban and rural interest. Historic individuals, events, nation founding, notable world affairs and attacks on freedom and human rights, and triumphant change in the local community and in private endeavour all may contribute to the appeal of FOUNDATIONS.

Membership-Shirley Bailey

We continue to grow. Because of the campaign in 2017 to generate donations for the OMB appeal on the Capitol Development project, we welcomed several new members. We have worked hard to keep our membership informed and engaged with regular updates along with adopting a Communications Strategy to increase our profile in the community, particularly on social media. We believe it paid off since the majority of those new members, along with most of our long-standing members, renewed their membership for 2018.

We have also been actively recruiting new members with the distribution of our new Membership pamphlet, becoming a corporate sponsor for the Seniors Association Kingston Region and word of mouth.

We now have 150 members on our membership list and 100 of those have renewed for 2019.

Property Report – Ron Tasker

Leases were renewed early in the year, and board members arranged discussions with property management firms to determine if a firm could be retained. Frontenac Property Management agreed to take on the building subject to a number of criteria being met, which the board proceeded to do (roof repair, separation of utilities between 66 and 68 Brock) Over the course of the year, repairs were undertaken, including new air conditioning for 68 Brock and a roof repair for 64 Brock).

Efforts were ongoing to gather quotes and have installed new air conditioning for 62 Brock. Also, the City conducted a program dealing with backflow preventers on drinking water supplies. The surveys were completed which recommended installation of these cross-connection control valves (backflow preventers), and now the commercial units comply with the relevant city by-law.

Concerns were expressed about the sad condition of the façade of our building and this needs to be remedied.

Coalition of Kingston Communities-Karen Pagratis

The Frontenac Heritage Foundation has been a participating associate with the Coalition of Kingston Communities since the Coalition's inception some four years ago. The Coalition is an umbrella organization of community groups, dedicated to improving the processes of civic engagement, and accountability of City Council and City Staff, in order to further the wellbeing of Kingston. All residents of Kingston are welcome to participate in Coalition meetings. I have acted as liaison as a Board member of the FHF and the Coalition where I have also sat as Co-chair for the past two years.

Since November 2015, the Coalition has been a 'clearing house' of concerns on process issues, enabling community groups to exchange information and keep each other informed. It has produced a Planning Brief and commented on the City's progress on issues of transparency and accountability, made several delegations to Council and the Planning Committee on matters of process, have met with the Mayor, and appeared in the media. It is important to note that the Coalition has been very supportive of the FHF in our mandate to preserve built heritage, with several Coalition members speaking as parties to both last year's OMB and this year's LPAT hearings on the proposed buildings on Princess St. and Queen St.

This past year has been a particularly busy one for the Coalition due to its interest in and involvement with the municipal election. In April of 2018, the Coalition sponsored a meeting with special guest, political scientist Jonathan Rose, on the theme, "Do Municipal Elections Matter?" From September to October it organized 13 public All Candidates Meetings across the city prior to the municipal election. Over 1000 people and 33 candidates attended. Coalition Board members paid for the sound equipment and rental of venues out of our own pockets and then managed to be

reimbursed by "passing the hat" at these meetings. It was a massive and very successful undertaking.

After the municipal election, in November of 2018, the Coalition held a public meeting featuring two former Ottawa councillors, entitled "Keeping the City Accountable". This was followed over the next few months by a series of individual meetings with each of the newly elected councillors, including the mayor, and Coalition Board members. The purpose of these meetings was both to enlighten and establish open communications.

There is a clear alignment of interests between built heritage and those of pursuing open and accountable municipal transactions. The Coalition continues to meet, both as a Board and in public meetings to further its goals of municipal transparency within our community.

Watch Committee – Shirley Bailey

A number of individual properties were monitored for activity over the year, including:

- 488 Division Street where a log outbuilding was removed illegally
- the chimney at the Pump House Steam Museum was in need of repointing
- the house on the northeast corner of Johnson and Bagot Streets, which was just outside the Old Sydenham Heritage District, and was not listed or designated was in very poor condition and was reported to the City
- 9 North Street appeared to be under construction or renovation
- Frankie Pestos building at 167 Ontario Street showed deterioration in its pointing on the foundation

Monitoring of a number of ongoing development applications continued throughout the year, including a development application for the Tannery Site, a development on the Rideau Marina site, and a development for a 20-storey development at 55 Ontario Street (Marine Museum). Comments were provided on the IN8 Williamsville project to the effect that the Carnovsky Bakery should be protected. Comments were also provided on the North King's Town Secondary Plan during the year. Comments were also provided on the City's Official Plan update. The Wolfe Island and Ferry Dock Improvement Environmental Assessment was reviewed, and comments objecting to the demolition of the Lily Inglis-designed ferry terminal. No information was received about the Outer Station proposal to move the station to another location.

A tour for the Board was organized of the Thomas Burrowes house, which was on the market at the time, and deserving of heritage protection. Subsequent meetings were held with Parks Canada regarding possible federal designation of the property.

In Loyalist Township, 58 properties were reviewed for possible listing on the municipal register, and about half of the owners asked to have their properties removed from the list. The Jephtha Hawley house was a notable property which was recommended for listing under the heritage legislation. In May 2018, the budget for heritage staff was increased, and Township Council was commended for that commitment. Board members also monitored the ongoing situation with the Layer Cake Hall, a case which has been before the courts for two years.

In the Town of Gananoque, the Blinkbonnie Inn was delisted. It was reported the Macdonald-Stone Foundation had given up its effort to save the building after the Gananoque Council refused to designate the building. (Heritage designation would protect it from demolition.) The board monitored the controversy about the proposed addition to the Town Hall.

Awards-Paul Christianson

Since 1982, the Frontenac Heritage Foundation (FHF) has been actively encouraging the preservation and retention of our local built structures by providing heritage conservation awards to owners, designers and builders. Many significant buildings and some lesser-known projects within the boundaries of Kingston, the County of Frontenac, Loyalist Township, Gananoque, and Leeds and the Thousand Islands Township have been recognized in this fashion over the past 36 years.

Each year, aided by interested FHF members, the Awards Committee reviews nominated restorations, renovations and repairs to heritage sites with the intent of identifying those that it considers worthy of recognition. "Certificates of Commendation" are prepared and presented to the property owners or initiators who are primarily responsible for the concept, implementation and financing of the conservation effort. "Certificates of Appreciation" are presented to those designers, consultants, and builders who have applied their time and skills in conserving the selected buildings.

The Committee considers a variety of criteria including architectural design and the physical value of a structure; whether it is a rare or unique example of a style or type of construction; and whether it exhibits a high degree of craftsmanship. Associations with historical events and people are considered, as are the contextual value of the structure and its contribution to defining, maintaining or supporting the historic character of an area. At the end of this brochure, we include the names and contact information for those designers, consultants, and builders awarded tonight.

We thank members of the municipal heritage committees in these communities for their dedicated work in helping to conserve built heritage. They have often shared expert information and valuable ideas about sympathetic repairs.

Margaret Angus Award for Heritage Conservation

The ethic of heritage conservation now shared in the greater Kingston area sprang largely out of the work undertaken by Dr. Margaret Sharp Angus on behalf of the heritage movement over a period of more than six decades. An unparalleled champion of history and culture, she spearheaded countless architectural heritage initiatives, began the heritage clothing collection at the Agnes Etherington Art Centre and documented exhaustively local heritage.

The Margaret Angus Award for heritage conservation was created to recognize these outstanding accomplishments. It also serves to commend local citizens who maintain pride in our heritage in a manner that she wished to instill. Dr. Angus was the first

recipient of this award, which was presented on December 9, 2007. Dr. Angus passed away on February 15, 2008.

Margaret Angus Award Recipient for 2018

R. Bruce Downey

Bruce Downey has long practiced as an architect with a strong interest in heritage structures and as a volunteer in Kingston. After receiving his Bachelor of Architecture from Carleton University in 1976, he traveled extensively on bicycle through Europe from Britain to Greece, deepening his understanding of the roots of Canadian heritage buildings. After practicing on his own for two years, he served as a partner in Inglis & Downey Architects Incorporated in 1983-2003 and in Hughes Downey Architects from 2003 to the present. As part of his professional accreditation, he is a member and fellow of the Royal Architectural Institute of Canada, a member of the Ontario Association of Architects, and a member of the St. Lawrence Valley Society of Architects.

Bruce Downey has worked on a variety of buildings and places—old and new, public, private, and commercial. He has created a lasting legacy in Kingston, receiving many awards for the conservation of heritage buildings. These include awards for the “Renovation and Adaptive Reuse of Buildings” in the mid-1980s with Lilly Inglis, including the transformation of 24 Sydenham Street into the Hochelaga Inn and of 22 William Street into the Frontenac Club Daycare, and awards for “Design Excellence” for the conservation of 1695 Collegeway, Mississauga, ON, and its conversion into the Glen Erin Inn. They continue on to recent years, when the Frontenac Heritage Foundation has given Bruce the following seven Certificates of Appreciation as the architect on projects: 364 College Street, Kingston in 2003; the Hotel Dieu Hospital Old Front Entrance Restoration, Kingston in 2005; four townhouses at 232, 234, 236, and 238 Rideau Street, Kingston in 2006; the Prince George Hotel, Kingston in 2009; both 2493 Highway 2, the McIntyre-McFadden House, and 82-84 Brock Street, Kingston in 2013; and 85 King Street East, Kingston in 2018. He has also received Livable City Design Awards from the City of Kingston for the Springer Market Square in 2011 and the McIntyre-McFadden House in 2014. Bruce's work over the years shows a commendable respect for a wide variety of styles and materials of heritage architecture and the professional skill needed to conserve the work and the spirit of the past while fitting old buildings to the needs of the present day.

In addition, Bruce has graciously volunteered his expertise and experience as an architect to the public in a wide variety of settings. From 1983-89, he served on the Cause Committee of the OAA, sometimes as Chair and also as a member, to carry out nine studies across Ontario for the cities of Bradford, Brampton, Elliot Lake, Greeley, Lakefield, Niagara Falls, Oshawa, Parry Sound, and Weston. For over ten years, he acted as an advisor and instructor for the Construction Internship Programme of the Limestone District School Board, helping High School students understand the development of residential design and construction. For over thirty years, he has served on the Kingston Local

Architecture Conservation Advisory Committee and its successor, the Kingston Heritage Committee as an active Committee Member and as the Vice-Chair.

As a working architect with a strong knowledge of styles, construction, and materials, he has helped to improve many submissions for work on heritage buildings in innumerable ways. As an inveterate volunteer, Bruce received an Achievement Award for Volunteer Excellence from the Province of Ontario in 2005.

The Frontenac Heritage Foundation is proud to recognize the contributions of R. Bruce Downey by presenting him with the Margaret Angus Award for a lifetime of outstanding achievement in support of heritage.

Heritage Award

Frontenac Heritage Foundation

85 King Street East, Kingston	
	Certificates of Commendation
Owner	Stephen Sorensen
	Certificates of Appreciation
Architect	Bruce Downey Hughes Downey Architects 230 Rideau Street Kingston, ON K7K 3A4 (613) 544-9183 bruce@hughesdowney.ca
Contractor	Mark Peabody, Custom Builder (613) 547-6876 peabody@kingston.net
Roofing	Roof Tile Management
Stonework	

St. Mark's Anglican Church	
	Certificate of Commendation

Owner	St Mark's Anglican Church 268 Main Street Kingston, ON K7K 6W4 (613) 548-3386
	Certificates of Appreciation
Consultants on Masonry Repairs	WSP Canada Group
Stonework	A. Santin, Masonry Contractor 1159 Clyde Court Kingston, ON K7P 2E4 (613) 389-3583
Funding Grants	Pittsburg Community Benefit Fund

77-79 Gore Street	
	Certificate of Commendation
Owner	BPE Development 141 Hickson Avenue Kingston, ON K7K 2N7 (613) 507-9090 info@thesanctuarykingston.ca
	Certificates of Appreciation
Architects	
Contractor	

The Spire: Sydenham United Church	
	Certificate of Commendation
Owner	The Spire: Sydenham United Church Sydenham Street Kingston, ON
	Certificates of Appreciation
Architect	Bruce Downey, Hughes Downey Architects 230 Rideau Street Kingston, ON K7K 3A4 (613) 544-9183 bruce@hughesdowney.ca
Contractor	The Anglin Group

Moved by: Helen Finley Seconded by: Sue Bazley
 THAT the FHF 2017-2018 Committee Reports be approved.

5. NOMINATIONS COMMITTEE

The Nominations Committee is comprised of Edward Grenda, Malcolm Norwood and Karen Pagratis.

In accordance with the Foundation's constitution, members of the Board of Directors "shall be elected by members at the annual meeting of the Corporation." Terms of office "shall be for three years" and upon completing his or her term each "shall be eligible for re-election."

The By-Laws of the Foundation further provide that "the Board shall have the power to fill any vacancy in office occurring between annual meetings of the Corporation."

The Frontenac Heritage Foundation maintains a staggered series of terms for members of the Board of Directors, with the status being as follows:

TERMS ENDING IN 2019:

Ron Tasker
Paul Christianson
Karen Pagratis
Shirley Bailey

TERMS ENDING IN 2021:

Edward Grenda
Floyd Patterson
Paul Allison

TERMS ENDING IN 2020:

Malcolm Norwood
Gus Panageotopoulos

Appointed Since the 2018 AGM:

N/A

All members of the current Board have indicated a willingness to continue to serve, except for Paul Christianson, who, regrettably, will be stepping down at the end of his term.

The Nomination Committee recommends the following candidates for election and re-election: Shirley Bailey, Karen Pagratis, and Ron Tasker.

Our by-laws provide that the Board may be composed of up to twelve (12) Directors. There are currently 5 returning Board Members, and 3 proposed for re-election. We would welcome additional nominations from the floor at this year's AGM.

Moved by: Malcolm Norwood

Seconded by: Don Taylor

THAT renewal of terms for Ron Tasker, Karen Pagratis and Shirley Bailey be approved

6. TREASURER'S REPORT

The President, who is also acting as Interim Treasurer, explained that audited financial statements were not available and therefore would have to be approved at a later date. At this time, she requested approval for the Treasurer's report.

Moved by: Ron Tasker

Seconded by: Peter Gower

THAT the Treasurer's report be approved.

Carried

7. APPROVAL OF ALL ACTION, APPOINTMENTS & MOTIONS

Moved by: John Grenville Seconded by: Robert Cardwell

THAT all actions, appointments and motions by the Frontenac Heritage Foundation Board of Directors since the previous Annual General Meeting held on June 6, 2018 be approved

Carried

8. OTHER BUSINESS

David Shurtleff advised that it has been the practice to pass a motion at the AGM to appoint an auditor for the upcoming year. The President explained that the board had not had an opportunity to discuss which audit firm would be appointed. Therefore, a motion was passed giving the board authority to appoint an auditor.

Moved by: David Shurtleff Seconded by: Edward Grenda

THAT the board be authorized to appoint an auditor for the upcoming year.

Carried

9. ADJOURNMENT

The business portion of the meeting was adjourned at 7:30