



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-037

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: August 21, 2024
Subject: Application for Ontario Heritage Act Approval
Address: 1148 Sunnyside Road (P18-1366)
File Number: P18-078-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property, known as the Powley Farmhouse, with the municipal address of 1148 Sunnyside Road (formerly 1397 Sydenham Road) is located at the south-west corner of Sunnyside Road and Sydenham Road. The property was recently designated under Part IV of the *Ontario Heritage Act*.

An application under Section 33 and Section 34 of the *Ontario Heritage Act* (P18-078-2024) has been submitted to request approval to remove a small garden shed and construct a new single storey commercial building. The new building will be located just west of the limestone heritage building with vehicle access from Sunnyside Road. The building will be clad in a vertical board and batten style siding with an asphalt shingled roofing. Detailed plans and a heritage impact statement were submitted as part of this application.

This application was deemed complete on July 15, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to demolish or construct

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a new building under Sections 33(7) and 34(4.3). This timeframe will expire on October 13, 2024.

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 Kingston Heritage Properties Committee recommends to Council:

That the application for the property at 1148 Sunnyside Road be approved in accordance with the details described in the application (File Number P18-078-2024), which was deemed complete on July 15, 2024, with said alteration to include the demolition of a wooden garden shed and the construction of a single-storey detached commercial building with associated parking and landscaping; and

That the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-24-037; and

That following approval under Section 34 of *Ontario Heritage Act* and prescribed by Ontario Regulation Number 385/21, the property at 1148 Sunnyside Road continues to have cultural heritage value and no further review or amendment to By-Law Number 2024-124 "A By-Law to Designate the property at 1397 Sydenham Road to be of Cultural Heritage Value and Interest Pursuant to the Ontario Heritage Act" is required.

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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, known as the Powley Farmhouse, with the municipal address of 1148 Sunnyside Road (formerly 1397 Sydenham Road) is located at the south-west corner of Sunnyside Road and Sydenham Road, just north of Highway 401 (Exhibit B - Context Map). The property was designated under Part IV of the *Ontario Heritage Act* in 2024 (Exhibit C - Designation By-Law).

An application for new construction and demolition under Sections 33 and 34 of the *Ontario Heritage Act* (P18-078-2024) has been submitted to request approval to demolish a small garden shed and to construct a new single storey commercial building. The wooden garden shed appears to have been built in the later part of the 20th century and is to be removed to allow for the redevelopment of the site.

The proposed new building will be located just west of the limestone heritage building (Powley House) with vehicle access from Sunnyside Road. Parking is proposed on the west side of the building. Pedestrian access will be via a pedimented entrance facing west. The building will be clad in a vertical board and batten style siding (light gray) with darker coloured asphalt shingled roofing. Additional landscaping, including trees and shrubs, is proposed along the south and east sides of the building. A small metal fence is proposed to the rear of the stone dwelling.

A cover letter, prepared by the owner, detailed site and elevation plans, prepared by the House of Three Blueprints, and a heritage impact statement (with addendum), prepared by Commonwealth Historic Resource Management, are included with the submission. Select portions of the submission material are attached hereto as Exhibit D - Concept Plans.

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 July 15, 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 Sections 33(7) and 34(4.3). This timeframe will expire on October 13, 2024.

Reasons for Designation/Cultural Heritage Value

The subject property, known as the Powley Farmhouse, was designated under Part IV of the *Ontario Heritage Act* on January 23, 2024 through By-Law Number 2024-124. The "Statement of Cultural Heritage Value" includes the following:

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“The Powley Farmhouse is a representative example of a mid-19th century limestone farmhouse with Georgian influences. ...[it] is associated with the family of Isaac D. Powley. ... The Powley Farmhouse’s location at the intersection of Sydenham and Sunnyside roads makes it a landmark for residents in the area.”

The by-law notes the following attributes:

- One-and-a-half storey stone farmhouse, constructed from limestone laid in uneven courses, with medium-pitch side gable roof and single red brick chimney; and
- Regular fenestration pattern with stone sills and tall limestone voussoirs, including symmetrical front façade with a central entranceway flanked by window openings.

The Designation By-law has been included as Exhibit C. The small garden shed on the south side of the dwelling is not noted as a heritage attribute.

Cultural Heritage Analysis

Applicable Local Policies/Guidelines

Section 34 of the *Ontario Heritage Act* requires owners of Part IV designated properties to apply to Council if they wish to demolish or remove any building or structure on the property, regardless of heritage value or size. This is to ensure the cultural heritage value of the property is not affected by the permanent loss of this structure. Further, Section 34.3 of the *Ontario Heritage Act* requires the municipality to consider the merits and accuracy of the property’s designating by-law, when approving the demolition of an existing structure, and to recommend any necessary amendments thereto.

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 property’s heritage attributes”. While the undeveloped rear portion of the property is not noted as a heritage attribute, the construction of a 255 square metre detached building could affect the appearance of the property and understanding of its 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 located on a 0.68 hectare corner lot. Despite the more recent residential development to the north, and rural industrial uses to the west, the property’s historic rural setting is still evident. With its limestone construction, traditional profile and prominent corner location, the Powley House retains its rural roots, which makes it stand out as a landmark in the area.

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According to the submission (Exhibit D - Concept Plans), the intention is to build a small grocery store, designed to raise funds for a Christian-based private school called One School Global. This is to be a private members-only store, managed by a group of volunteers, who are organized by the Rideau Lakes Funding Organization.

The subject property currently includes only the limestone dwelling (Powley House) with access from Sydenham Road, and a small wooden garden shed. The single-storey wooden shed is approximately 3.6 metres by 2.5 metres (8 foot by 12 foot). The shed was evaluated as part of the preparation of the recently approved designation by-law for the Powley Farmhouse property and was found to have no notable heritage value and therefore is not noted as a heritage attribute in the By-Law. No changes to the recently approved designating by-law is required.

Following the owner's consultation with the Ministry of Transportation, the vehicle access to the subject property will require relocation to Sunnyside Road and the Sydenham Road driveway will be removed. The new address for the property will be 1148 Sunnyside Road. The stone building is to be conserved and restored (a project that will be processed through a future application).

The proposed single-storey building will be approximately 255 square metres (836 square feet) and designed to resemble a rural industrial or agricultural storage building. The pitched gable roof and board and batten style siding is meant to take inspiration from the historic agricultural and existing rural industrial context. The siding is to be finished in a light gray tone with a darker tone for the roofing. This will help ensure the building is visually subordinate to the limestone dwelling at the corner. Only minimal signage, applied to the glass sliding door, is proposed for the new building.

This type of heritage conservation meets the definition of "Rehabilitation" in Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada', which is the "process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value." Standards 11 and 12 are specifically related to Rehabilitation actions such as new additions.

Standard 11 states: "Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place."

The publication 'Well Preserved' by Mark Fram, suggests that a new building or new addition should "strive to be good neighbours by helping to extend the context" of the area established by the historic building, yet it should also be able to "stand on its own" as a product of its own time. The cladding proposed for the new building (board and batten style siding) and pitched roof, reflects the traditional styles and era of the Powley House and rural context, while the use of single-glazed narrow windows is clearly a modern intervention.

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Standard 12 echoes the Provincial Tool Kit's Guiding Principle of "Reversibility" in stating: "Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future."

The proposed new building has been designed as a free-standing building to have no physical impact on the primary heritage attribute of the property (i.e. the limestone dwelling). The new commercial building is to be setback over 14 metres from Sydenham Road and over 13 metres from Sunnyside Road, in order that the Powley House remains the prominent focal point of the property, when viewed from the public realm. The single-storey height and pitched roof of the new building and its location away from both frontages, will minimize its overall visual impacts on the character of the property.

Results of Impact Analysis

Care and consideration has been given to the design and location of the new building in relation to the heritage features of the property. According to the heritage impact statement, submitted by the applicants, "the new commercial building is designed to reference a traditional drive shed in appearance and is setback from the old house to avoid physical impacts on the fabric of the heritage resource."

The applicants have chosen to locate the new building to the rear of the historic stone building, with large setbacks from both road frontages. Even though the new building will be larger than the limestone dwelling, it will be no taller and will defer to the prominent location and highly visible presence of the Powley House at the intersection.

As a form of cost savings, the owners are considering the use of vinyl siding and windows on the new building. While reflecting a traditional style of building, the new build will be clearly a product of its own time. Its location, profile and cladding design and colour will complement and help showcase the heritage building. While staff encourage the owners to use a metal product, there is no objection to the use of vinyl in this particular situation. A condition of approval has been included to review details on the window and siding choice, including colour and materiality, prior to installation.

The owners purchased the property earlier in 2024 in order to advance their plans for a private grocery store. They were directly involved in the review of the designation by-law and have strived to design a building that complements and highlights the heritage value of the property. By introducing a new use to the property, it is hoped that the owners will advance the restoration works promised for the Powley House and thereby help to conserve this prominent heritage resource.

Staff are of the opinion that the proposal 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.

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Previous Approval

None

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Engineering - No objections. Technical review was completed through related development applications.

Planning - The proposal has proceeded through Site Plan Control Pre-Application under file number D02-009-2023 for 1397 Sydenham Road. A formal site plan application will be required and a full Planning review to be completed at that time.

Note that Planning recommends that the garage doors are relocated to face Sunnyside Road to permit future vehicular access if the structure is converted into a residential garage.

Utilities Kingston - If the City permits the new building to be serviced with Municipal water, Utilities Kingston will require a servicing brief for the proposed development assessing required and available domestic and fire flows. This Hamlet is at the far extents of the water system where flow and pressure are not abundant. Utilities Kingston will require a servicing plan showing any existing and proposed services. As per City of Kingston By-Laws only one service is permitted per property. Any existing services not being retained are required to be abandoned at the main(s).

A multi-unit complex can be metered with either a bulk water meter or individual water meters all located in one room at or near the service entrance. If individually metered, each meter shall have its own shut off valve on both sides of the meter and be labeled accordingly. Refer to uploaded UK water meter specifications.

The applicant is encouraged to contact the Utilities Kingston Conservation Department to discuss their development and inquire as to whether there are any water conservation incentives and energy saving options available.

Consultation with Kingston Heritage Properties Committee

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

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Conclusion

Staff recommends approval of the application File Number (P18-078-2024), 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 2024-124 (Designation By-law for 1397 Sydenham Road)

Notice Provisions:

Pursuant to Section 33(4) and Section 34(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

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:

None

Exhibits Attached:

Exhibit A Conditions of Approval

Exhibit B Context Map

Exhibit C Designation By-Law for Powley Farmhouse

Exhibit D Conceptual Plans

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Exhibit E Correspondence Received from Committee

Conditions of Approval

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

1. Any *Planning Act* approvals shall be obtained, as necessary;
2. All Building Permits shall be obtained, as necessary;
3. Details, including colour(s) and specifics, of the new roofing, siding, windows and landscaping, 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. All servicing related requirements and approvals, shall be obtained, as necessary, to the satisfaction of Utilities Kingston; and
5. 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

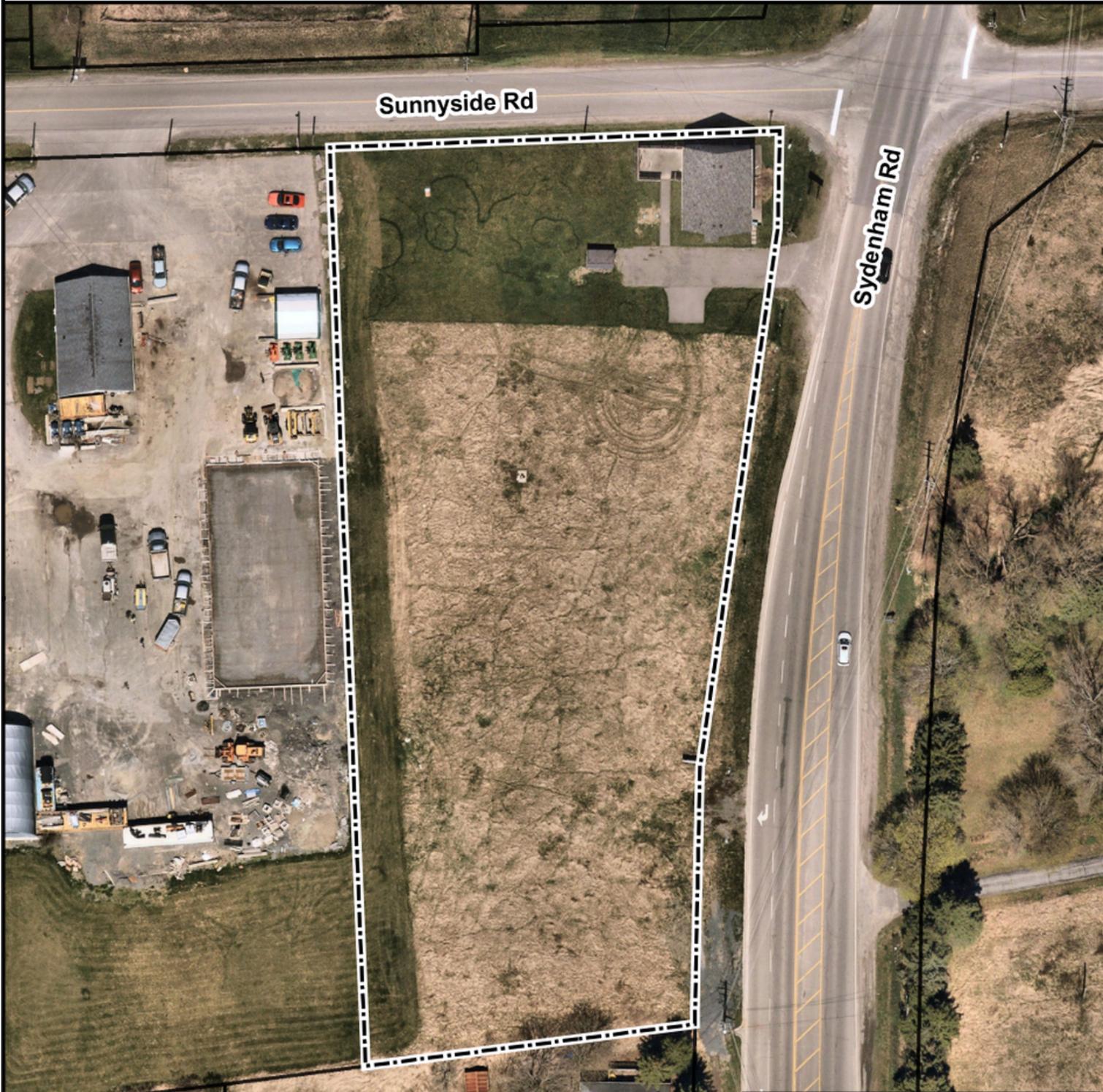
Neighbourhood Context

Address: 1148 Sunnyside Road

File Number: P18-078-2024

Prepared On: Jul-05-2024

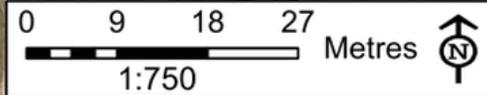
-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Sunnyside Rd

Sydenham Rd

Prepared By: cbarratt
Prepared On: Jul-05-2024



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By-Law Number 2024-124**A By-Law to Designate the property at 1397 Sydenham Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*****Passed:** January 23, 2024**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 November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Powley Farmhouse at 1397 Sydenham Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On November 14, 2023, *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 [November 14, 2023], 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.

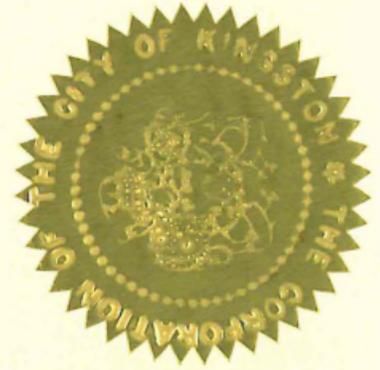
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Powley Farmhouse

Civic Address: 1397 Sydenham Road

Legal Description: Part Lot 15 CON 3 Designated as Parts 4, 5 & 6 Plan 13R21607 subject to easement over Part 6 Plan 13R21607 as in FR739114; City of Kingston, County of Frontenac

Property Roll Number: 1011 080 190 21800 0000

Introduction and Description of Property

The Powley Farmhouse, located at 1397 Sydenham Road, is situated at the south-west intersection with Sunnyside Road, just north of Highway 401, on a 0.68 hectare parcel in the former Township of Kingston, now part of the City of Kingston. The property contains a one-and-a-half storey limestone house, built between 1851 and 1860.

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 Powley Farmhouse is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The one-and-a-half storey rectangular building is constructed from limestone laid in uneven courses. It includes a medium pitch, side gable roof with a single red brick chimney. The front façade is symmetrical with a central entranceway flanked by windows. The south elevation has two small window openings in the gable, one on the first storey and one below grade window opening. The north elevation also has two window openings in the gable and one off-centre window opening on the first storey. The entranceway and window openings feature stone sills and tall limestone voussoirs.

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 Powley Farmhouse is associated with the family of Isaac D. Powley. The Powleys were one of the first United Empire Loyalist families brought to Cataraqui in 1784 by Captain Michael Grass after their persecution and expulsion following the American War of Independence. Isaac D. Powley was a Canadian-born Episcopalian Methodist farmer who lived with his wife Jane Ann and their children Jacob, John and Hester Ann in the stone dwelling. The house was part of a larger farm that grew wheat, peas, oats, buck wheat and potatoes and also produced hay.

The property has contextual value because it is a landmark.

The Powley Farmhouse's location at the intersection of Sydenham and Sunnyside roads makes it a landmark for residents in the area.

Cultural Heritage Attributes

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

- One-and-a-half storey stone farmhouse, constructed from limestone laid in uneven courses, with medium-pitch side gable roof and single red brick chimney; and
- Regular fenestration pattern with stone sills and tall limestone voussoirs, including symmetrical front façade with a central entranceway flanked by window openings.

Non-cultural Heritage Attributes

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

- All interior features

Sydenham Investments Inc.
c/o 638 Fortune Crescent
Kingston ON K7P 2T3

July 10, 2024
City of Kingston
Heritage Department
Mr. Ryan Leary, Senior Planner

Re: Heritage Application - P18-078-2024 - 1148 Sunnyside Rd

Per our discussions and correspondence, we have made an application on July 3rd relating to the heritage property at 1148 Sunnyside Rd.

I would like to include a short summary of the proposed use of the new building and property.

M&E Holdings purchased the property originally as an investment, and since we have set up a corporation with additional shareholders, the property is now owned by Sydenham Investments Inc.

The intention is to build a purpose-built small grocery store under the name of Campus&Co. This is an entity that has many stores worldwide, all with a common vision and structure designed to raise funds for a Christian-based private school called One School Global. This will be a members-only grocery store and will be managed and operated by volunteers working under the entity of Rideau Lakes Funding Organization.

The traffic will be minimal, we have designed the site layout to accommodate deliveries, patron parking, etc.

The existing heritage building will remain as is and under its original zoning.

I am sharing some websites that will give some further direction to how our stores work, and the educational institution they serve.

<https://campusandco.com/about-us/>

<https://www.oneschoolglobal.com/about-us/>

Trusting all is clear.

Regards,
Sydenham Investments Inc.

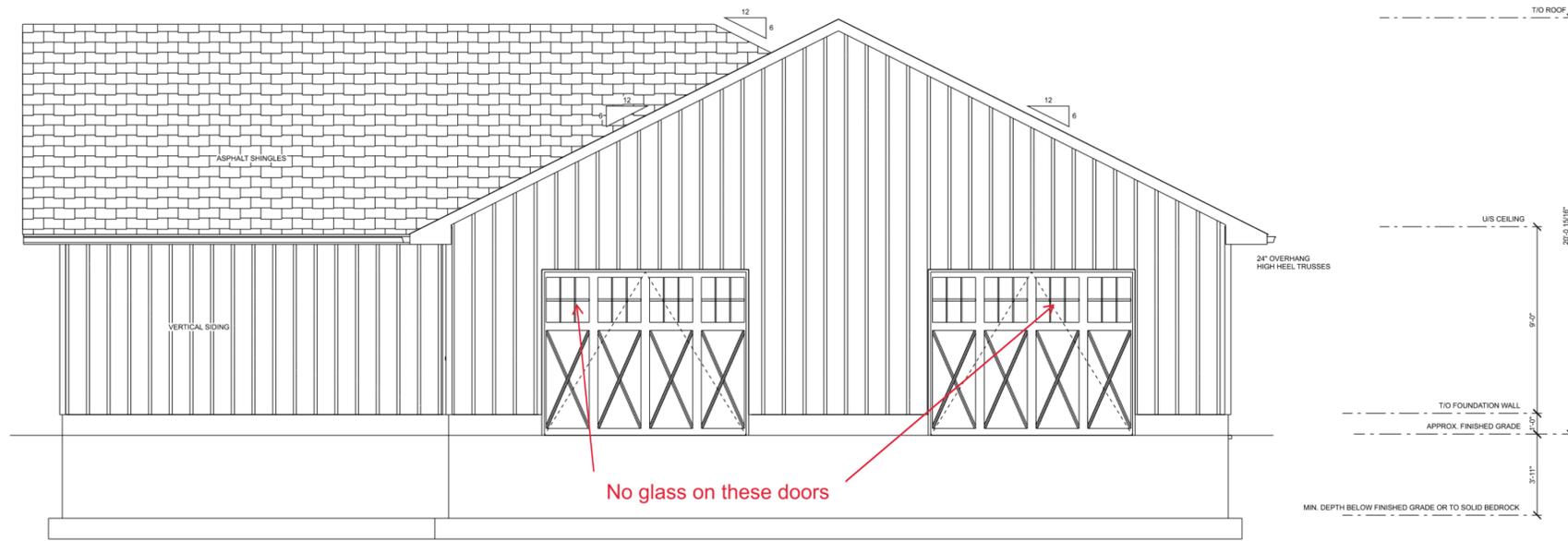
Owen Lawrenson
Director



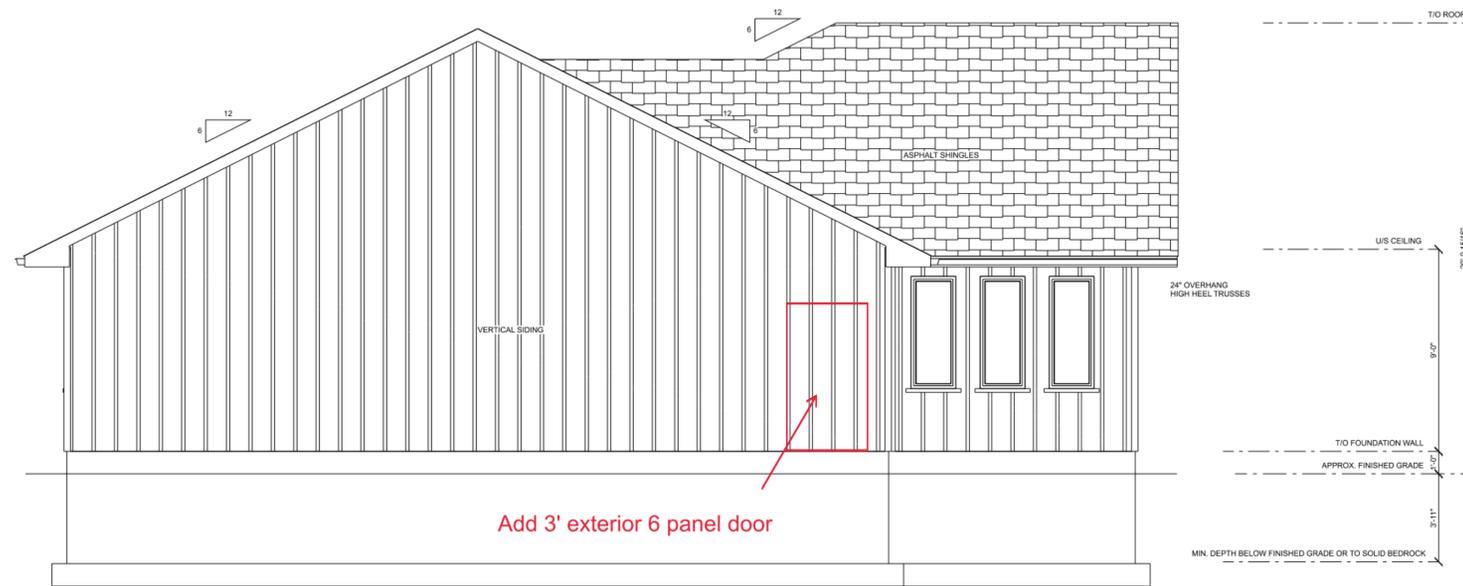
HOUSE OF THREE
LISA HENDERSON, M.A.A.T.O., C.B.C.O.
3800 HOLMES RD.
INVERARY, ON K0H 1X0
PHONE: 613-876-2488
EMAIL: lisa@houseofthree.ca
WEB: www.houseofthree.ca
FIRM BCIN: 125768
INDIVIDUAL BCIN: 19244

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES
INDIVIDUAL BCIN: 19244
FIRM BCIN: 125768

L Henderson
LISA HENDERSON, M.A.A.T.O., C.B.C.O.



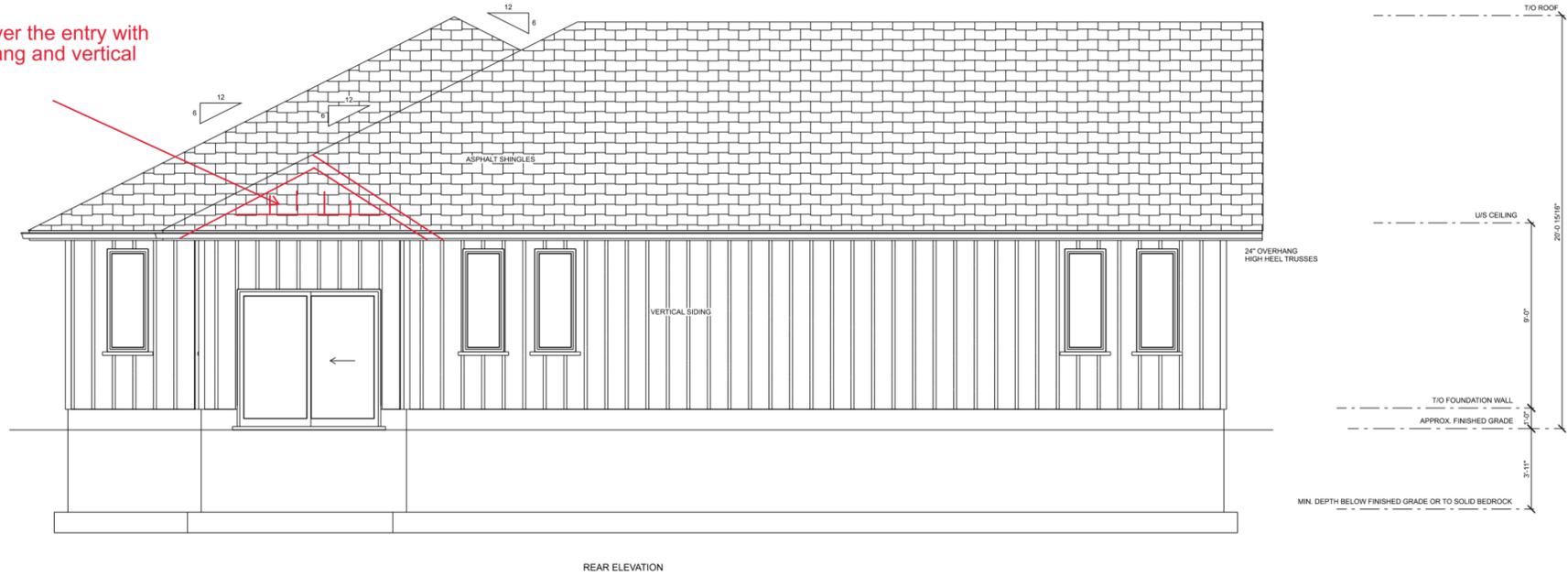
FRONT ELEVATION



LEFT ELEVATION

DESIGNER:	L. HENDERSON
BCIN:	19244
DWG. NAME:	1397 SYDENHAM ROAD, KINGSTON, ON.
SCALE:	1/4" = 1'-0"
DATE:	June 25, 2024
AREA:	2,367 SQ. FT.

Gable added over the entry with shingled overhang and vertical siding



REAR ELEVATION



RIGHT ELEVATION



HOUSE OF THREE
LISA HENDERSON, M.A.A.T.O., C.B.C.O.
3800 HOLMES RD.
INVERARY, ON K0H 1X0
PHONE: 613-876-2488
EMAIL: lisa@houseofthree.ca
WEB: www.houseofthree.ca
FIRM BCIN: 125768
INDIVIDUAL BCIN: 19244

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES
INDIVIDUAL BCIN: 19244
FIRM BCIN: 125768

Lisa Henderson
LISA HENDERSON, M.A.A.T.O., C.B.C.O.

DESIGNER:	L. HENDERSON
BCIN:	19244
DWG. NAME:	1397 SYDENHAM ROAD, KINGSTON, ON.
SCALE:	1/4" = 1'-0"
DATE:	June 25, 2024
AREA:	2,367 SQ. FT.

Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-078-2024

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

where history and innovation thrive

TTY: Dial 613-546-4889

Date:	July 16, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-078-2024
Property Address:	1148 SUNNYSIDE RD

Description of Proposal:

The subject property is located on the south-west corner of Sydenham Road and Sunnyside Road, just north of Highway 401. The property, known as the Powley House, was recently designated under Part IV of the Ontario Heritage Act. The owner is requesting heritage approval to construct a new single storey commercial building. The new building will be located just west of the limestone heritage building with vehicle access from Sunnyside Road. Pedestrian access will be via a pedimented entrance facing west. The building will be clad in metal siding (light grey) in a vertical board and batten style with asphalt shingled roofing. Detailed plans, a heritage impact statement (with addendum) and an archaeological report, were submitted as part of this application.

Comments for Consideration on the Application:

I have no concerns about this project. I am glad there will be no access from Sydenham Road, though that is not a heritage concern.

Difficult site for the heritage home, given the 401 ramps.

Recommended Conditions for the Application:

All heritage elements to be considered and respected.



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	July 09, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-078-2024
Property Address:	1148 SUNNYSIDE RD

Description of Proposal:

The subject property is located on the south-west corner of Sydenham Road and Sunnyside Road, just north of Highway 401. The property, known as the Powley House, was recently designated under Part IV of the Ontario Heritage Act. The owner is requesting heritage approval to construct a new single storey commercial building. The new building will be located just west of the limestone heritage building with vehicle access from Sunnyside Road. Pedestrian access will be via a pedimented entrance facing west. The building will be clad in metal siding (light grey) in a vertical board and batten style with asphalt shingled roofing. Detailed plans, a heritage impact statement (with addendum) and an archaeological report, were submitted as part of this application.

Comments for Consideration on the Application:

I believe I have no concerns here, having read a well-documented application, and the answers to the Heritage Department's concerns. However, I would appreciate a clear and simple map of the proposal, showing how the new building fits in with the Powley House.



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Date:	July 4, 2024 (revised August 6, 2024)
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Gunnar Heissler
Application Type:	Heritage Permit
File Number:	P18-078-2024
Property Address:	1148 SUNNYSIDE RD

Description of Proposal:

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Comments for Consideration on the Application:

Powley house is an excellent example of heritage home construction that has not been spoiled in any way with modifications. Powley House is also located adjacent to a very busy highway and as presently seen, is lost. Powley House should ideally be re-located where it can be profiled for what it is.

However, as this is not an option it is essential for it to be restored and its surroundings be suitably altered for show. An adjacent building should complement and draw attention to Powley House; it must however, not emulate the heritage features, but may borrow from the functionality of an "out building" such as a simple barn. It certainly should act as a visual shield to draw visual attention away from the newly constructed industrial building that is located to the south-west. Whatever is proposed, the building must not compete with Powley House!

Recommended Conditions for the Application:

1. In order to demonstrate relevance of heritage for the future, and to avoid accelerated deterioration, incorporate Powley House in the operation of the proposed retail operation.
2. Prepare a composite elevational profile plan showing the existing together with new building in support of this undertaking and for approval.
3. Consider increasing the pitch of the roof in order to gain additional height, or raise the building together with a flat roof.
4. Rather than vertical seamed siding use corrugated horizontal sheet metal siding, but not clap-board. The orientation for the wall is horizontal and vertical for the roofing.
5. Use colour to differentiate and to complement between the two buildings (as the existing is of light colour, the new building being darker).
6. In order to complete a "theme" design and implement a landscape plan.
7. Restore exterior of the Powley House under the umbrella of the building permit.