



**City of Kingston  
Report to Council  
Information Report Number 15-201**

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**To:** Mayor and Members of Council  
**From:** Lanie Hurdle, Commissioner, Community Services  
**Resource Staff:** Paige Agnew, Director, Planning, Building & Licensing Services  
**Date of Meeting:** March 24, 2015  
**Subject:** Demolition of Rear Addition (3566 Boundary Road)

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**Executive Summary:**

The purpose of this report is to notify Council of the proposed demolition of a rear yard addition to the “listed” heritage property at 3566 Boundary Road, in accordance with section 27(3) of the Ontario Heritage Act.

This report is being submitted to Council because Section 27 (3) of the Ontario Heritage Act states that notices of demolition of listed properties are to be provided to the Council of a municipality. This notice period is 60 days.

Designated properties are addressed differently than the listed properties under the Ontario Heritage Act. Unlike Section 27 (3) applicable to listed properties, Sections 33(4) and 34(2) of the Ontario Heritage Act require that the Municipal Heritage Committee be consulted on alterations and demolition applications of designated properties.

The owner of the property at 3566 Boundary Road contacted staff on January 30, 2015 to inform of the intention to demolish a rear addition to the existing stone farmhouse. Staff have no concerns with the partial demolition which will primarily result in the removal of a later rear addition. The cultural heritage value of the property is related to the stone farmhouse structure, which will remain intact with the exception of portions of the rear (west) elevation to provide an opening for the proposed 2 storey rear addition. Staff have consulted with Heritage Consultant expert, André Scheinman, who has supported staff’s position. Exhibit A to Report Number 15-201 includes photos of the stone farmhouse which will remain intact except for portions of the rear roof as well as the vinyl rear addition which is proposed to be demolished.

It is important to note that this report is for information only and that Section 8(2) of the Building Code Act states that the authority to issue a demolition permit resides with the Chief Building

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Official as long as the application is compliant with the Building Code Act. This application is compliant with the Building Code Act as it has followed all required processes.

**Recommendation:**

This report is for information purposes only.

**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Gerard Hunt, Chief Administrative Officer**

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

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Proposal/Background**

The subject property is located in the southwest quadrant of the intersection of Sand Hill Road and Boundary Road. Boundary Road forms the boundary between the City of Kingston and the County of Leeds and Grenville.

The owner of the property at 3566 Boundary Road has informed City staff of their intention to demolish a rear addition, built in approximately 1960, to allow for a new, two-storey addition to the rear of the existing stone farm house.

The subject property is “listed” on the City’s Heritage Property Register and therefore has been endorsed by Council as having cultural heritage value, but does not have an associated designation under Section 29 of the *Ontario Heritage Act*.

The demolition process for listed properties is governed by section 27(3) of the *Ontario Heritage Act* which states:

“(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner’s intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.”

As a result, the required notice given does not proceed through the Municipal Heritage Committee but proceeds directly to Council for information purposes as set out in this report.

**Reasons for Listing**

The subject property at 3566 Boundary Road is included in the City’s Heritage Properties Register as a “listed” (non-designated) property of cultural heritage value.

“Built circa 1855, this one and a half-storey farmhouse is of cultural heritage value and interest because of its physical/design values.”

**Built Heritage Analysis**

Heritage staff visited the site on February 10, 2015 to photograph the existing building and rear addition proposed to be demolished.

The existing rear addition to the stone farmhouse is a “later addition” as noted in the Listing report. According to the owner, the addition was constructed in the 1960s after a fire that occurred in the 1950s. The Listing report notes the stone farmhouse on the property is of cultural heritage value for its design and physical value. Overall, in staff’s opinion, the later rear addition does not add to the cultural heritage value of the property.

The demolition will allow for the incorporation of a new, rear two-storey addition which will have a gable roof, creating a perpendicular gable roof connection with the farmhouses gable roof.

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The stone farmhouse structure will remain largely intact as part of the proposal, with the exception of a portion of the rear (west) elevation roof which will be removed to provide an opening for the proposed rear addition's gabled roof. The rear stone wall will be mostly retained as part of the addition and incorporated as an interior wall. Any stone removed to create interior door openings, in the place of windows, will be salvaged and reused, according to the owner.

The City obtained the opinion of a professional heritage consultant (André Scheinman) on the request for demolition. Mr. Scheinman noted that the brick components to the rear structure hint at the possibility that the brick structure may pre-exist the 1950's fire. Mr. Scheinman commented that in certain cases, the rear, modest component of a farmhouse can be the earliest component of a nineteenth century residence. As a result, it is recommended that should historic construction detail become apparent during the demolition, that it be photographed and documented for the City's records. However, Mr. Scheinman agreed with staff's interpretation that, viewed externally, the rear addition does not contribute meaningfully to the cultural heritage value of the property.

**Existing Policy/By-Law:**

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

**Notice Provisions:**

Not applicable

**Accessibility Considerations:**

Not applicable

**Financial Considerations:**

Not applicable

**Contacts:**

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Julie Salter-Keane, Manager, Development Approvals 613-546-4291 extension 1163

Amy Didrikson, Planner, Development Approvals 613-546-4291 extension 3288

**Other City of Kingston Staff Consulted:**

Del Stowe, Chief Building Official and Manager of Building Services

**Exhibits Attached:**

Exhibit A      Photos of 3566 Boundary Road Property















