



City of Kingston  
Kingston Heritage Properties Committee  
Agenda

Wednesday, October 16, 2024

9:30 a.m.

Hosted in a virtual, electronic format

**Committee Composition**

Councillor Glenn, Chair  
Councillor Oosterhof  
Jennifer Demitor  
Peter Gower  
Gunnar Heissler  
Alexander Legnini  
Jane McFarlane  
Daniel Rose  
Ann Stevens

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or [isullivan@cityofkingston.ca](mailto:isullivan@cityofkingston.ca)

Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

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Pages

1. **Please Note: this meeting will be held via Zoom due to ongoing technology upgrades in the Council Chamber.**
2. **Call to Order**
3. **Approval of the Agenda**
4. **Confirmation of Minutes**  
**That the minutes of Kingston Heritage Properties Committee Meeting Number 10-2024, held Wednesday, September 18, 2024, be approved.**
5. **Disclosure of Pecuniary Interest**
6. **Delegations**
7. **Briefings**
8. **Business**

1. **Pre-Consultation**
2. **Policy Development and Implementation**
3. **Stream Two Permits - Approval through Delegated Authority**

1. Application for Ontario Act Approval - 3722 Highway 2

4

The Report of the Commissioner of Community Services (HP-24-040) is attached.

Recommendation:

**That** the application on the property at 3722 Highway 2 be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number P18-087-2024), which was deemed complete on September 10, 2024, with said alteration to include the installation of new metal roofing; and

**That** the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-24-040.

4. **Stream Three Permits - Approval Through Council Authority**

1. Amendment to Designation under the Ontario Heritage Act - Rockwood Estate

24

The Report of the Commissioner of Community Services (HP-24-041) is attached.

Recommendation:

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

**That** Council direct staff to serve a Notice of Proposed Amendment for the properties located at 8 Estate Lane; 8, 14 & 17 Gable Lane; 15 Leahurst Lane; 25, 38, 46 & 51 Heakes Lane; 18 & 24 Penrose Lane; 18, 36, 42 & 46 Lakewatch Lane; 11, 23 & 43 Beechgrove Lane; and 730 & 752 King Street West, pursuant to Section 30.1 of the Ontario Heritage Act, attached as Exhibit C to Report Number HP-24-041; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Proposed Amendment, the Designation By-Law for the former Rockwood Asylum, attached as Exhibit D to Report Number HP-24-041, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 30.1 of the Act.

**5. Notice of Intention to Designate under the Ontario Heritage Act**

1. Notice of Intention to Designate - 2973 Orser Road

61

**Note:** this property was deferred at the September 18, 2024 meeting of the Kingston Heritage Properties Committee.

(HP-24-039)

Recommendation:

**That** the Kingston Heritage Properties Committee recommend to Council:

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 2973 Orser Road, known as the Orser Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-039; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2973 Orser Road, known as the Orser Farmstead, attached as Exhibit I to Report Number HP-24-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act

**6. Working Groups**

**7. Permit Approvals / Status Updates**

1. October 2024

66

**9. Motions**

**10. Notices of Motion**

**11. Other Business**

**12. Correspondence**

**13. Date of Next Meeting**

The next meeting of the Kingston Heritage Properties Committee is scheduled for Wednesday, November 20, 2024 at 9:30 a.m.

**14. Adjournment**



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-24-040**

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**To:** Chair and Members of Kingston Heritage Properties Committee  
**From:** Jennifer Campbell, Commissioner, Community Services  
**Resource Staff:** Kevin Gibbs, Director, Heritage Services  
**Date of Meeting:** October 16, 2024  
**Subject:** Application for Ontario Heritage Act Approval  
**Address:** 3722 Highway 2 (P18-001)  
**File Number:** P18-087-2024

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property is located on the north side of Highway 2, east of Joyceville Road. The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act*.

An application under Section 33 of the *Ontario Heritage Act* (P18-087-2024) has been submitted to request approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing known as their Ameri-Cana panel, in their "Jet Black" tone. Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this option and is open to this suggestion. Pictures of the building and brochures from Ideal Roofing are included with the submission.

This application was deemed complete on September 10, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter under Section 33(7). This timeframe will expire on December 9, 2024.

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Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions found in Exhibit A appended to this report.

**Recommendation:**

**That** the application on the property at 3722 Highway 2 be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number P18-087-2024), which was deemed complete on September 10, 2024, with said alteration to include the installation of new metal roofing; and

**That** the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-24-040.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,  
Commissioner, Community  
Services**

p.p. ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property is located on the north side of Highway 2, east of Joyceville Road, and just west of the County of Leeds and Thousand Islands (see Exhibit B – Context Map). The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act* (Exhibit C – Designation By-Law).

The property owner has submitted an application under Section 33 of the *Ontario Heritage Act* (P18-087-2024) to request approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing, known as their Ameri-Can panel, in their "Jet Black" tone.

Pictures of the building and brochures from Ideal Roofing are included with the submission (Exhibit D – Concept Plans). Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this suggestion and any related cost implications.

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

This application was deemed complete on September 10, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on December 9, 2024.

**Reasons for Designation/Cultural Heritage Value**

The subject property, known as the Wallis Fairman House, was designated under Part IV of the *Ontario Heritage Act* on January 23, 1984, through By-Law Number 3-84. The by-law includes the following:

"This house is a large two and one-half storey residence, rectangular in plan with rear wing (original). ... The medium pitched end gabled roof has return eaves and a single brick chimney at the east and west gable peaks."

The Designation By-Law has been included as Exhibit C.

**Cultural Heritage Analysis****Applicable Local Policies/Guidelines**

Section 33 of the *Ontario Heritage Act* requires owners of Part IV designated properties to apply to Council if they wish to undertake an alteration (or new construction) that "is likely to affect the

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property's heritage attributes." While the roof profile ("medium pitched end gabled") is not changing, the introduction of a new form of roofing (from asphalt to metal) could affect the appearance of the property and detract from the prominence of the heritage attributes.

The proposed works should be undertaken in accordance with good conservation practices such as Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada' and the 'Ontario Heritage Tool Kit', prepared by the Province of Ontario. The assessment of this application is summarized below through references to the relevant sections of the federal and provincial policies and guidelines.

### **Summary of Project Proposal and Impact Analysis**

The subject property is an approximately 35 hectare (86 acre) rural lot in the far east-end of the City of Kingston. With its traditional Georgian appearance, stone construction and prominent location near the road, the W. Fairman house retains its strong rural character and agricultural roots and could be considered a landmark in this area.

According to the submission (Exhibit D – Concept Plans), the intention is to replace the existing asphalt roofing with a more durable metal roofing. The owner is proposing a metal roof with a corrugated-type profile, in a dark black colour.

Asphalt shingle roofing is not a historic roofing type and was likely added to the building in the late 20<sup>th</sup> century. Replacing asphalt roofing with a similar product would result in a neutral impact on this particular heritage resource; however, the owner wishes to introduce a different roofing type (metal), which will have a much greater impact on the heritage character of the property.

A corrugated steel roof is common in rural areas, particularly on outbuildings such as barns and drivesheds. While it is not uncommon to see corrugated steel type roofs on farmhouses, the age and Georgian style of the Fairman House would suggest a more traditional metal roofing style would be more appropriate. Guideline 4.3.3. of the 'Standards and Guidelines for the Conservation of Historic Places in Canada' directs one to examine the roof's heritage value and characteristics, as well as previous changes, in order to guide future interventions.

The profile of the roof of the W. Fairman House is specifically noted in the Designation By-Law (Exhibit C); however, the roofing type is not. Staff have interpreted this to mean that the roof itself is a key feature of this property and changes to the roofing material need to be considered carefully.

By referencing similar Kingston buildings of this era (circa 1851), one can infer that the original roofing was likely wooden shingles or metal (often copper or lead, later iron or aluminium). Metal roofing in the mid to late 19<sup>th</sup> century traditionally had a simple flat design with narrow raised seems, usually spaced about 15 to 20 inches (38 to 51 centimetres) apart. Once aged, historic metal roofs tend to take on a dark grey or matte black appearance, sometimes with hues of brown, red or copper. This "standing seam" profile and varied colour pallet has been



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incorporated into modern metal roof designs, including those at Ideal Roofing (the manufacturer proposed by the property owner).

This type of heritage conservation meets the definition of “Preservation” in Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’, which is the “action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.”

Standard 9 directs those proposing change to a heritage resource to “make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection.”

### **Results of Impact Analysis**

A properly functioning and well-maintained roof system is of paramount importance to the long-term viability of a heritage resource. The “preservation” of this roof form is critical to the conservation of the heritage value of this resource. A metal roofing system is a more desirable and durable alternative to the asphalt shingle roof. While staff commend the applicant for choosing metal roofing over a cheaper alternative, if they intend to invest in a roof that will last multiple decades, staff recommend a period appropriate design and encourage the consideration of a traditional colour. Conditions of approval have been included (Exhibit A) requiring a standing seam profile and recommending an alternative colour choice.

Staff are of the opinion that the proposal, as recommended by Heritage Planning staff, will uphold the heritage conservation objectives set out within the City of Kingston’s Official Plan, the ‘Ontario Heritage Tool Kit’, and Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’ and thereby recommend conditional approval of this application.

### **Previous Approval**

P18-126-2018 - Chimney repairs

P18-015-2017 - Front porch repairs

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

The following internal departments have provided comments on this application:

**Engineering** - No concerns with this application. The applicant may be required to obtain a temporary access permit if work is being accessed from the roadway and an encroachment permit if they are intending to obstruct municipal property during the proposed work.

**Forestry** - All materials, equipment (i.e. aerial lifts, etc.), vehicles, etc. shall be kept outside the critical root zones (area within canopy limits of existing trees) of all City owned tree assets located along the frontage. If placement or storage of materials or equipment is required within

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these critical root zones, a Tree Permit will be required as a condition of Heritage Permit issuance.

**Consultation with Kingston Heritage Properties Committee**

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. One member provided written comments. The Committee's comments have been compiled and attached as Exhibit E and provided to the applicant.

**Conclusion**

Staff recommends approval of the application File Number (P18-087-2024), subject to the conditions outlined in Exhibit A, as there are no objections from a built heritage perspective and no concerns have been raised by internal departments.

**Existing Policy/By-Law:**

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 3-84 (Designation By-Law for 3722 Highway 2)

**Notice Provisions:**

Pursuant to Section 33(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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

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

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

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**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Conditions of Approval
- Exhibit B Context Map
- Exhibit C Designation By-Law for W. Fairman House
- Exhibit D Conceptual Plans
- Exhibit E Correspondence Received from Committee

## Conditions of Approval

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

1. The new roofing shall be a standing-seam profile with battens (seams) separated a minimum of 13 inches;
2. The owner shall consider the use of a lighter colour tone for the new roofing, such as a lighter black, grey or brown shade;
3. Details, related to the colour(s) and specifics of the new roofing, shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure they complement the heritage character and attributes of the property;
4. Any works that interface with the masonry on the building shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
5. An Encroachment Permit/ Temporary Access Permit shall be obtained, as necessary;
6. All materials, equipment (ex. aerial lifts, etc.), vehicles, etc. shall be kept outside the critical root zones (area within canopy limits of existing trees) of all city owned tree assets located along the frontage. If placement or storage of materials or equipment is required within these critical root zones, a Tree Permit shall be obtained; and
7. 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, shall be delegated to the Director of Heritage Services for review and approval.

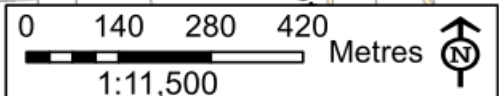
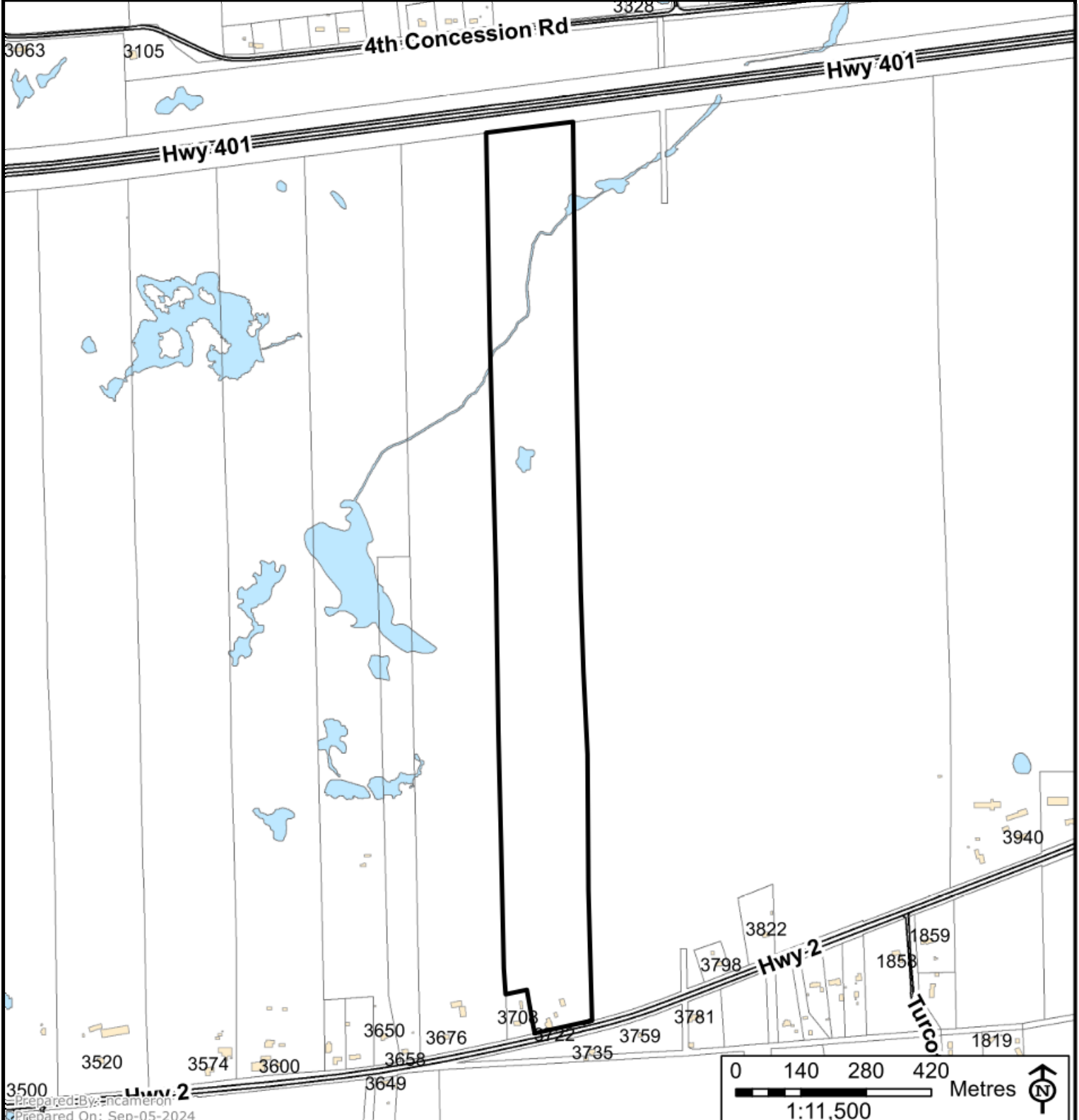
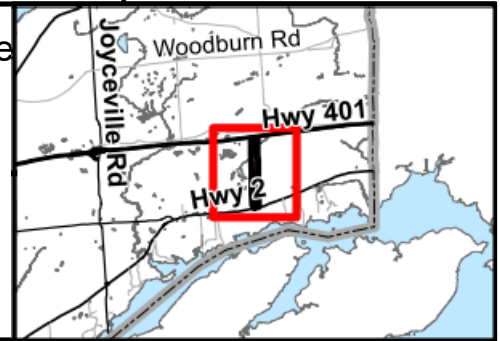


# Kingston Heritage Properties Committee

## Key Map

Address: 3722 Hwy 2  
File Number: P18-087-2024  
Prepared On: Sep-05-2024

Subject Lands



Prepared By: incameron  
Prepared On: Sep-05-2024

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THE CORPORATION OF THE TOWNSHIP OF PITTSBURGH

386084

BY-LAW NO. 3-84

A By-law to designate certain properties as properties of historic and architectural value or interest.

WHEREAS Section 29 of THE ONTARIO HERITAGE ACT, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate properties to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the Municipality was served on the owners of the properties and on The Ontario Heritage Foundation on the 4th day of October, 1983 and was published in the Whig Standard, a newspaper having general circulation in the Municipality, on September 1, 8 and 15, 1983;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto;

AND WHEREAS no notice of objection to the following proposed designations has been served on the Chief Administrative Officer/ Clerk.

NOW THEREFORE the Council of the Corporation of the Township of Pittsburgh ENACTS AS FOLLOWS:

1. There are designated as being of historic and architectural value or interest the following properties:
  - (a) Part of Lot 30, Concession 3, Frances A. Branton, Owner.
  - (b) Part of Lot 3, Part of Lot 4, Concession 1, Township of Pittsburgh, Owner.
  - (c) Part of Lot 28, Concession 9, Franklin and Roseanne Darton, Owner.
  - (d) Part of Lot 1, Concession 1, Jessie Rogers and Mary Beech, Owners.
2. There are designated as being of architectural value or interest the following properties:
  - (a) Part of Lot 17, Concession 3, St. John's Presbyterian Church Congregation.
  - (b) Part of the West Half of Lot 31, Concession 5, Donald Curtis, Owner.
3. All of the above-mentioned properties are more particularly described in Schedule "A" attached hereto:
4. This By-law shall come into force and take effect on the day of passing.

READ A FIRST AND SECOND TIME THIS 23, DAY OF January, 1984

*Beulah N. Webb*  
Mrs. Beulah N. Webb, AMCT  
Chief Administrative Officer/Clerk

*J. Vincent Maloney*  
J. Vincent Maloney,  
Reeve

READ A THIRD AND FINAL TIME THIS 23, DAY OF January, 1984

*Beulah N. Webb*  
Mrs. Beulah N. Webb, AMCT  
Chief Administrative Officer/Clerk

*J. Vincent Maloney*  
J. Vincent Maloney,  
Reeve

SCHEDULE "A" TO BY-LAW NO. 3-84

1. Historic and Architectural Value or Interest
  - (a) Part of the West half of Lot 30, Concession 3; Frances A. Branton, owner.

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Township of Pittsburgh in the County of Frontenac, and being composed of part of the West half of Lot 30, Concession 3, in the said Township and more particularly described as follows:

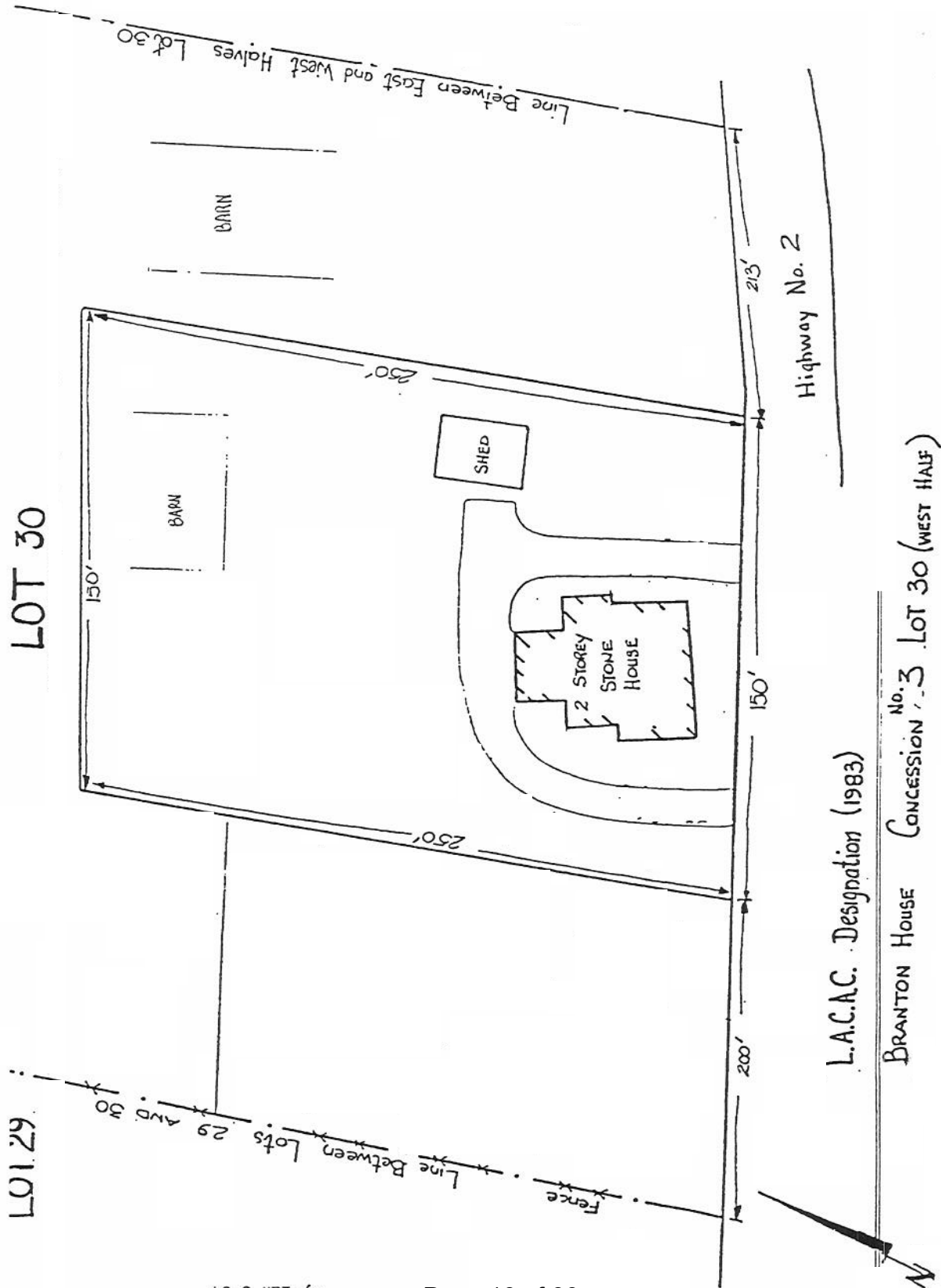
PREMISING that all bearings herein are astronomic and are derived from Deposited Plan No. 812, as monumented. COMMENCING at an iron bar distant 200 feet measured on a bearing of North 76 degrees 41 minutes East from the iron bar marking the intersection of the Northerly limit of Highway No. 2 as shown on Deposited Plan No. 812 (Highway File No. P-1826-17), with the fenced line between Lots 29 and 30;

THENCE North 2 degrees 13 minutes 59 seconds West 250 feet;

THENCE North 81 degrees 49 minutes East 150 feet;

THENCE Southerly along a line parallel to the fenced line between the East and West halves of Lot 30, Concession 3 to the Northerly limit of Highway No. 2;

THENCE in a Westerly direction along the Northerly limit of Highway No. 2 as established on a survey made by N.B. Campbell, O.L.S., dated the 27th day of June, 1972, to the iron bar planted at the point of commencement of the herein described parcel.



NOT TO SCALE

LOT 29

LOT 30

Line Between Lots 29 and 30

Line Between East and West Halves Lot 30

L.A.C.A.C. Designation (1983)

BRANTON HOUSE CONCESSION No. 3 LOT 30 (WEST HALF)

Highway No. 2





SCHEDULE "B" TO BY-LAW NO. 3-84

1. Historic and Architectural value or interest
  - (a) Part of Lot 30, Concession 3
    - Owner: Frances A. Branton
    - Original Owner: Wallis S. Fairman
    - Date of Construction: c. 1851

ARCHITECTURAL DESCRIPTION

This house is a large two and one-half storey residence, rectangular in plan with a rear wing (original). The front, or south, facade is constructed of rough-dressed coursed limestone. The side and rear facades are of rough-dressed coursed limestone and sandstone rubble. The rear wing is of frame construction.

The medium pitched end gabled roof has return eaves and a single brick chimney at the east and west gable peaks.

All window and door openings are original; they are flat-headed with voussoirs and concrete lugsills. All windows are modern (unless otherwise mentioned) and are double hung with shutters.

The three bayed front facade has a central doorway and a window on each side. The door and transom are modern replacements, as is the barrel vaulted porch with its simplified classic columns.

There are three windows on the second storey. The small, shutterless central window replaced an earlier porch doorway.

The east facade has six windows; two first storey, two second, and two small attic storey windows. The plain trim attic windows have six lights with wooden lintels and lugsills, and may be original. The west facade is identical, except it has only one window on the ground floor.

Most of the north facade has been obscured by modern extensions. The older rear addition, originally a summer kitchen, is centrally attached to the north facade and has been incorporated into the extensions.

HISTORY:

Frederick Fairman purchased the west half of Lot 30, Concession 3, in 1815. His son, Wallis (Wallace) Fairman, a Pittsburgh Township innkeeper, owned the lot between 1823 and 1851.

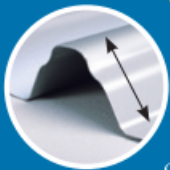
During the 1830's a frame house located on this lot, was known as Fairman's Inn, serving as a carriage stop on the road between Kingston and Montreal. After 1850, a stone house was built on the lot. It is not clear if this building also functioned as an inn.

# AMERI-CANA™ PANEL

## SUPERIOR STRENGTH AND VERSATILITY

Ideal Roofing's Ameri-Cana roofing and siding panel offers superior strength with its strong **80,000 psi full-hard steel core** and its 5 specially-designed 3/4"-high ribs spaced every 9 inches. Superior strength means savings on wood or steel purlins for the builder. Please consult the following load tables.

### "OUR RIBS ARE BETTER!"



The ribs on the Ameri-Cana panel are reinforced to better accommodate fasteners. With its symmetrical pattern and ribs with steeper angles, the Ameri-Cana panel is considered the ultimate roofing or siding panel for agricultural, commercial or industrial buildings as well as for residential roofing applications.



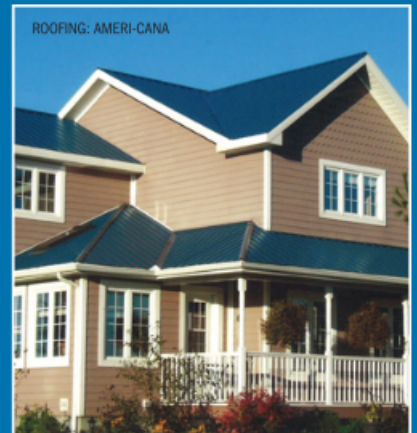
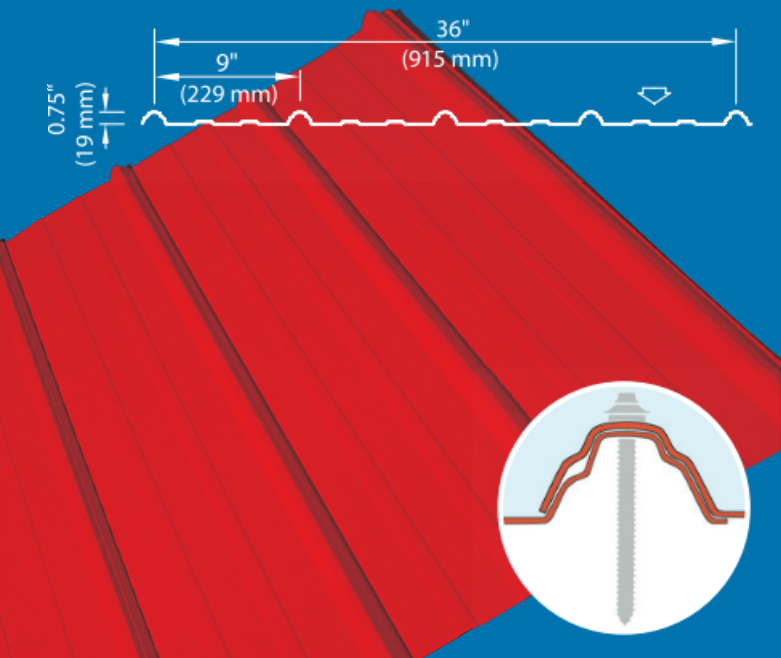
## WEATHERTIGHT OVERLAP

Ideal Roofing's Ameri-Cana panel offers maximum protection against leakage with its built-in anti-siphon groove to counter water infiltration resulting from capillary action. This feature makes the Ameri-Cana panel "ideal" for use as a roofing sheet for long and low rafters with a roof pitch as low as 3/12.

## UNIFORMLY DISTRIBUTED LOADS (LBS/FT<sup>2</sup>) FOR TRIPLE SPAN CONDITION

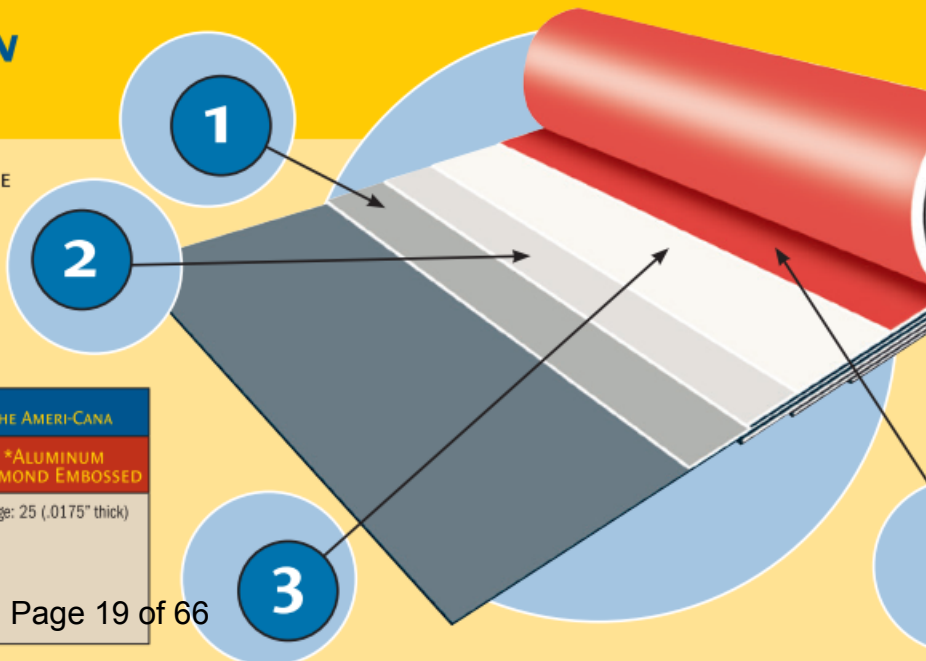
(Tested Under ASTM E72-05)

	18"	24"	30"	36"	42"	48"
29 gauge (.016")	304	171	95	67	49	38
26 gauge (.021")	423	237	135	87	63	48



## 4 COATS OF PROTECTION FOR LONGER LIFE

- 1** ALUMINUM-ZINC ALLOY (GALVALUME AZM150)
- 2** METAL OXIDE PRETREATMENT
- 3** HIGH PERFORMANCE PRIMER
- 4** PERSPECTRA PLUS SERIES™ / WEATHER XL™



### 40 YEAR LIMITED WARRANTY

YOUR CHOICE OF MATERIAL *APPLICABLE ONLY ON THE AMERI-CANA			
GALVANIZED STEEL (MILL FINISH)	GALVALUME PLUS (MILL FINISH)	PRE-PAINTED GALVALUME STEEL	*ALUMINUM DIAMOND EMBOSSED
ASTM-A653 SS Grade 80, Z275 (G-90); Gauges: 29 (.016" thick) and 26 (.021" thick)	ASTM-A792 SS Grade 80, AZM165; Gauge: 29 (.016" thick)	Perspectra PLUS Series™ / Weather XL™: see colour chart; ASTM-A792 SS Grade 80, AZM150; Gauges: 29 (.016" thick) and 26 (.021" thick)	Gauge: 25 (.0175" thick)

Colours may not be exactly as shown. Consult your Dealers



**ideal roofing**  
Company Limited, Manufacturers  
**idéal revêtement**  
Compagnie Limitée, Manufacturiers  
1418, rue Michael St., Ottawa, Ont. Canada K1B 3R2



**Colours: Pre-Painted Steel • Couleurs: Acier Pré-Peint**



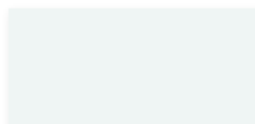
Dark Brown / Brun Foncé ID 8229



Tile Red / Rouge Tuile ID 8259



Burgundy / Bourgogne ID 8011



Polar White / Blanc Polaire ID 8783



Heron Blue / Bleu Héron ID 8330



White / Blanc ID 8317



Bone White / Blanc Os ID 8273



Antique Linen / Lin Antique ID 8696



Tan / Beige ID 8315



Stone Grey / Gris Pierre ID 8305



Regent Grey / Gris Régent ID 8730



Bright Red / Rouge Vif ID 8386



Red / Rouge ID 8250



Slate Blue / Bleu Ardoise ID 8260



Royal Blue / Bleu Royal ID 8790



Medium Green / Vert Moyen ID 8329



Forest Green / Vert Forêt ID 8307



Charcoal / Fusain ID 8306



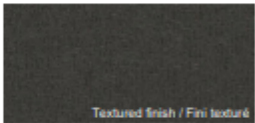
Coffee / Café ID 8326



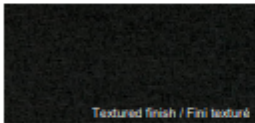
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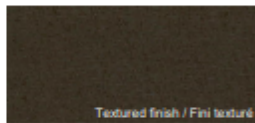
Pebble Khaki / Galet Kaki ID 8129



Graphite Grey / Gris Graphite ID 60035



Jet Black / Jet Noir ID 60039



Sepia Brown / Brun Sépia ID 60041

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Looking North



Looking West

Looking East



# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-087-2024**

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane			X
Peter Gower	X		
Ann Stevens			X
Daniel Rose			X



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

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

TTY: Dial 613-546-4889

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Date:	September 03, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	<a href="#">P18-087-2024</a>
Property Address:	3722 HWY 2

---

#### Description of Proposal:

The subject property is located on the north side of Highway 2, east of Joyceville Road. The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act*. The applicant is requesting heritage approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing known as their Ameri-Cana panel, in their "Jet Black" tone. Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this option and is open to suggestion. Pictures of the building and brochures from Ideal Roofing are included with the submission.

#### Comments for Consideration on the Application:

I commend the owners for carefully choosing their replacement roof. I would definitely prefer a lighter colour, probably grey to complement the stone, and would prefer a more traditional style as suggested by staff.



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-24-041**

---

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

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

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

**Date of Meeting:** October 16, 2024

**Subject:** Amendment to Designation under the *Ontario Heritage Act*

**Addresses:** 8 Estate Lane; 8, 14 & 17 Gable Lane; 15 Leahurst Lane; 25, 38, 46 & 51 Heakes Lane; 18 & 24 Penrose Lane; 18, 36, 42 & 46 Lakewatch Lane; 11, 23 & 43 Beechgrove Lane; and 730 & 752 King Street West

**File Numbers:** R01-020-2020

---

**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designating by-laws passed under Section 29. Council shall, before giving notice of a proposed amendment to a designating by-law, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee.

This report provides background information regarding the proposed amendment to the designating by-law for the former Rockwood Asylum property, to clarify the cultural heritage value of the property and to refine the boundaries of the resource. This will have the effect of removing the existing designation from those lands outside of the “heritage landscape” land use



October 16, 2024

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category in the City of Kingston Official Plan, which do not contribute to the cultural heritage value of the property. The amendment will also remove the now separate parcel at 730 King Street West, which has recently been developed as the Kingston Veterans' Village.

Representatives of the owner of the property (Infrastructure Ontario) have been provided with the draft designation by-law and have worked closely with Heritage Planning staff to prepare this amendment. The owners of 730 King Street West have also been contacted and have no concerns.

The Notice of Proposed Amendment and updated designation by-law has been prepared in accordance with the *Ontario Heritage Act*. Staff recommend serving the Notice of Proposed Amendment on the subject properties to ensure the continued heritage conservation of the former Rockwood Asylum and to refine the boundaries of the designation by-law to only those portions of the property that contribute to its cultural heritage value.

**Recommendation:**

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

**That** Council direct staff to serve a Notice of Proposed Amendment for the properties located at 8 Estate Lane; 8, 14 & 17 Gable Lane; 15 Leahurst Lane; 25, 38, 46 & 51 Heakes Lane; 18 & 24 Penrose Lane; 18, 36, 42 & 46 Lakewatch Lane; 11, 23 & 43 Beechgrove Lane; and 730 & 752 King Street West, pursuant to Section 30.1 of the *Ontario Heritage Act*, attached as Exhibit C to Report Number HP-24-041; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Proposed Amendment, the Designation By-Law for the former Rockwood Asylum, attached as Exhibit D to Report Number HP-24-041, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 30.1 of the Act.

October 16, 2024

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

---

**Jennifer Campbell,**  
**Commissioner, Community**  
**Services**

**P.P.** ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

---

**Lanie Hurdle, Chief**  
**Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

October 16, 2024

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**Options/Discussion:**

The two properties subject to this application, at 730 King Street West (Kingston Veterans' Village) and 752 King Street West, 8 Estate Lane, 8, 14 & 17 Gable Lane, 15 Leahurst Lane; 25, 38, 46 & 51 Heakes Lane, 18 & 24 Penrose Lane, 18, 36, 42 & 46 Lakewatch Lane, and 11, 23 & 43 Beechgrove Lane (Kingston Provincial Campus and Providence Care Hospital), are located on the south side of King Street West at the terminus of Portsmouth Avenue, west of Portsmouth Village and extending to Lake Ontario (Exhibit A - Context Maps). The entire holding, including the two separately owned parcels, are currently designated under Part IV of the *Ontario Heritage Act* through By-Law Number 8497, passed in 1975, and amended by By-Law Number 8892 in 1976 (Exhibit B - Designation By-Laws 8497 & 8892).

**Background**

In 1975-1976 the total 46-hectare (110-acre) parcel from King Street West south to Lake Ontario was owned by the Province of Ontario and included in the designation by-laws. The primary asylum building (Penrose) ceased operation and was vacated in the 1990s. While the Rockwood Villa, South Cottage and Beechgrove Infirmary were renovated in more recent times, the remainder of the 19<sup>th</sup> century buildings remain vacant or used for storage and property maintenance purposes.

Given its strategic location in Kingston's urban area and its proximity to existing infrastructure and services, the subject property is a candidate for intensification and future development. A number of studies have been undertaken to evaluate land use compatibility, servicing and transportation needs and availability, and environmental impacts such as stormwater management and flora and fauna considerations. In addition, several heritage impact studies, cultural heritage analyses and architectural histories have been prepared by heritage professionals to better understand the heritage value and history of the property.

On September 5, 2017, Council approved an amendment to the City of Kingston Official Plan (OP) to create a site-specific policy area for the subject property to direct its future development. This included areas for future residential and mixed-use intensification and a substantial portion set aside for the Providence Care Hospital. Almost half of the property (approximately 22 hectares [54 acres]) was included in a "Heritage Landscape" policy category (Exhibit A - Context Maps). The policies associated with the Heritage Landscape category direct the retention, conservation and adaptive reuse of the various limestone buildings and the cultural landscape in any future development application. It requires that any new development be "compatible with and complementary to the existing land use, building massing and materials."

In 2018, Infrastructure Ontario retained Archaeological Research Associates Ltd. (ARA Heritage) to complete a detailed evaluation of the property against Ontario Regulations 9/06 and 10/06 (the 'Criteria for Determining Cultural Heritage Value or Interest' for designations under Part IV of the *Ontario Heritage Act* and for Provincially owned properties of provincial significance). The evaluation determined that the property met the criteria as a Provincial

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Heritage Property of Provincial Significance under the ‘Standards and Guidelines for the Conservation of Provincial Heritage Properties’.

As a result, in 2020 a Strategic Conservation Plan was prepared by ARA Heritage. It included an updated Statement of Cultural Heritage Value for the former Rockwood Asylum. The revised statement included a detailed list of heritage attributes that included both buildings and landscape features. It also confirmed the portion of the property that represented the most intact and contributing portion of the cultural heritage landscape (following generally the OP ‘Heritage Landscape’ land use category).

In 2021, a 0.6-hectare portion of the property at the northern extent of the heritage landscape was severed from the total holding and sold to the Homes for Heroes Foundation for the construction of the Kingston Veterans’ Village, now 730 King Street West. The City of Kingston entered into a heritage easement agreement with the Homes for Heroes Foundation in order to identify and conserve the cultural heritage value of that portion of the landscape and its contribution to the overall Rockwood Asylum heritage resource.

In 2023, Infrastructure Ontario, on behalf of the Province of Ontario, requested the advancement of their 2020 application (File Number R01-020-2020) under Section 30.1(2) of the *Ontario Heritage Act* to request that Council amend the designation by-law to correct the legal description and boundaries of the designation and to clarify the cultural heritage value of this resource.

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

## Process

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designation by-laws passed under Part IV, Section 29 of the Act. Council shall, before giving notice of a proposed amendment to a designating by-law, consult with its Municipal Heritage Committee (Kingston Heritage Properties Committee) when the Council of a municipality has appointed a Municipal Heritage Committee.

For amendments, such as a correction to the legal description and refinements to bring existing by-laws into conformity with current standards, the Act provides a streamlined process under Section 30.1(2). Through this streamlined process, no public notice is required to be published in the newspaper and appeal rights are limited to only the effected property owners themselves. The draft Notice of Proposed Amendment is attached as Exhibit C. The draft amending by-law is attached as Exhibit D.

Similar to the process for new designations, the *Ontario Heritage Act* requires a two-tier appeal process for amending existing designations. Under the streamlined process, as noted above, and following consultation with its heritage committee, Council can choose to serve a notice of

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its intention to amend the existing designation under Section 30.1(3) of the *Ontario Heritage Act* on the property owner(s). Within 30 days of receipt of the notice, the owner can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Proposed Amendment or not. Its decision is required to be served on the owner, the Ontario Heritage Trust and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal (section 30.1(8) or (9)).

Regardless of whether an objection is received or not, the owner is afforded a second opportunity to appeal the amendment to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the amendment.

### **Analysis**

The currently designated heritage property, now spanning two separately conveyable lots and approximately 100 acres, contains several limestone buildings, the majority of which were built between 1842 and 1910, contained within a cultural heritage landscape. The property also contains a number of later buildings including a laundry and power plant built in 1955, the former Beechgrove Regional Children's Centre built in 1975, the Providence Care Hospital built in 2014, and the Kingston Veterans' Village built in 2023.

The cultural heritage evaluation and Strategic Conservation Plan (both available on [DASH](#)), prepared by ARA Heritage, were prepared in consultation with Heritage Planning staff, heritage staff at the then Ministry of Culture, and heritage staff from infrastructure Ontario. The heritage consultant outlined the cultural heritage value of the subject property, noting various features of the former Rockwood Asylum including the broader cultural heritage landscape. The revised statement provides a detailed overview of the cultural heritage value of this resource not only for its local heritage value but also as a property of provincial significance.

The draft amending by-law (Exhibit D) has incorporated the revised statement prepared by ARA Heritage. The subject property is a relatively intact cultural heritage landscape. Its two primary buildings, Rockwood Villa and Penrose, are considered uncommon and of heritage value on their own. The Rockwood Villa is the oldest building on the site, built in 1842, to plans by well-known architect George Brown (City Hall, Smith Robinson building, etc.) for John Soloman Cartwright, a prominent local politician, lawyer and businessman. It was also the home of Dr. John Litchfield who ran a private asylum within its walls.

The Penrose building is considered the oldest extant purpose-built asylum building in Canada. Constructed to plans by well-known local architect William Coverdale (main cell block Kingston Penitentiary, Rosemount, Sydenham Street United Church, etc.) starting in 1858. Penrose (named after Dr. L.S. Penrose in 1974) is associated with Dr. William Metcalf and Dr. Charles Clarke who were asylum superintendents that practiced a progressive approach to mental health care, which was instrumental in the development of today's treatment and practices.

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The complex of infirmary, residence, greenhouse, workshops, storage and other accessory buildings are rare surviving examples of the type of infrastructure needed for this self-sustaining institution. The Leahurst nurses' residence, the Beechgrove Infirmary and the South Cottage are of particular value to the property for their high degree of craftsmanship.

The landscape is also of particular interest as a cultural heritage attribute because it was purpose-designed for the former Asylum and its programming. It demonstrates the evolution of the treatment and approach to mental health care in Canada. The curvilinear network of roads and pathways, the mature trees and vegetation and various stone structures, such as stone steps, the dry-stone walls, and the McLeod Basin, add to the picturesque and purposeful arrangement of this cultural landscape.

As part of the evaluation of this resource, it was determined that the entire 100-acre parcel did not contribute equally to the heritage value of the property. Portions of the property, such as those developed with the former Beechgrove Children's Centre and the Providence Care Hospital, do not contribute greatly to one's understanding of the Rockwood Asylum's cultural landscape. Following the direction from the various cultural heritage evaluations undertaken on this property over the past 20 years, as well as recent site inspections and analysis, the cultural heritage landscape of the former Rockwood Asylum is most clearly represented by those lands within the "Heritage Landscape" OP category and more particularly described in Reference Plan 13R22309.

The 0.6-hectare (1.5 acre) property now developed with the Kingston Veterans' Village (730 King Street West) is located in a portion of the cultural heritage landscape. The landscape elements and circulation patterns of the property contribute to the understanding of life at the asylum and the pre-asylum agricultural era of Rockwood Villa. A detailed Statement of Cultural Heritage Value for this particular parcel is included in the 2022 Heritage Conservation Easement Agreement between the property owners and the City of Kingston. The agreement includes a requirement to obtain approval from the City for any new construction, alteration or demolition on the property that is likely to affect the noted heritage attributes. The heritage agreement will remain on title of the property in perpetuity and can only be removed if agreed to by both parties. The retention of the Part IV heritage designation on 730 King Street West is unnecessary and could lead to confusion in the future.

The subject property was designated in 1975 under the 1974 *Ontario Heritage Act*. Since this time, the Act has had several significant amendments with respect to the minimum requirements for designation by-laws, particularly in 2005 and again in 2020/2022. Section 30(15) of the Act requires that all new amending by-laws shall be prepared to comply with the minimum standard requirements of the current Act. With respect to a 1970s era by-law, this means the crafting of a new statement of cultural heritage value and a detailed list of heritage attributes.

As required by the *Ontario Heritage Act*, the properties were evaluated against the 'Criteria for Determining Cultural Heritage Value or Interest' in Ontario Regulation 9/06, which requires each property to meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that the larger property exceeds the Regulation's evaluation criteria

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and accordingly met the requirements for designation under the Act. Those portions of the property outside of the Heritage Landscape OP category do not satisfy the minimum requirements and are therefore not recommended for designation.

Infrastructure Ontario, on behalf of the Province of Ontario, has worked closely with Heritage Planning staff to prepare and review the draft amending by-law and are supportive of the proposed amendment. Staff have also been in contact with the owners of the Kingston Veterans' Village (Homes for Heroes Foundation), who have no objection to this amendment.

The Heritage Properties Working Group has reviewed the draft by-law and supports the continued designation of the subject property as a property of cultural heritage value and interest. The full statements of significance, including list of attributes is included in the draft designation by-law attached as Exhibit D. Photographs of properties are included in Exhibit E.

### **Conclusion**

As a result of staff's evaluation and the assessments of the various heritage consultants, it has been determined that the cultural heritage value of the former Rockwood Asylum can be best conserved into the future by refining the boundaries of the resource and amending the Statement of Cultural Heritage Value as proposed. The Rockwood Asylum property far exceeds the prescribed criteria for municipal heritage designation, and it is recommended that the designation by-law be amended to bring it into conformity with current provincial standards and to help direct conservation efforts into the future.

Staff recommend proceeding with serving the Notice of Proposed Amendment to the property owners, thereby removing the designation from 730 King Street West and updating the statement of significance and boundaries of the designation for the parcel owned by the Province of Ontario. It is recommended that the Notice be served by the Clerk as required by Sections 30.1(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the amended designation by-law, attached as Exhibit D, and serve a Notice of Passing in accordance with Section 30.1(9) of the Act.

### **Existing Policy/By-Law:**

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

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Ontario Regulation 10/06 – Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (Ontario)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

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By-Law Number 8497 – A By-Law to Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest

By-Law Number 8892 – A By-Law to Amend By-Law Number 8497

By-Law Number 2017-186 – A By-Law to Amend the Official Plan for 752 King Street West

By-Law Number 2022-029 – A By-Law to Enact a Heritage Easement Agreement for 730 King Street West

**Notice Provisions:**

Notice of Proposed Amendment and Notice of Passing/Withdrawal must be served on the property owners, the Ontario Heritage Trust and published in The Whig Standard, as required, pursuant to Sections 30.1(3) and (8) or (9) of the *Ontario Heritage Act*.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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

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

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

**Other City of Kingston Staff Consulted:**

Alan McLeod, Senior Legal Counsel & Deputy City Solicitor, Legal Services

**Exhibits Attached:**

Exhibit A            Context Maps

Exhibit B            Designation By-Laws 8497 & 8892

Exhibit C            Draft Notice of Proposed Amendment

Exhibit D            Draft Designation By-Law – former Rockwood Asylum

Exhibit E            Property Photographs

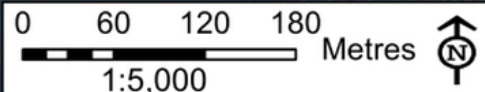




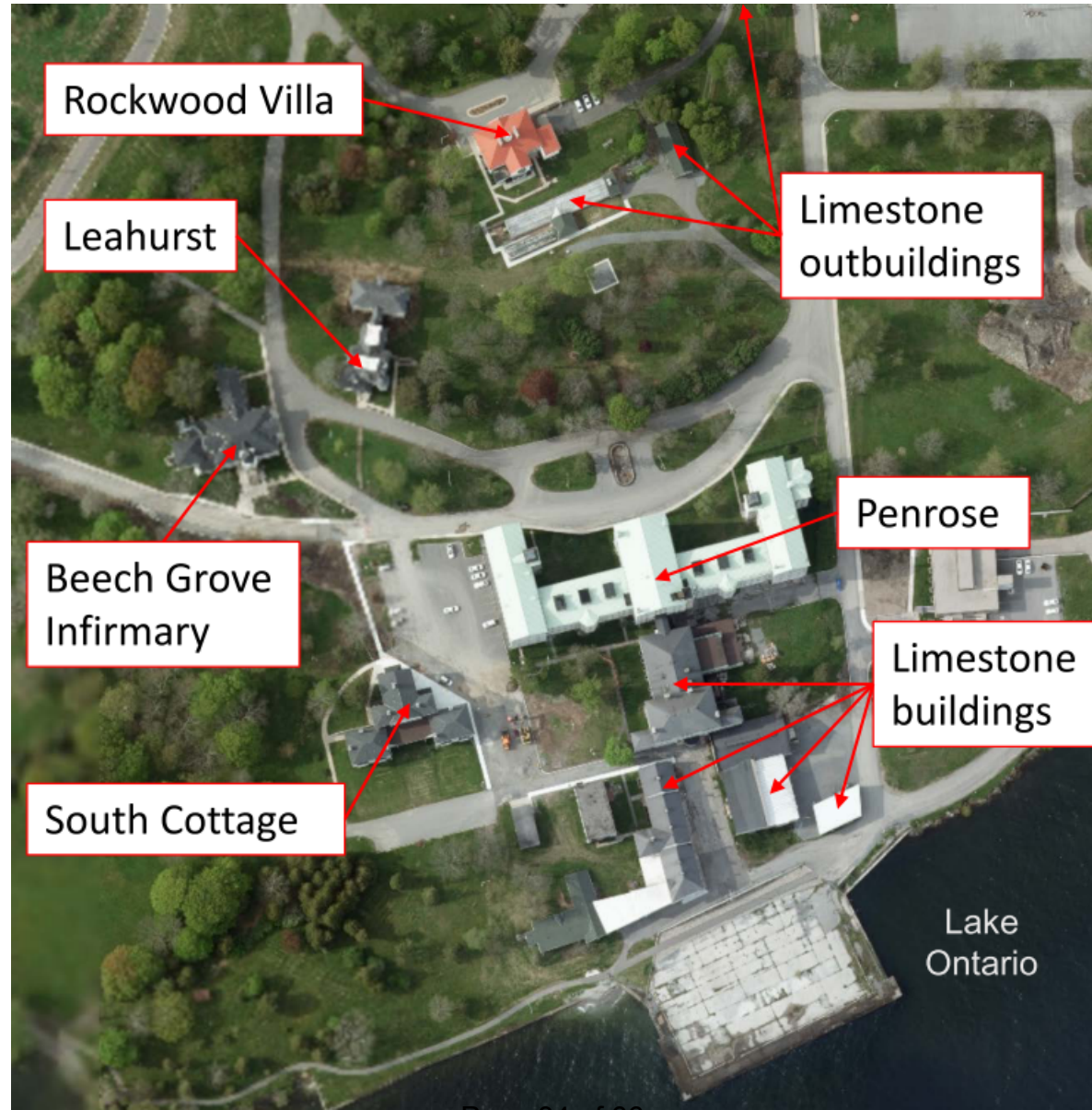
# Kingston Heritage Properties Committee Neighbourhood Context

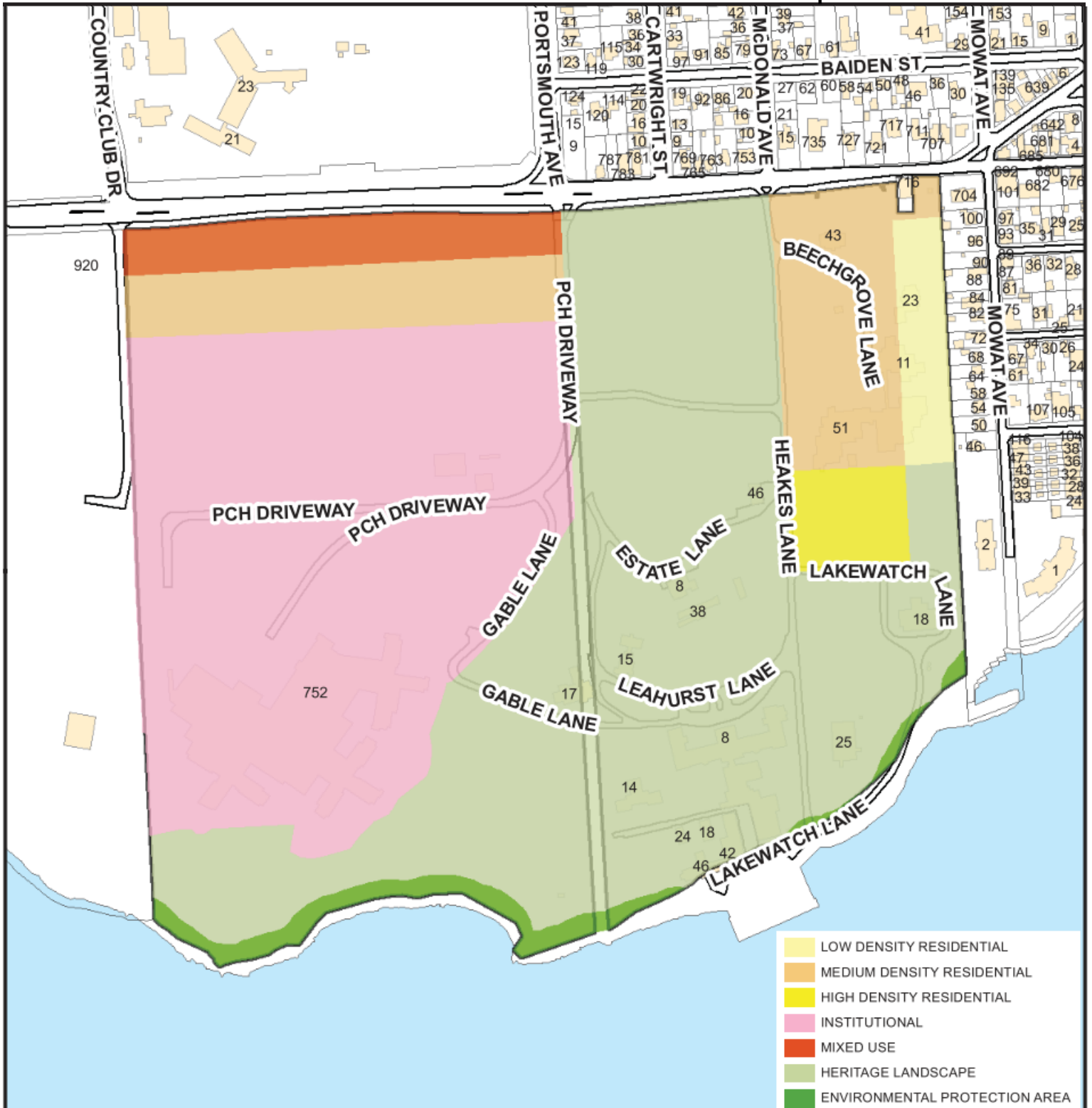
Address: 752 King Street W  
File Number: R01-020-2020  
Prepared On: Sep-05-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



# Former Rockwood Asylum



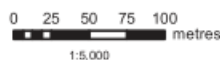


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### Kingston Provincial Campus Secondary Plan

Address: 752 King Street West



DATE: 2020-09-23  
PREPARED BY: rochefort



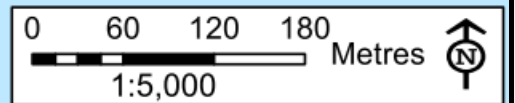
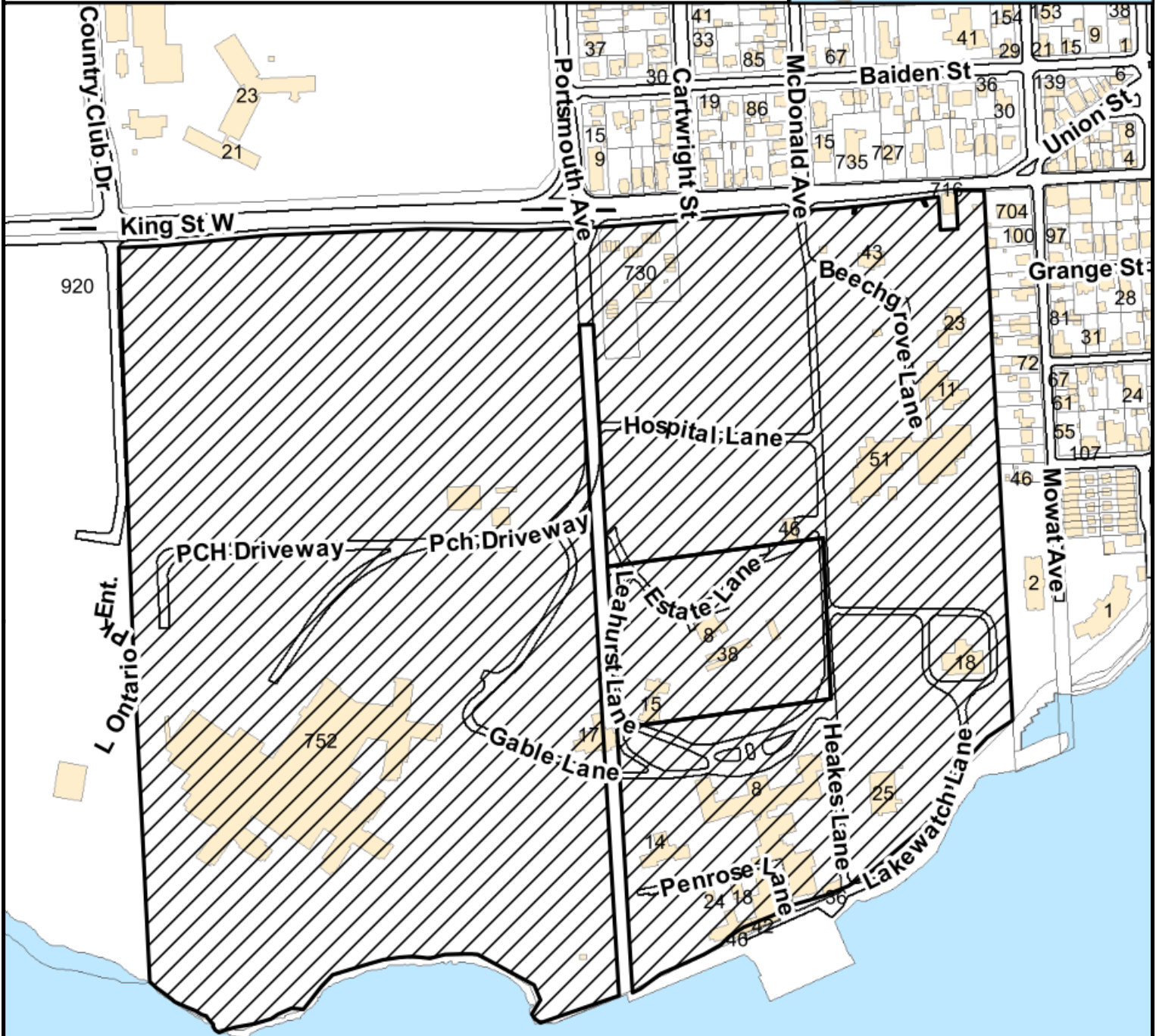


# Kingston Heritage Properties Committee

## Key Map

Address: 752 King Street W  
File Number: R01-020-2020  
Prepared On: Sep-05-2024

Current Designation



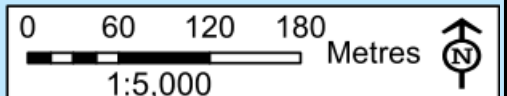
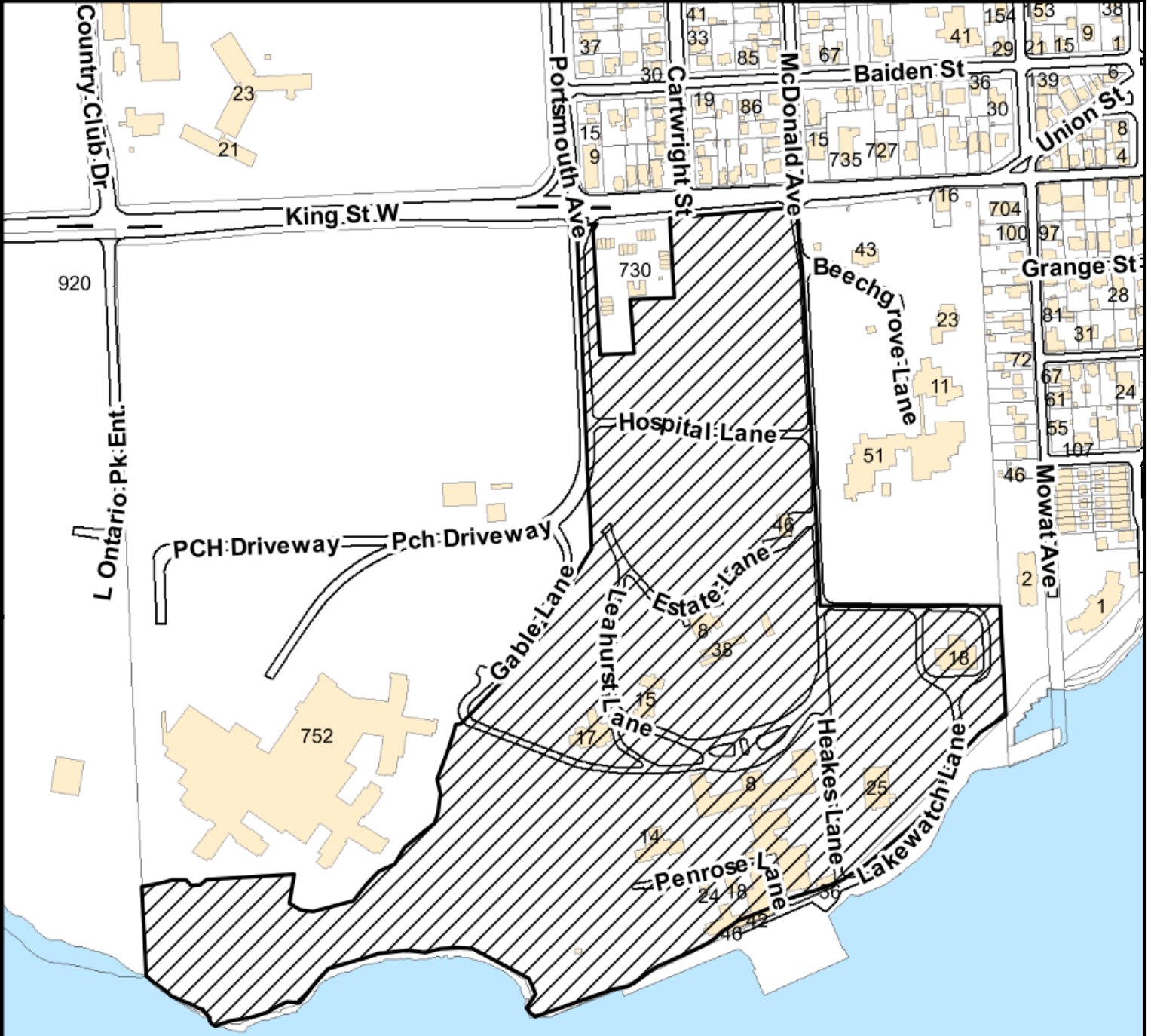


# Kingston Heritage Properties Committee

## Key Map

Address: 752 King Street W  
File Number: R01-020-2020  
Prepared On: Sep-12-2024

Proposed Designation Area



APPROVED AS TO FORM

DATE *Aug 30, 1976*

*deleted City Hall by  
By-Law No. 84-169.*

*Page 1 of 26*

*[Signature]*  
CITY SOLICITOR

Report No. 72  
Clause 8

BY-LAW NO. 8497

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED: July 28th, 1975.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, provides that the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the property and The Ontario Heritage Foundation on June 2nd, 1975, and was published in the Whig-Standard on June 2nd, 9th and 16th, 1975;

AND WHEREAS no objections were received against the designation of the said certain properties as a result of the aforementioned notices;

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

1. The following properties be and are hereby designated to be of historic or architectural value or interest:

(1) CITY HALL - 216 Ontario Street

Built: 1842-44, rear wing rebuilt 1865-66, dome rebuilt 1909

Architects: 1841-43 George Browne  
1844, 1866 William Coverdale  
1909 Joseph Power

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part Market Reserve, Original Survey, M1802 Patent.

Owner: The Corporation of the City of Kingston

Reason for Designation: This building is one of the finest nineteenth century municipal buildings in Ontario and is one of the great classic buildings of Canada. It was designated as being of national significance by the Historic Sites and Monuments Board of Canada in 1961.

(2) ST. GEORGE'S CATHEDRAL BLOCK

St. George's Cathedral, St. George's Church Hall, Sexton's House, Caretaker's Cottage, Old Post Office, Customs House.

Reason for Designation: The differing limestone buildings render this block unique in the City of Kingston. The relationship of the building masses to each other and to the streets, provide a most interesting progression of scale from the smallest residential building to St. George's Cathedral.

C.K. # 8497

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(19) ST. HELEN'S - 440 King Street West

Built: 1837-38

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Broken Front of Lot 21, Concession 1, as described in Instrument #33705.

Owner: Her Majesty The Queen, as Represented by The Minister of Public Works, Canada.

Reason for Designation: T. Kirkpatrick, Mayor of Kingston, moved into his new country villa in September 1838 and was then removed from office because he lived outside the town.

This stucco building, built on an unusual plan, is a good example of an elegant country villa.

(20) HAZELDELL - 225 Mowat Avenue

Built: c.1842

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 4 and 15, Plan 589, as described in Instrument #182216.

Owner: Mrs. Mary Dover

Reason for Designation: Sir John A. Macdonald's mother resided here from 1860-62, and his sisters from 1860-65. This stone house is a good example of the use of austere, simple proportions in the Regency style.

(21) ROSELAWN - Union Street West at College Street

Built: 1841-43

Architect: William Coverdale

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lots 1, 2 and 3, Registered Plan B-11, as described in Instrument #201868.

Owner: Queen's University at Kingston

Reason for Designation: This house was built for D. Smith, lawyer. This substantial stone villa is a combination of vernacular Neo-classic and Regency styles on a grand scale.

(22) ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds

Built: 1841

Architect: George Browne

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Block 60, Registered Plan 54, lands described in instrument #C209, save and except lands conveyed to the City of Kingston by Instrument #158282.

Owner: Her Majesty The Queen as Represented by The Minister of Public Works, Ontario.

C.K. # 8497

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- (22) ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds (cont'd)
- Reason for Designation: This house was built for J. S. Cartwright, lawyer. This imposing stucco building is one of the most famous Regency villas in Kingston.
- (23) BISHOP'S HOUSE - Corner of Bagot and Johnson Streets
- Built: c.1812
- Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lot 248, Original Survey, as described in Instrument #223810.
- Owner: The Corporation of the City of Kingston
- Reason for Designation: This building was first recorded in the Ordnance Papers of 1813 as being owned by the Reverend Macdonnell. Although this building has received some stylistic alterations, namely a mansard roof and some Gothic Revival trim, it is on the whole a good example of a Classic Revival townhouse.
- (24) VICTORIA AND GREY TRUST COMPANY - 168 Wellington Street
- Built: 1842
- Architect: George Browne
- Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lot 188, Original Survey, as described in Instruments #78705 and #181985.
- Owner: Victoria and Grey Trust Company
- Reason for Designation: This commercial block is one of the two remaining round-cornered stone buildings designed by George Browne in the early 1840's. The classical symmetry of its design and the fine texture of its stone ashlar facade have both been well preserved.
- (25) 103 WELLINGTON STREET
- Built: c.1837
- Building: Sidney Scobell
- Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lot 164, Original Survey, as described in Instrument #212428.
- Owner: Gillian Mary Margaret Sadinsky
- Reason for Designation: This house is an excellent example of a whimsical Greek Revival treatment on what is otherwise - in scale and character - a Loyalist style cottage.



C.K.# 8497

- 26 -

(67) SUNNYSIDE - Northeast Corner of Union and Macdonnell Streets (cont'd)

Reason for Designation: This stucco house was built for J. Counter, one of Kingston's most distinguished mayors. This building is a good example of a Regency style country estate.

(68) LAKEVIEW - 86 Beverley Street

Built: 1850, 1855

Architects: 1850 J. Crawford  
1855 William Coverdale

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of West half of the East half of Lot 22, Concession 1 and Lot 19, Plan B15, designated as Part 2 on Reference Plan 13R890.

Owner: Robert Wallace Best & Mary Elisabeth Best

Reason for Designation: This is one of the very few Kingston houses which retains not only most of its original yard and garden, but also the attached "offices" which are little altered. This stone building is an excellent example of a country estate built in the Regency style.

(69) OTTERBURN - 124 Centre Street

Built: 1834

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of West 1/2 of Farm Lot 22, Concession 1, as described in Instrument #82339.


Owner: Beth Israel Congregation of Kingston

Reason for Designation: The Regency elegance of this stucco building's proportions makes it a good example of an 1830's country residence.

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

GIVEN THREE READINGS AND FINALLY PASSED the 28th day of July, 1975.

  
CLERK-COMPTROLLER

  
MAYOR

APPROVED AS TO FORM

DATE *aug 16/76*

*[Signature]*  
CITY SOLICITOR

Report No. 84  
Clause 1

BY-LAW NO. 8892

A BY-LAW TO AMEND BY-LAW NO. 8497, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST" (EXPAND REASONS FOR DESIGNATION)

PASSED: August 16th, 1976.

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

1. By-Law No. 8497, "A By-Law to Designate Certain Properties Within the Municipality to be of Historic or Architectural Value or Interest", is hereby amended by expanding the reasons for designation as set forth on the attached Schedule "A".

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

GIVEN THREE READINGS AND FINALLY PASSED the 16th day of August, 1976.

*[Signature]*  
CLERK-COMPTROLLER

*[Signature]*  
MAYOR

REASONS FOR DESIGNATION (cont'd)

(21) ROSELAWN - Union Street West at College Street (cont'd)

Roselawn is a rectangular stone house with three bays, pedimented front and rear. Until 1900 the Venetian windows of the ground floor opened on to a one-storey verandah which ran across the front of the house. They have since been replaced by shorter sash windows and the verandah by a smaller portico. A screened porch has been added to the side. The entrance doorway is an elaborate classical composition with pilasters and side lights. The upper storey fenestration is intact except for the insertion of a small window to the left of the central window. The elevations are crowned by a bracketed cornice, a hip roof, a pair of massive block chimneys. The rear elevation makes use of triads in the form of fenestration and arches. A mezzanine window has been inserted on the right. To the west runs a high wall articulated with a niche and blind arcading ending in a pedimented porte-cochère. To the north there is a one and a half storey stable block. The interior contains several spacious reception rooms which retain some original woodwork and fittings including an elaborately carved marble fireplace. The large staircase hall has a stair of three flights and two landings and its original hardwood balustrade.

(22) ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds



REASONS FOR DESIGNATION (cont'd)

(22) **ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds** (cont'd)

Significance: On July 23, 1841, tenders were called "for erecting an Italian Villa near Hatters Bay for John S. Cartwright, Esq., according to plans and specifications drawn for the same. Tenders to be opened on the 10th of August next. G. Browne, Architect." John Solomon Cartwright, a lawyer, was President of the Commercial Bank of Kingston, Member of the Legislative Assembly and twin brother of the Reverend Robert David Cartwright.

His funeral procession was from Rockwood House, in December 1845 and the next spring his widow offered the house for rent but had difficulty finding a tenant. The Crown subsequently purchased the property in 1856 and the house was occupied by Dr. J.P. Litchfield, Medical Superintendent of the new Asylum for Female Lunatics. Rockwood Hospital was the first separate institution for the criminally insane in Ontario.

The house continued to serve as the residence of superintendents of Rockwood Hospital until 1955 when it became impossible to get sufficient domestic help for such a large establishment. Until recently, it has been used as a nurses' residence. It has been well maintained and its spacious site enhances this handsome country villa.

Rockwood House is a large, two storey villa with a two storey central wing and two twentieth century additions at the rear. The original section is of limestone stuccoed and lined to imitate a smooth ashlar surface. It is set on a stone base faced with wood topped by a wooden base course. This base, a wooden string course between the first and second storeys and the chunky dentils under the eaves, all served to unify the various elevations. A further unifying factor was the basement-level fenestration with its high segmental arched windows and deep wells. This unity has been broken by the additions which do not carry out these architectural features.

The front elevation, which faces north, is dominated by a massive two storey central portico with a pediment and Tuscan capitals to the columns.

REASONS FOR DESIGNATION (cont'd)

(22) ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds (cont'd)

This portico projects from the front wall only the depth of the wooden columns - the square columns to the outside as they are attached to the building and the round, lighter columns towards the centre as they are free-standing. Behind these columns the wall area is divided into a central portion consisting of a doorway with transom light and simple wood surround in the lower storey and a small rectangular window in the upper. A pair of pilasters separates this central section from the curved area on either side. The area to the east of the doorway has a tall, narrow, round arched window in the lower storey and a rectangular window in the upper while the area to the west has these same features but blind rather than open. The other windows in this north elevation are grouped into four pairs. All are double casements with off-centre glazing bars; those of the lower storey having a transom and those of the upper each having a bracketed wooden balcony. A shallow projection of the wall and cornice serves to accent both corners of the facade and provides a frame for the fenestration and portico. This symmetry is carried through in the ribbed metal hipped roof where a pair of pierced brick chimneys with plain stone caps rise on either side of the panelled octagonal dome which is crowned by a skylight of rose-coloured glass and topped by a ball finial.

Facing west the facade of the house proper is simple, consisting of a shallow projecting bay which includes the cornice and which is decorated with a blind arched niche in the lower storey and a rectangular fielded panel in the upper. The south section of this elevation has a pair of French doors with transom and two smaller double casements in the upper.

The rear elevation, originally boasted the symmetry of the front. The area is framed by the same shallow projections of the wall and cornice found on the front elevation and is dominated by the wing with its gabled roof, eaves return and wood quoins. There are no openings on the side of the wing but the end has three large windows with side lights, and originally, double casements. The upper storey

REASONS FOR DESIGNATION (cont'd)

(22) ROCKWOOD HOUSE - Kingston Psychiatric Hospital Grounds (cont'd)

window opens on to a wooden balcony with an oriel bracket and tent-awning roof. To the west of the wing a sunporch replaces the original greenhouse and the upper storey window with its classical wood surrounds has been altered to contain a door. To the east of the wing the original French door with transom remains in the lower storey, although it opens on to a porch of fairly recent construction. Above, is a window whose design repeats that found in the west side.

The two-storey addition intrudes on both the south and east elevations. It has an ashlar base, three small windows and a shed roof. To the east there are two high basement windows, three sash windows in the lower storey and three in the upper; to the north a tall narrow sash window and a door in the upper storey which serves as a fire exit. The framing of the fenestration in the remaining section of the east facade is original. The basement level has French doors with side lights which open on to a terrace. The first and second floor windows are double casements with side lights and the facade is completed by a rectangular segmental arched blind in the main storey.

Rockwood House is situated in the beautifully landscaped and generous grounds of the Kingston Psychiatric Hospital. The house itself is on a slight rise approached by a sweeping curved drive. A limestone coach house is to the northeast. Limestone walls serve to terrace the site and to provide some smaller, sheltered areas. A stairway of stone decorated with a scroll design on either side leads from the house level to the lower level which originally led down to Lake Ontario.

**Notice of Proposed Amendment to By-Law Numbers 8497 and 8892  
for the former Rockwood Asylum property  
Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Kingston intends to pass a by-law under the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to amend By-Law Number 8497 “A By-Law to Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest” and By-Law Number 8892 “A By-Law to Amend By-Law Number 8497”, to correct the legal description in order to remove reference to a portion of the former parcel, now a separate property, known as 730 King Street West, and to clarify the boundaries of and to update the statement explaining the cultural heritage value or interest for the property known as the former Rockwood Asylum (being Part of Lot 17 Broken Front Concession; Part of Road Allowance between Lots 17 and 18 Broken Front Concession; Parts of Blocks 60 and 63 and all of Blocks 61 and 62 R.P. 54; shown as Parts 6-17 (inclusive) and Parts 20-23 (inclusive) on Reference Plan 13R22309, save and except Part 3 on Plan 13R22567; City of Kingston) to make it consistent with the requirements of the *Ontario Heritage Act*.

**Additional information** including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or by email at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

The registered property owner has the right to object to the proposed amendment by filing a notice of objection, setting out the reason for objection and all relevant facts, with the City Clerk within 30 days of the receipt of this notice.

**Dated** at the City of Kingston  
this XXXX day of AAAAA, 2024

Janet Jaynes, City Clerk  
City of Kingston

**By-Law Number 2024-XX**

**A By-Law to Amend By-Law Number 8497 (A By-Law To Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest) and By-Law Number 8892 (A By-Law to Amend By-Law No. 8497) Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** [Meeting Date]

**Whereas** pursuant to By-Law Number 8497 (A By-Law To Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest), as amended through By-Law Number 8892, the subject property was designated as a property of historic or architectural value and interest in accordance with the provisions of the *Ontario Heritage Act*, R.S.O. 1974, Chapter O.18 (the “Act”); and

**Whereas** Section 30.1(2) of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest; and

**Whereas** the Cultural Heritage Attributes and Statement of Cultural Heritage Value of the former Rockwood Asylum property does not meet the current requirements of the *Ontario Heritage Act*,

**Whereas** Council has consulted with its Municipal Heritage Committee on the amendment to the designation by-law for the subject property on October 16, 2024; and

**Whereas** Council served a notice of proposed amendment of a designating by-law on the property owner and the Ontario Heritage Trust and published in *The Kingston Whig-Standard*, which is a newspaper having general circulation in the Municipality, on XXX, 2024; and

**Whereas** no notice of objection to the proposed amendment was served to the Clerk of The Corporation of the City of Kingston.

**Therefore Be It Resolved That** the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 8497, and Schedule “A” of By-Law Number 8892, as they related to the subject property only, is deleted and replaced with Schedule “A” attached to and forming part of this by-law;
2. A copy of this by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of



City of Kingston By-Law Number 2024-XX

this by-law to be served on the owner of the land described in Schedule “A” hereto and on the Ontario Heritage Trust and on those lands formerly included in By-Law Numbers 8497 and 8892, and to cause notice of the passing of this by-law to be published in *The Kingston Whig-Standard*;

1. By-Law Numbers 8497 and 8892 shall be removed from the land title of 730 King Street West;
2. The City reserves the right to install a designated property plaque or interpretive panel; and
3. This by-law shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed:** XXX, 2024

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**Janet Jaynes**

**City Clerk**

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**Bryan Paterson**

**Mayor**

## Schedule “A”

### Description and Reasons for Designation

#### Former Rockwood Asylum

##### Civic Addresses:

8 Estate Lane; 8, 14 & 17 Gable Lane; 15 Leahurst Lane; 25, 38 & 46 Heakes Lane;  
18 & 24 Penrose Lane; 18, 36, 42 & 46 Lakewatch Lane

##### Legal Description:

Part of Lot 17 Broken Front Concession; Part of Road Allowance between Lots 17 and 18 Broken Front Concession; Parts of Blocks 60 and 63 and All of Blocks 61 and 62 R.P. 54; shown as Parts 6-17 (inclusive) and Parts 20-23 (inclusive) on Reference Plan 13R22309, save and except Part 3 on Plan 13R22567; City of Kingston

Property Roll Number: 101107015000100

#### Introduction and Description of Property

The former Rockwood Asylum, also known as the former Kingston Psychiatric Hospital (KPH), is located on the south side of King Street, at the junction of King Street West and Portsmouth Avenue. The subject portion of the total property is approximately 22 hectares and consists of several buildings, the majority of which were constructed between 1842 and 1910, contained within a cultural heritage landscape. While in the ownership of the Province of Ontario, the property was identified as having provincial heritage significance and as meeting criteria under both Ontario Regulations 9/06 and 10/06 under the *Ontario Heritage Act*.

#### Statement of Cultural Heritage Value/Statement of Significance

##### Physical/Design Value

The former Rockwood Asylum parcel is a relatively intact cultural heritage landscape set on the shore of Lake Ontario. Two prominent buildings within the landscape, Rockwood Villa (8 Estate Lane) and Penrose (8 Gable Lane), are examples of buildings that can be considered rare or uncommon.

Rockwood Villa was a country villa that features an unusual two-storey octagonal rotunda topped with a rose-coloured glass dome flanked by two sets of four chimneys, a stucco finish that emulates stone ashlar and a columned portico and balconies. These features result in a very rare architectural expression.

Penrose is the oldest extant purpose-built asylum building in Canada. It is the best preserved and most accurate representation in the province of the Kirkbride Plan.

Further, the complex of infirmary, residences, garden, workshop, storage and other associated buildings are rare surviving examples of the type of infrastructure required for a self-sustaining large institution of this nature, including the production of food and full accommodations for the staff and residents.

The various limestone buildings on the former Rockwork Asylum site display a high degree of craftsmanship, including the prominent Leahurst nurses' residence (15 Leahurst Lane), Beechgrove Infirmary (17 Gable Lane), and South Cottage (14 Gable Lane). The craftsmanship is visible through the remarkable scale and quality of Penrose's symmetrical Italianate Revival design. Due to the durability and quality of construction (i.e. limestone construction, conservation of early decorative features), Penrose and the other asylum buildings have survived largely intact. Further, Rockwood Villa displays sophistication as an estate house through its fine architectural details.

The property demonstrates a high degree of technical achievement as the former Rockwood Asylum was designed to be self-contained and reliant on its own resources for food, heat and power. Specifically, the Penrose building displays a high degree of scientific achievement as it was functionally designed to accommodate the needs of a progressive mental health facility for its time.

#### Historical/Associative Value

The former Rockwood Asylum is associated with prominent local citizen John Solomon Cartwright, who commissioned and used Rockwood Villa as his cottage estate from 1842 until his death in 1845. Cartwright was a lawyer, militia officer, author, judge, justice of the peace, businessman, politician, farmer and architectural patron and was a local representative in the legislative assembly. Beginning in 1854, John Palmer Litchfield, a British physician and educator, used the Villa for a private asylum, and in 1856 the estate was purchased by the government of Upper Canada for use as an asylum.

The former Rockwood Asylum is also associated with Dr. William G. Metcalf and Dr. Charles K. Clarke who were asylum superintendents that practiced a progressive approach to mental health care. The buildings and grounds of the former Asylum provide insight into the extent to which political and social views aligned with medical theory in mental health care. Additions over time represented changes in perceptions. The nurses' residence (Leahurst), Beechgrove Infirmary and the South Cottage represent efforts to modernize the property throughout the 19<sup>th</sup> and early-20<sup>th</sup> century as views around patient treatment evolved.

The property is also associated with two prominent architects, George Brown and William Coverdale. George Brown was the architect for Rockwood Villa and was an early architect in the Province of Upper Canada who designed many noteworthy buildings in Kingston, the majority of which were constructed with the City's iconic grey limestone, including Kingston City Hall.

William Coverdale was the architect for the Asylum lands, most notably the Penrose building. Coverdale was also one of the master builders for the Kingston Penitentiary and City of Kingston architect from 1846-1865. William Coverdale designed the site in keeping with the latest ideas in hospital design at the time, relying heavily on Kirkbride's 1854 book *The Construction, Organization, and General Arrangements of Hospitals for the Insane with Some Remarks on Insanity and Its Treatment*.

The landscape is also of particular interest as a cultural heritage attribute because it was purpose-designed for the former Asylum and its programming. Its history is well-documented in surviving written and visual records. Further, there are a number of registered archaeological sites located on the property that span hundreds of years of history and demonstrate the evolution of the property from a Pre-Contact Middle Woodland site through its use as a mental health institution from the 19<sup>th</sup> century on.

### Contextual Value

The former Rockwood Asylum is one of a number of properties home to historic public institutions along the shore of Lake Ontario, west of the original Town of Kingston limits. The former Asylum is linked to the nearby Kingston Penitentiary contextually through views and historically as both properties evolved in tandem. In its early years, Rockwood received patients from the neighbouring Kingston Penitentiary, representing an early shift in institutional approach to the treatment of those with mental illness. It is reported that Penrose was built using inmate labour and materials quarried nearby.

The former Asylum, much like the Kingston Penitentiary, has a close historical link to the nearby Portsmouth Village neighbourhood and played a key role in supporting growth of the village during the mid-19<sup>th</sup> century by providing employment opportunities for local residents.

The property is also landmark in Kingston due to its size and lakeside location. The former Rockwood Asylum is a landmark along King Street West due to its contrast with the generally urban area – the grounds have the character of an urban arboretum. It is also a landmark on the waterfront trail that runs along the shore of Lake Ontario. The property sits on a point and is visible from the shore both to the east and west of the property as well as from the lake.

The former Rockwood Asylum is an early example of a mental health facility designed specifically to address care and treatment of individuals with mental health conditions in Ontario from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> century. All of the structures and grounds/landscaping, including outbuildings and extensions to the main asylum complex, were constructed to address the treatment and care of patients.

The property is an intact example of a large, pre-Confederation public work, with a landmark building by William Coverdale, a leading architect of the period. The drive and lawns from Rockwood Villa to King Street and extending south to Lake Ontario waterfront are included within the boundaries of this cultural heritage landscape. The

former Kingston Psychiatric Hospital/Rockwood Asylum is the oldest psychiatric facility in the country, accompanied by a purpose-designed landscape.

The cultural heritage value of the archaeological resources on the property lie in the cultural and temporal associations of multiple instances of significant Indigenous archaeological resources and relating to early Canadian settlement and use of the property.

### **Cultural Heritage Attributes**

#### Cultural Heritage Landscape

- Overall arrangement of the site with Rockwood Villa at the middle of the site facing King Street and Penrose located near the Lake facing King Street West;
- Landscape elements and circulation patterns that contribute to understanding of the residential function of the asylum for patients and staff and the pre-asylum agricultural era of Rockwood Villa;
- Organization of circulation routes and patterns to maintain a purposeful distinction between the Rockwood Villa, used as the residence, and the former Rockwood Asylum complex;
- Orientation of service buildings towards the lake, which was the primary transportation route until the early 20<sup>th</sup> century;
- Views to and from the key buildings, primarily Rockwood Villa and Penrose, and Lake Ontario;
- McLeod Basin, a fountain designed and built by a patient in 1894, and other elements of the designed landscape, including dry-stone walls, stone pillars, stone stairs and garden beds; and
- Extensive ornamental plantings established in the 19<sup>th</sup> century, including mature tree specimens, particularly in proximity to the noted heritage buildings and Lake Ontario.

#### Building Exteriors

- Massing, configuration, consistent use of limestone and select exterior attributes and finishes of the following buildings of the former Kingston Psychiatric Hospital/Rockwood Asylum:
  - Penrose (Rockwood Asylum) complex; including Ongwanada Industrial building; Islandview Workshop; Paint Shop; Boiler House and Weld Shop; Tractor Shed; Root House; and Ward 9 and Recreation buildings;
  - South Cottage;
  - Beechgrove Infirmary;
  - Leahurst Nurses' Residence;
  - Rockwood Villa; and
  - Outbuildings: Greenhouse Storage; Horse Stables; Greenhouse;.
- Rockwood Villa: including its Palladian inspired design with symmetrical façade, monumental pedimented central portico with columns and original rotunda with octagonal lantern; its hipped roof with tall brick chimneys; deep cornice with

dentils, balconies, including covered balcony on south side; stucco finish with quoins and banding; and its limestone foundation;

- Penrose Complex: its Italianate Revival detailing following the Kirkbride Plan, including the purposeful arrangement of buildings and extensions; its symmetrical fenestration pattern with arched openings including key stones and lintels; stone chimneys; pedimented main door surround with arched transom and side lights; tower features with bell-cast steel roofs and oculus windows; and three-storey projecting bays;
- Leahurst: including its original four-square plan (not included - later rear additions), its conical roofed rounded tower feature; deep cornice with dentils; verandah; mix of openings including arched, flat-head, four-sided bay windows with transoms, and oval window with torch and Laurel wreath stained glass; its elliptical arched three-piece stained-glass transom with the word "Leahurst" over the main entrance way, flanked by wooden pilasters and multi-paned side lights;
- Beechgrove Infirmary: including its three-storey central tower with pyramidal roof with finial and recessed semi-circular window on three sides; its three-sided projecting bay with gabled roof, decorative brackets and round opening on both its east and west sides; its symmetrical fenestration pattern of flat-headed openings; its prominent stone staircase leading to the main entrance (once flanked by a large covered verandah) with arched opening; its stone quoins include date stone "Beechgrove 1893"; and its two storey stone addition;
- South Cottage: including its hipped and gable roofs, stone chimneys, tympanum with triple window; and regular fenestration pattern of narrow flat-headed windows; and
- Survival of special-purpose buildings, such as the Penrose Complex workshops and storage buildings, the Greenhouse, Horse Stables and Greenhouse Storage building, each of which having a utilitarian design, and simple unadorned style that was an integral part of an ideal 19<sup>th</sup> century asylum complex.

#### Building Interiors

- Penrose Complex: select surviving original interior attributes, including heavy timber roof structure in Penrose and Ward 9, some chamfered with decorative scrollwork; select features of the basement including exposed brick and stone walls and arched ceilings;
- Leahurst: select surviving original attributes, including stained glass windows and vestibule;
- Rockwood House: select surviving original interior attributes, including main entrance wood door and vestibule, two-storey rotunda with rose coloured stained glass dome, and curved staircase with newel post and railings between the main and second floor.



South Cottage



Beech Grove Infirmary



Leahurst



Page 55 of 66 Rockwood Villa

## Cultural Heritage Landscape Features

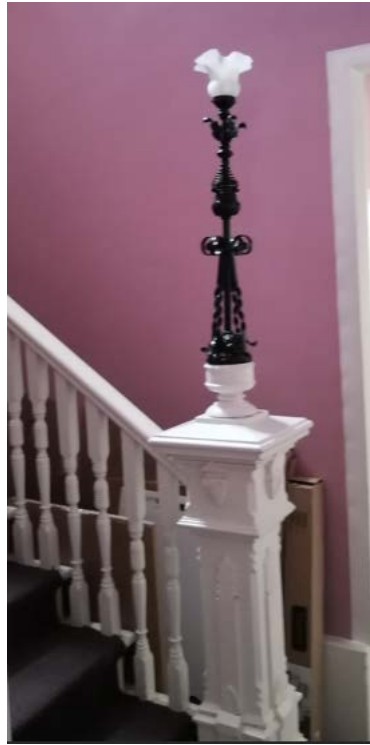




# Penrose Complex



Interior Features – Rockwood Villa



# Interior Features – Penrose



# Interior Features – Leahurst



**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 2965-2973 Orser Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** [insert date]

**Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2016;

On September 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 2965-2973 Orser Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [XXX, 2024], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [XXX, 2024], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

**Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
Orser Farmstead**

Civic Address: 2965-2973 Orser Road  
Legal Description: Part Lot 5 Con 7 Kingston lying north of FR572022; S/T  
TKY17494; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 230 12350

**Introduction and Description of Property**

The subject property, located at 2965-2973 Orser Road, is situated on the south side of the road, west of Babcock Road, in the former Township of Kingston, now the City of Kingston. The approximately 60-hectare rural property contains a one-and-a-half storey limestone farmhouse, built in the latter half of the 19<sup>th</sup> century for farmers Emanuel and Anna Maria Orser. A larger rear addition has been added to the dwelling. A second dwelling (at 2965 Orser Road), with no heritage value, is also included on the property, as are several modern detached agricultural buildings.

**Statement of Cultural Heritage Value/Statement of Significance**

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The Orser Farmstead is a representative example of a mid-19<sup>th</sup> century limestone farmhouse with Georgian influences. The house’s simple vernacular architecture is expressed by its restrained profile with regular plan, constructed from limestone laid in regular courses. Common for the Georgian-influenced Ontario vernacular style of house is the medium-pitched side gable roof with twin brick chimneys that are located at the gable ends of the main house, and a central main entrance, flanked by large rectangular window openings. Window openings currently feature six-over-six sash windows, stone sills and limestone voussoirs.

Various embellishments point to a high degree of craftsmanship and artistic effort that are somewhat unusual in a vernacular farmhouse of this era. The oversized main entranceway features a decorative door surround with sidelights and a transom. Turned posts, turned columns and spindles support a balcony over the entranceway. The balcony, located under the dormer, features an entranceway with a double sash window in the door, and limestone voussoirs, turned posts and spindles.

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

*The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*

The Orser Farmstead is associated with the Orser family. Who were United Empire Loyalists and early settlers of the Township of Kingston and whom Orser Road is named after.

Anna Orser received the crown patent for Lot 5, Concession 7 in 1801. Anna Orser, her husband Joseph Orser, and their family were United Empire Loyalists who, under the leadership of Captain Michael Grass, immigrated and settled in the Kingston area at the end of the 18th century. The Orsers were descendants of Dutch colonists who settled in New York City when it was still referred to as New Amsterdam. The Orsers established a prosperous farm near the North River at Philips Manor in Westchester County, New York. They were committed loyalists, apart from their eldest son John who sided with the rebels. The remaining four Orser sons fought in the service of Britain. Joseph Orser was well into his fifties at this time and was not able to take up arms; he instead supported the loyalist cause by supplying provisions to spies and loyalist soldiers. In 1782, neighbours attacked the Orsers, brutally beating Joseph Orser and burned down the farm, forcing the family to take refuge within the British lines. While most loyalists travelled overland to Canada, the Orsers embarked by evacuation ships under the leadership of Michael Grass, leaving New York City for Quebec City in July of 1783. Unfortunately, Joseph Orser did not survive the journey, likely succumbing to the injuries sustained by the severe beating by his patriot neighbours. In 1787-1788, Anna Orser testified before a loyalist compensation board in Montreal. The board, upon hearing of the family's loyalty to the crown and their sufferings, concluded that the Orsers were "a very good family to be allowed what we can". Anna Orser and several of her children settled in the Kingston area. In her 1812 will, Anna Orser bequeathed the property to her son or grandson Gabriel Orser.

In 1845, Emanuel Orser purchased the lot for £500. Emanuel Orser was a Canadian-born Episcopalian Methodist farmer who lived on the property for 55 years until his death in 1900. He lived with his wife Anna Maria and their children: Isaiah, Nancy, Mary, Ordellia, Emanuel Jr., Kenneth, Ann, Irena, Newton and Candice. The family originally lived in a one storey log house, but by 1878 the Orsers had constructed the stone house and an ashery (a factory creating potash and lye from hardwood ashes). Both buildings were established on the creek on the northwest corner of the lot. Newton Orser, the son of Emanuel and Anna Maria, inherited the house and lot in 1900. The farm remained in the Orser family into the mid-20<sup>th</sup> century.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*



*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

The Orser Farmstead has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, rural fencing and mature trees various the proximity of these features to the road, support and maintain the scenic and rural character of the road.

With its Ontario vernacular style and limestone construction, the Orser Farmstead shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

### **Heritage Attributes**

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-and-a-half storey farmhouse constructed of limestone laid in even courses with a second storey constructed in a different colour and sized limestones;
- Medium-pitched gable roof with two brick chimneys at the gable ends, with central medium-pitched gable over a central entranceway with decorative surround, sidelights and transom;
- Porch and balcony with turned posts, turned columns and spindles and limestone voussoirs;
- Symmetrical fenestration pattern of window and door openings with stone voussoirs and stone sills; and
- Long driveway framed by mature trees and rural fencing.

### **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Later rear addition to stone house;
- Detached outbuildings; and
- Detached dwelling at 2965 Orser Road.

## Permit Reporting to Committee - October

*Please review the DASH webpage for additional information on the permit, including permit conditions and associated documents. If you have any questions, please reach out to the assigned planner or contact [heritageplanning@cityofkingston.ca](mailto:heritageplanning@cityofkingston.ca)*

<b>File Number</b>	<b>Stream Type</b>	<b>Status</b>	<b>Property Address</b>	<b>Scope of Work</b>	<b>Planner</b>
P18-090-2024	Stream 1	Permit Issued	94 Brock St	New paint colour on the North and West facing facades, with new security gate at entrance.	JH/RL
P18-091-2024	Stream 1	Permit Issued	102 Centre St	Chimney Replacement	JH
P18-093-2024	Stream 1	Permit Issued	414 Regent St	Replacement of heating and cooling system with new meter.	JH
P18-100-2024	Stream 1	Permit Issued (EA)	260 Johnson St	Roof material replacement	JH
P18-104-2024	Stream 1	Permit Issued	111 Norman Drive N	Masonry Work on Barn	PP