



**City of Kingston**  
**Kingston Heritage Properties Committee**  
**Minutes**

October 16, 2024  
9:30 a.m.

Hosted in a virtual, electronic format

Members Present: Councillor Glenn, Chair  
Councillor Oosterhof  
Jennifer Demitor  
Peter Gower  
Alexander Legnini  
Jane McFarlane  
Daniel Rose  
Ann Stevens

Regrets Gunnar Heissler

Staff Present: Kevin Gibbs, Director, Heritage Services  
Allison Hannah, Committee Clerk  
Jennifer Hay, Heritage Coordinator  
Joel Konrad, Manager, Heritage Planning  
Ryan Leary, Senior Heritage Planner  
Alan McLeod, Senior Legal Counsel & Deputy City Solicitor  
Phillip Prell, Intermediate Heritage Planner  
Iain Sullivan, Committee Clerk

Others Present: Members of the public were present.

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**2. Call to Order**

The Chair called the meeting to order at 9:30 a.m.

**3. Approval of the Agenda**

Moved by: Ms. Demitor  
Seconded by: Mr. Rose

**That** the agenda be approved.

**Carried**

**4. Confirmation of Minutes**

Moved by: Ms. Stevens

Seconded by: Mr. Legnini

**That** the minutes of Kingston Heritage Properties Committee Meeting Number 10-2024, held Wednesday, September 18, 2024, be approved.

**Carried**

**5. Disclosure of Pecuniary Interest**

There were none.

**6. Delegations**

There were none.

**7. Briefings**

There were none.

**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**

Mr. Leary introduced the report.

The Committee did not provide initial comment.

The Chair provided an opportunity for members of the public to ask questions.

Don Taylor noted his general approval of the proposal. He stated that the applicant should take a second look at the style of the roofing and noted that the contractor's website notes a 'Heritage' style. He explained that the colour should be maritime grey. He further recommended the applicant use a flat panel.

Ms. Demitor echoed the public comments and recommended against using a black material for the roof as it absorbs more heat.

Ms. McFarlane further echoed the comments related to the roofing.

Moved by: Ms. Demitor  
Seconded by: Ms. Stevens

**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.

**Carried**

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

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

Mr. Leary introduced the report.

Mr. Gower congratulated staff on the work done on the amendments. He noted that the site visit had been very helpful. He stated that the interiors of several of the buildings were important and asked if there was a plan to add some of the interior to the designation by-law. Mr. Leary confirmed that the draft by-law did contain some interior features in the Rockwood Villa, Penrose building and the Nurses building. He stated that staff wished to protect those features.

Ms. Stevens noted her appreciation for the work done. She highlighted the architectural beauty of several buildings on the site. She pointed to the pillars on the exterior of the Rockwood Villa and stated that they appeared to be rotting and that attention was needed. Miranda Brunton, Agent for the Owner, noted that Infrastructure Ontario does have a maintenance plan for the property. She confirmed that the pillars would be repaired.

Councillor Oosterhof asked what the benefit and future of the property would be. He noted his concern that it would remain vacant. Ms. Brunton explained that the designation by-law on this property was one of the oldest in the city and that by updating it would allow for more flexibility. She noted that the property had been made surplus and that any future development on the property would be done with the heritage properties being well protected.

The Chair provided an opportunity for members of the public to ask questions.

Shirley Bailey noted that the protection of the property had a long history. She stated that the Frontenac Heritage Foundation had

previously expressed concern for the property during the construction of the Homes for Heroes Veterans' Village project. She noted that the landscape plan in the report was good. She expressed concern regarding the removal of items from the by-law, specifically noting removals from Leahurst and Rockwood. She expressed further concern that fireplaces were not mentioned in the by-law. She stated that the gutting of the buildings would be a mistake.

In response to the public comments Mr. Leary noted that there were several interior attributes that remained in the by-law. He explained that staff had evaluated all the interior attributes and moved to protect what was critical to preserve while allowing the buildings to be renovated for a future use.

Moved by: Ms. Demitor

Seconded by: Ms. Stevens

**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.

**Carried**

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

### **1. Notice of Intention to Designate - 2973 Orser Road**

Mr. Sullivan explained the role of the Committee for the designation.

Mr. Leary introduced the application.

Councillor Oosterhof stated he empathized with homeowners regarding insurance rates and noted that he would not support designations if insurance would be raised. He asked for an explanation on what staff had learned since the item was deferred. He further asked for a timeline on the property's designation. Mr. Gibbs explained that the province had released information regarding insurance rates

and confirmed that rates should not be increased. He stated that there was no obligation on the property owner to rebuild a building using original designs or type if it is lost to fire. Mr. Konrad reiterated what Mr. Gibbs had stated. He further confirmed that no rate change should occur as nothing has materially changed when a building is designated. Mr. Leary explained that the property had been flagged by the Township of Kingston in the 1990s for designation and then was added to the City of Kingston's designation program in 2015. He confirmed that it had been listed by that point but that staff had had a large amount of properties to investigate for designation at that time.

The Chair provided an opportunity for members of the public to ask questions.

Karen Eaves noted that she was the owner of the property. She stated that her insurance company was now increasing the premium and per month costs based on the potential designation. She further stated that it would bankrupt her. She highlighted the fact that the property was an active farm and as such the options for insurance were limited. She noted that the property had undergone significant alterations and could not be seen from the street. She requested that the Kingston Heritage Properties Committee further defer the item to allow her to receive a legal opinion.

Shirley Bailey stated that the Frontenac Heritage Foundation had a member who owned a rural heritage property and had found good rates at a local insurance company. She noted that insurance rates are increasing across the province for many reasons. She urged people to 'shop around' for better rates.

In response to the public comments Mr. Leary stated that staff were aware of the changes done to the property and that it met the eligibility requirements for designation.

Councillor Glenn asked if a deferral for a legal reason would be appropriate. Mr. McLeod stated that it was a reasonable response. Mr. Leary added that the province had extended the deadline for designating properties to the end of 2026. Mr. Sullivan explained how much further in time the item could be deferred.

Councillor Oosterhof explained what had happened at a recent Council meeting regarding heritage designations. He stated that there was a lot to discuss regarding the insurance issue.

Moved by: Councillor Oosterhof  
Seconded by: Ms. Demitor

**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.

**Deferred**

**Amendment:**

Moved by: Councillor Oosterhof  
Seconded by: Mr. Gower

**That** the Notice of Intention to Designate the property located at 2973 Orser Road be deferred to the December meeting of the Kingston Heritage Properties Committee to allow the owner more time to receive a legal opinion.

**Carried**

**6. Working Groups**

**7. Permit Approvals / Status Updates**

**1. October 2024**

**9. Motions**

There were none.

**10. Notices of Motion**

There were none.

**11. Other Business**

Mr. Gower noted the deaths of Floyd Patterson and Mac Gervan.

**12. Correspondence**

There was none.

**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**

Moved by: Ms. Demitor

Seconded by: Mr. Rose

**That** the meeting of the Kingston Heritage Properties Committee adjourn at 10:24 a.m.

**Carried**