

**The Corporation of the City of Kawartha Lakes**  
**Agenda**  
**Kawartha Lakes Municipal Heritage Committee Meeting**

**KLMHC2021-01**  
**Thursday, January 14, 2021**  
**5:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**

**Councillor Ron Ashmore**  
**Ann Adare**  
**William Bateman**  
**Jim Garbutt**  
**Athol Hart**  
**Rob Macklem**  
**Ian McKechnie**  
**Wayne Purdy**

This is an electronic participation meeting and public access to Council Chambers will not be available.

Please contact [eturner@kawarthalakes.ca](mailto:eturner@kawarthalakes.ca) should you wish to view the proceedings and the Zoom meeting details will be provided.

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1.	<b>Call to Order</b>	
2.	<b>Elections</b>	
2.1.	Election of Chair	
2.2.	Election of Vice Chair	
3.	<b>Administrative Business</b>	
3.1.	Adoption of Agenda	
3.2.	Declaration of Pecuniary Interest	
3.3.	Adoption of Minutes	
3.3.1.	Minutes of the November 19, 2020 Municipal Heritage Committee Meeting	4 - 11
4.	<b>Presentations and Deputations</b>	
5.	<b>Reports</b>	
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5.2.	KLMHC2021-02	87 - 94
	KLMHC2021-02 Kawartha Lakes Municipal Heritage Committee 2020 Review and 2021 Work Plan	
5.3.	KLMHC2021-03	95 - 106
	KLMHC2021-03 19, 39, and 67 West Street North Site Plan Application Review	
6.	<b>Subcommittee Updates</b>	
6.1.	Outreach Subcommittee	
6.2.	HCD Study Subcommittee	
6.2.1.	January 4, 2021 Subcommittee Meeting Minutes 	107 - 108



- 6.3. Sign Subcommittee
- 7. Correspondence
- 8. New or Other Business
- 9. Next Meeting
- 10. Adjournment

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Kawartha Lakes Municipal Heritage Committee**

### **Meeting**

**KLMHC2020-07**  
**Thursday, November 19, 2020**  
**5:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact [AgendaItems@kawarthalakes.ca](mailto:AgendaItems@kawarthalakes.ca) if you have an accessible accommodation request.**

#### **1. Call to Order**

W. Bateman called the meeting to order at 5:01 p.m. with the following members present Councillor R. Ashmore, A. Adare, D. Carroll, J. Garbutt, A. Hart, R. Macklem and I. McKechnie.

Staff Present: E. Turner, Economic Development Officer - Heritage Planning, D. Goodwin, Economic Development Officer - Arts and Culture, and R. Porter, Capital and Special Projects Supervisor.

Regrets: W. Purdy, J. Skelton

#### **2. Administrative Business**

##### **2.1 Adoption of Agenda**

Several items were added under Other Business:

##### **7.1 Sturgeon Lake Cabins**

7.2 Downtown Lindsay Street Signs

7.3 Downtown Commercial Signage

**KLMHC2020-49**

**Moved By** A. Hart

**Seconded By** I. McKechnie

**That** the agenda be adopted as amended.

**Carried**

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

A. Hart noted that the resolution for item 4.2 should read:

**That** Report KLMHC2020-25, **Proposed Ontario Heritage Act Regulations**, be received;

**That** the Committee's comments be forwarded to Council for endorsement;

**That** a subcommittee be formed to refine the Committee's final comments; and

**That** the Chair be invited to participate in the subcommittee.

**KLMHC2020-50**

**Moved By** D. Carroll

**Seconded By** Councillor Ashmore

**That** the minutes of the Municipal Heritage Committee meeting held on October 8, 2020, be adopted as amended.

**Carried**

2.3.1 Kawartha Lakes Municipal Heritage Committee Meeting Minutes, October 8, 2020

### **3. Presentations and Deputations**

3.1 The Grand Redevelopment Presentation

The Grand Redevelopment Presentation

Diana Balanyuk, END Group

The Committee received a presentation from Diana Balanyuk regarding the proposed redevelopment of the Grand (171 Kent Street West).

3.1.1 KLMHC2020-28 171 Kent Street West Alteration Application

Report KLMHC2020-28 171 Kent Street West Alteration Application

**KLMHC2020-51**

**Moved By** J. Garbutt

**Seconded By** A. Hart

**That** Report KLMHC2020-28, 171 Kent Street West Alteration Application, be received;

**That** the proposed alterations as presented be approved with the following conditions:

- Submission of window, door, lighting and awning specifications
- Submission of separate heritage permit applications for the commercial signage
- That the brick not be painted or stuccoed.

**Carried**

3.2 Lindsay Armoury Doors Presentation

Lindsay Armoury Doors Presentation

Rodney Porter, Capital and Special Projects Supervisor

The Committee received a presentation from R. Porter regarding the proposed new doors for the Lindsay Armoury.

3.2.1 KLMHC2020-10 210 Kent Street West Alteration Application

Report KLMHC2020-10 210 Kent Street West Alteration Application

**KLMHC2020-52**

**Moved By** A. Hart

**Seconded By** R. Macklem

**That** Report KLMHC2020-10, **210 Kent Street West Alteration**, be received;  
and

**That** the design be revised and recirculated to the Committee.

**Carried**

3.3 Arts and Culture Presentation

Arts and Culture Presentation

Donna Goodwin, Economic Development Officer - Arts and Culture

The Committee received a presentation from D. Goodwin on the Peterborough, Kawartha Lakes, Northumberland Museum Network.

3.3.1 KLMHC2020-30 Arts and Culture Presentation

Report KLMHC2020-30 Arts and Culture Presentation

**KLMHC2020-53**

**Moved By** J. Garbutt

**Seconded By** Councillor Ashmore

**That** Report KLMHC2020-30, **Arts and Culture Presentation**, be received; and

**That** the presentation from Arts and Culture staff be received for information.

**Carried**

**4. Reports**

4.1 KLMHC2020-26 2021 Meeting Dates

Report KLMHC2020-26 2021 Meeting Dates

**KLMHC2020-54**

**Moved By** Councillor Ashmore

**Seconded By** I. McKechnie

**That** Report KLMHC2020-21, **2021 Meeting Dates**, be received; and

**That** the meeting dates for 2021 be approved.

**Carried**

4.2 KLMHC2020-27 511 Emily Park Road Consent Application

Report KLMHC2020-27 511 Emily Park Road Consent Application

**KLMHC2020-55**

**Moved By** A. Hart

**Seconded By** R. Macklem

**That** Report KLMHC2020-27, **511 Emily Park Road Consent Application**, be received; and

**That** comments regarding the proposed consent be provided through the Chair to Planning staff.

**Carried**

4.3 KLMHC2020-29 New Ontario Heritage Act Processes

Report KLMHC2020-29 New Ontario Heritage Act Processes

**KLMHC2020-56**

**Moved By** R. Macklem

**Seconded By** J. Garbutt

**That** Report KLMHC2020-29, **New Ontario Heritage Act Processes**, be received;

**That** property owners be provided with notice in advance of the listing of their properties on the Heritage Register in addition to the new statutory notice; and

**That** this recommendation be forwarded to Council for approval.

**Carried**

## **5. Subcommittee Updates**

### **5.1 Heritage Designation Subcommittee**

E. Turner provided an update on ongoing heritage designations. There is currently one heritage designation application for 40 Head Street which will be coming to the Committee in the new year.

### **5.2 Outreach Subcommittee**

I. McKechnie provided an update on Doors Open. The Kawartha Lakes Digital Doors Open items are still online and can be accessed. Any members who have social media should share them. Registration for Doors Open 2021 will open soon.

E. Turner informed the Committee that fees for Doors Open 2020 will roll over to 2021 because of the pandemic. The Committee would like to participate in Doors Open 2021. Councillor Ashmore suggested that the theme for 2021 be agriculture to align with the International Ploughing Match which will take place in Lindsay in the fall.

## **6. Correspondence**

E. Turner shared with the Committee the fall edition of Community Heritage Ontario News and the fall edition of Ontario History.

## **7. New or Other Business**

### **7.1 Sturgeon Lake Cabins**

The Committee discussed the cabins at Pickerel Point which are threatened with demolition by Parks Canada. R. Ashmore would like a subcommittee be formed to reach out to Parks Canada and to discuss next steps for the cabins.

**KLMHC2020-57**

**Moved By** I. McKechnie

**Seconded By** D. Carroll

**That** a subcommittee be established to address the Sturgeon Lake cabins consisting of Councillor Ashmore, J. Garbutt, W. Bateman and A. Adare.

**Carried**

## 7.2 Downtown Lindsay Street Signs

E. Turner informed the Committee that there is budget as part of the Downtown Lindsay reconstruction to have new street signs. She presented a proposed design for the Committee's consideration as well as some potential colours (navy, burgundy, or black).

The Committee's preference for the colour is burgundy and would like to see a mock up of the sign. E. Turner informed the Committee that the BIA and the Accessibility Advisory Committee would also review the signs.

**KLMHC2020-58**

**Moved By** A. Hart

**Seconded By** D. Carroll

**That** the proposed new signs for Downtown Lindsay be endorsed.

**Carried**

## 7.3 Downtown Lindsay Commercial Signage

J. Garbutt raised the issue of heritage signs in downtown Lindsay which are not heritage compliant and noted that a number of signs had gone up recently which were not in compliance with the HCD guidelines. E. Turner informed the Committee that she has not recently received any heritage sign permits and that she could enforce the signage requirements if she received complaints regarding which signs were non-compliant. J. Garbutt will follow up on this issue.

The Committee decided they would like to form a sign subcommittee to deal with general issues related to downtown signage.

**KLMHC2020-59**

**Moved By** A. Hart

**Seconded By** I. McKechnie

**That** a subcommittee be formed related to signage in the downtowns consisting of: A. Hart, J. Garbutt, A. Adare and I. McKechnie.

**Carried**

## 8. Next Meeting

The next meeting will be Thursday, January 14, 2021 at 5:00 p.m. in Council Chambers at City Hall.



**9. Adjournment**

**KLMHC2020-60**

**Moved By** J. Garbutt

**Seconded By** R. Macklem

**That** the Municipal Heritage Committee Meeting adjourn at 7:15 p.m.

**Carried**

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2021-01**

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**Meeting Date:** January 14, 2021

**Title:** 46-66 William Street North Heritage Impact Assessment

**Description:** Review of Heritage Impact Assessment for the proposed developed at 46-66 William Street North, Lindsay

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2021-01, **46-66 William Street North Heritage Impact Assessment**, be received; and

**That** comments be provided to Planning staff through the Chair.

## **Background:**

The City of Kawartha Lakes has received a Planning Act application for the property known municipally as 46-66 William Street North, Lindsay. The application is for an Official Plan Amendment and a Zoning By-law Amendment to permit the construction of a multi-residential building on the property. The proposed development consists of an 11-storey mixed-use building with approximately 207 residential units and ground floor commercial uses. The apartments, located on floors 2 to 10 of the building are to be marketed to seniors and retirees. The 11<sup>th</sup> floor is a proposed indoor/outdoor amenity space with a mechanical penthouse.

The applicant is seeking official plan and zoning by-law amendments to allow for the construction of the proposed building. The following Official Plan policy amendments are required:

- Increasing the density of a mixed commercial-residential building to more than 2 times the lot areas; and
- Increase the residential density from 100 units per hectare to 690 units per hectare
- Clarification that a predominantly residential building with commercial uses on the lower floor is permitted

The following zoning by-law amendments are required:

- Increase building height from 15 metres to 41 metres
- Add a definition to permit an independent seniors apartment building
- Establish new minimum yard setbacks, maximum density, and maximum lot coverage requirement that do not meet the Central Commercial Zone requirements
- Reduce the parking space requirement to 86 with a combination of at-grade and underground parking

The subject property is located in the central area of Lindsay to the north of the Downtown Lindsay Heritage Conservation District, between Peel Street and Wellington Street. The property is separated from the HCD by a small parking lot and Peel Street and is considered to be an adjacent property under the City of Kawartha Lakes Official Plan. As a result, the applicant must demonstrate that the proposed development has been evaluated and that the heritage attributes of the district will be conserved, in accordance with Section 2.6.3 of the Provincial Policy Statement (2020).

The application was received by staff in summer 2020 and circulated in fall 2020. The initial application did not include a heritage impact assessment which staff subsequently requested from the applicant.

The application was presented to the Planning Advisory Committee at its meeting of December 2, 2020. The staff report accompanying the application noted that there were a number of outstanding issues with the application, including the need to receive and review the heritage impact assessment. After reviewing the application, the Planning Advisory Committee passed the following motion:

**PAC2020-056**

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

**That Report PLAN2020-059, Part Lot 5, S of Wellington St, Part 1, 57R-5112, former Town of Lindsay, now City of Kawartha Lakes, identified as 44-64, 66 William Street North, J Eighteen Corp. – D01-2020-005, and D06-2020-023, be received; and**

**That** PLAN2020-059 respecting Applications D01-2020-005, and D06-2020-023 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

**Carried**

The heritage impact assessment was prepared by MHBC in accordance with the City's Heritage Impact Assessment Terms of Reference. It was received by Planning staff on December 1, 2020 and circulated to both staff and the Municipal Heritage Committee for comment.

**Rationale:**

The Downtown Lindsay Heritage Conservation District plan was adopted by Council in 2017. As is required under the Ontario Heritage Act, the plan identifies the district's heritage value and its heritage attributes. The summary statement of the district's cultural heritage value is included in the plan as follows:

The Downtown Lindsay study area offers a capsule history of the town. Within it is evidence of the original townsite plan and the land uses that were developed as the town matured. Along Kent Street, itself distinctive because of its width, concentration of 19<sup>th</sup> and early 20<sup>th</sup> century buildings and terminal vista, are components of military, rail, commercial, and institutional history. The street names echo the titled aristocracy and royalty of the early British Empire. The area is the cultural, economic and political hub of Lindsay.

The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact urban form. The area has value because of properties that represent key stages of the town's development, because the area is relatively unchanged, homogenous and intact, and because it offers examples of some of the best buildings and commercial and institutional streetscapes in Lindsay. Overall, the study area's heritage value lies in its collection of significant heritage properties and in its concentration of material and associative cultural heritage resources that are integral to the town's identity.

The plan identifies the heritage attributes as follows:

- Architecture that generally follows a common 2-3 storey brick vernacular commercial style, predominantly Italianate Revival with some Second Empire and eclectic styles;
- The largely uniform massing, setback and bay widths of many buildings;
- Architectural details at cornices, window surrounds and ground floor entrances and display windows on many buildings;
- Public open spaces that are concentrated at Queen's Square and the civic complex (with the addition of the closed portion of Victoria Street on market days);
- Overall spatial pattern/boundary features of a mixed use main street bookended by public land uses (Armoury and Academy Theatre)
- Vegetation patterns of ornamental tree, shrub and perennial/annual plantings in Queen's Park and the civic complex grounds, with the formal plantings along the central median on Victoria Street as an added element;
- Historical association with the town's origins and, especially, the rebuilding of the downtown following the 1860s fire;
- Landmarks that include the Armoury/Queen's Square/civic complex at one end and the Academy Theatre block at the other; and
- Historic views east to the Academy Theatre block and west to the Armoury and up the hill; keyhole views to and from the street via walkways to the rear yards and laneways.

Although it located outside the district boundary, the proposed development is adjacent to the district and its the scale and location have the potential to impact the Downtown Lindsay Heritage Conservation District. The committee may wish to provide comment on its height, architectural design and general suitability for downtown Lindsay.

### **Other Alternatives Considered:**

There are no recommended alternatives.

## **Financial/Operation Impacts:**

There are no financial or operational impacts resulting from the recommendations of this report.

## **Consultations:**

Planning staff

## **Attachments:**

Appendix A – 46-66 William Street North Heritage Impact Assessment



FINAL\_HIA\_46-66  
William St\_24Noveml

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**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# HERITAGE IMPACT **ASSESSMENT** REPORT

46-66 William Street North, (Former Town of Lindsay), City of  
Kawartha Lakes, Ontario

Date:

**November 23, 2020**

Prepared for:

**J. Eighteen Group**

Prepared by:

**MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)**

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*Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public.*

# PROJECT PERSONNEL

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review, Co-author
Rachel Redshaw, MA, HE Dipl, CAHP	<i>Heritage Planner</i>	Research, Co-author

# GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

# Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 44-46 William Street North, Town of Lindsay is situated within territory of the Haudenosaunee, Anishinabewaki and Mississauga. These lands are acknowledged as being associated with Treaty 20, 1818 ([www.native-land.ca](http://www.native-land.ca) 2020).

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

# EXECUTIVE SUMMARY

The subject lands located at 46-66 William Street North (corner of William and Wellington Streets) in the former Town of Lindsay are proposed to be redeveloped for a 10 storey high-rise apartment building with 207 rental apartment units to accommodate seniors and retirees. The proposed development requires an Official Plan amendment and a zoning bylaw amendment to allow for the proposed height and density of the building.

The subject lands do not contain cultural heritage resources; however, the lands are within the vicinity of the Downtown Lindsay Heritage Conservation District. As such, the City of Kawartha Lakes has required that a Heritage Impact Assessment be completed to determine if the proposed development will result in any negative impacts to the nearby Heritage Conservation District.

This Heritage Impact Assessment has assessed the potential impacts of the proposed development at 46-66 William Street on the heritage attributes and heritage value of the nearby Downtown Lindsay Heritage Conservation District consistent with the requirements of the City of Kawartha Lakes Terms of Reference for Heritage Impact Assessments. The assessment concludes that the proposed development will have no negative impact on the nearby HCD. Since there are no negative impacts anticipated, there are no mitigation measures or conservation measures recommended.

# 1.0 INTRODUCTION

The purpose of this Heritage Impact Assessment is to assess the impact of the proposed development at 46-66 William Street North, Town of Lindsay on the adjacent Downtown Lindsay Heritage Conservation District.

It is an objective of the City of Kawartha Lakes to conserve and enhance the City's cultural and heritage resources as per Section 10.2 of the Official Plan. As a precautionary measure, the City requires a Heritage Impact Assessment when development is proposed on properties located adjacent to a protected heritage property. This report will analyze the impact of the proposed development upon the existing heritage conservation district and provide mitigation, conservation measures and/ or alternative development options as required.

## 1.1 DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 46-66 William Street North. The lands are legally described as Part of Lot 5, south side of Wellington Street and Part of Lot 5, North Side of Peel Street, former Town of Lindsay, City of Kawartha Lakes.

The lands are on the east side of William Street at the corner of Wellington Street and backing onto McDonnell Park and the Scugog River. The lands are within the central commercial area of Lindsay and are surrounded by a range of commercial properties and medium density residential uses.

The lands are comprised of two separate properties. The northern property contains an asphalt parking lot and a commercial/office building that currently houses an insurance company. The southern lot currently contains a gravel parking lot. The lands are relatively flat, with the exception of a steep embankment located along the eastern lot line. The subject lands are devoid of vegetation, with the exception of some larger trees and shrubs along the embankment.



**Figure 1:** Aerial view of subject lands (Source: EcoVue Consulting Services Inc., February 13, 2020)

## 1.2 HERITAGE STATUS

The subject lands are not included on the City of Kawartha Lakes Municipal Heritage Register as either a listed or designated property. The subject lands are not included within the Downtown Lindsay Heritage Conservation District. The subject lands do not contain identified cultural heritage resources and are not considered protected heritage property.

The lands are near the Downtown Lindsay Heritage Conservation District but they are not adjacent to any property that is designated under Part IV of the *Ontario Heritage Act* or listed on the Municipal Heritage Register.

## 1.3 SCOPE AND CONTENT OF THE HIA

The City of Kawartha Lakes has an approved Terms of Reference that sets out the scope and content for heritage impact assessments (attached as Appendix E). The Terms of Reference identify that the City will require an HIA when development is proposed adjacent to an identified heritage resource. Adjacent is defined as lands that are contiguous to a heritage property or which are near to a heritage property and separated by a road, trail, right-of-way, greenspace / park or similar, or whose location has the potential to impact a heritage property, as defined in the City's Official Plan.

Given that the subject lands do not contain cultural heritage resources, City staff have scoped the requirements of the HIA. Specifically, a statement of cultural heritage value and assessment of the subject lands under O.Reg. 9/06 of the *OHA* will not be required. This HIA includes all other components as required by the City's Terms of Reference for Heritage Impact Assessments.

## 2.0 POLICY CONTEXT

### 2.1 THE ONTARIO PLANNING ACT

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

### 2.2 PROVINCIAL POLICY STATEMENT (2020)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The PPS 2020 also states in Sub-section 2.6.3 that,



*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The following definitions are provided in Section 6.0:

**Heritage attributes:** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

**Protected Heritage Property:** *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

**Significant:** *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

## 2.3 CITY OF KAWARTHA LAKES OFFICIAL PLAN

Section 10.2 of the Official Plan states that it is an objective of the City to conserve and enhance the City's cultural and heritage resources. The cultural heritage policies are contained in section 10.5 and include:

- a) The City shall encourage the conservation and preservation of its significant built heritage resources, significant cultural heritage landscapes and significant archaeological resources.*
- c) Development in areas considered to be of architectural or historical value shall have regard for the conservation and preservation of architecture or historic buildings, features or sites therein.*

*d) The City recognizes that the City's heritage resources include individual buildings, group of buildings, streetscapes, neighbourhoods, landscaping and landmarks. For the purpose of this section, the term "building" is considered to include both buildings and structures and the term "conserve" is generally considered to mean retention of the existing form, material and integrity of site.*

*g) The City shall ensure land development adjacent to protected heritage properties are not adversely impacting identified heritage attributes of these properties.*

The term adjacent, as applied to protected heritage properties, is not defined in the Official Plan.

# 3.0 THE DOWNTOWN LINDSAY HERITAGE CONSERVATION DISTRICT PLAN (2017)

## 3.1 THE DOWNTOWN LINDSAY HCD

The subject lands are located near the Downtown Lindsay Heritage Conservation District. In 2017, the City designated lands within the downtown core as a Heritage Conservation District (see Figure 2). The HCD is bounded by Peel Street, Lindsay Street South, Russell Street West and Sussex Street South. As shown on Figure 2 the subject lands are outside the HCD and separated by the Peel Street right-of-way and the property at 44 William Street.



**Figure 2:** Boundary of Downtown Lindsay Heritage Conservation District; red outline indicates location of subject lands (Source: Downtown Lindsay Heritage Conservation District Plan, 2017)

## 3.2 STATEMENT OF CULTURAL HERITAGE VALUE

A statement of the heritage district's cultural heritage value is provided in Section 2.2 of the HCD Plan and is as follows:

*The Downtown Lindsay study area offers a capsule history of the town. Within it is evidence of the original town site plan and the land uses that were developed as the town matured. Along Kent Street, itself distinctive because of its width, concentration of 19th and early 20th century buildings and terminal vista, are components of military, rail, commercial and institutional history. The street names echo the titled aristocracy and royalty of the early British Empire. The area is the cultural, economic and political hub of Lindsay and, to some extent, of the City of Kawartha Lakes and beyond.*

*The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact urban form. The area has value because of properties that represent key stages of the town's development, because the area is relatively unchanged, homogeneous and intact, and because it offers examples of some of the best buildings and commercial and institutional streetscapes in Lindsay. Overall, the study area's heritage value lies in its collection of significant heritage properties and in its concentration of material and associative cultural heritage resources that are integral to the town's identity.*

The heritage attributes of the District are stated in Section 2.3 of the HCD Plan and are as follows:

- *Architecture that generally follows a common 2-3 storey brick vernacular commercial style, predominantly Italianate Revival with some Second Empire and eclectic styles;*
- *The largely uniform massing, setback and bay widths of many buildings;*
- *Architectural details at cornices, window surrounds and ground floor entrances and display windows on many buildings;*
- *Public open spaces that are concentrated at Queen's Square and the civic complex (with the addition of the closed portion of Victoria Street on market days);*
- *Overall spatial pattern/boundary features of a mixed use main street bookended by public land uses (Armoury and Academy Theatre);*
- *Vegetation pattern of ornamental tree, shrub and perennial/annual plantings in Queen's Park and the civic complex grounds, with the formal planting along the central median on Victoria Street as an added element;*
- *Historical association with the town's origins and, especially, the rebuilding of the downtown following the 1860s fire;*
- *Landmarks that include the Armoury/Queen's Square/civic complex at one end and the Academy Theatre block at the other; and*

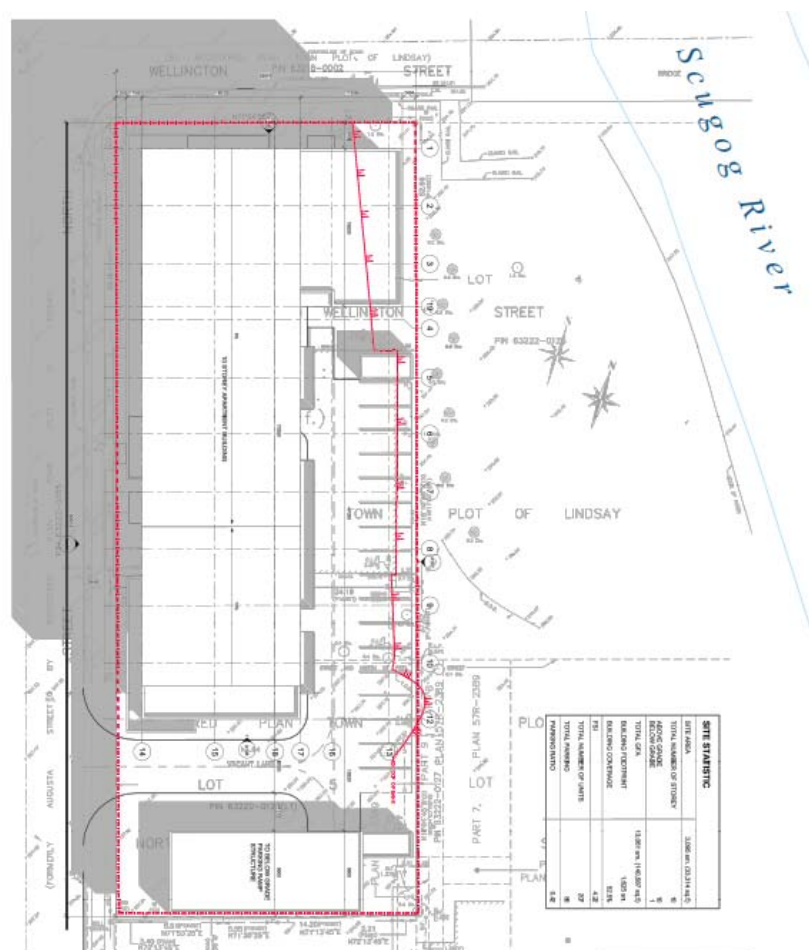
- *Historic views east to the Academy Theatre block and west to the Armoury and up the hill; keyhole views to and from the street via walkways to the rear yards and laneways.*

The conservation and development policies of the HCD Plan are contained in Section 2.6. The policies of the HCD Plan only apply to the lands that are located within the HCD boundary. The only policy that references property outside the HCD is Policy 2.6.2 which states that an HIA is required for development on properties adjacent to the HCD to assure that the heritage values and attributes of the HCD will be conserved.

The HCD Plan does not contain specific policies on views or view corridors. However, the heritage attributes listed in Section 2.3 of the Plan state that the views east and west up Kent Street that are terminated on the east by the Academy Theatre Block and of the Armoury to the west are important attributes of the District. Views from the District along William Street, or any of the other streets in the District, are not identified as significant views.

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The applicants, J. Eighteen Ltd., are proposing to redevelop a site (subject lands) on the corner of William and Wellington Streets in the former Town of Lindsay. The primary component of the development will be a 10- storey high rise apartment building with 207 rental apartment units that will focus on accommodating seniors and retirees. The residential units will be located within the upper 9 floors of the building. The first floor will be retail commercial space and approximately 157 square metres of restaurant space.



**Figure 3:** Site plan for proposed development (Source: EcoVue Consulting Services Inc., June 10, 2020)

A combination of surface and underground parking will be provided on-site. The surface parking lot will be located along the eastern lot line and will feature 17 spaces. The surface parking area will also include pick-up/drop off spaces located within a “cut-out” portion of the first floor (underneath parts of the upper nine floors). Underground parking will be accessed via an entrance on the south side of the property.



**Figure 4:** Coloured renderings of proposed development (Source: Z Square Consulting Inc. 2020)

The building will be designed in the modern style and accented with mostly neutral colours (greys, whites, etc.) As with a typical apartment building, residents will have access to a multi-functional rooftop amenity space and rooftop garden. In addition to the rooftop, the units will feature large window openings in order to provide residents with views of the surrounding landscape, which includes the adjacent Scugog River and downtown Lindsay. The slanted overhanging roof with off-centre concave pitch, which will cover the rooftop amenity space, is intended to accent the building from faraway distances. Portions of the western and north face of the building will be “stepped” back from the street at the higher floors in order to decrease massing impacts at the street level.

# 5.0 IMPACT ANALYSIS

## 5.1 INTRODUCTION

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;



- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

## 5.2 IMPACT ANALYSIS

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 3.2 of this report.

**Table 1.0 Adverse Impacts**

Impact	Level of Impact	Analysis
<b>Destruction or alteration of heritage attributes</b>	No impact	The proposed development will not result in the destruction or alteration of any heritage properties or attributes of the HCD.
<b>Shadows</b>	No impact	The proposed development will not result in shadows that negatively impact heritage attributes. A shadow study was completed and submitted with the planning applications (see Appendix D). The shadow study identifies that proposed building does not result in shadows that extend to the Heritage Conservation District (see Sub-section 5.2.1).
<b>Isolation</b>	No impact	The proposed development does not isolate the HCD and associated heritage attributes from their surrounding environment, context or significant relationship.
<b>Direct or Indirect Obstruction of Views</b>	No impact	The proposed development does not obstruct significant views within the Heritage Conservation District (see Sub-section 5.2.2.).
<b>A Change in Land Use</b>	No impact	There will be no change in land use.
<b>Land Disturbance</b>	No impact	There are no expected land disturbances as a result of the new construction that will impact heritage resources in the HCD (see section 5.2.3).

### 5.2.1 Impact of Shadows

The new building is proposed to be 10 storeys in height. A shadow study was prepared by the applicants and is included in Appendix 'D'. The subject lands are located to the north of the Heritage District and shadows cast by the new building will generally be directed away from the HCD. The shadow study shows that even at the winter solstice when shadowing is at its greatest, the new building will not cast shadows on the properties within the HCD.

### 5.2.2 Impact of the Obstruction of Views

The City's Terms of Reference (and *The Ontario Heritage Tool Kit*) identify that one of the potential negative impacts that can occur from a new development is the "*direct or indirect obstruction of significant views or vista within, from or to built and natural features*". It is important to note the reference to "significant views". This means that any impacts are assessed on views that have been identified as significant as per the definition in the PPS 2020 (i.e. have been evaluated under O. Reg 9/06 of the *Ontario Heritage Act*).

The HCD Plan identifies that the significant views in the HCD are the views east and west up Kent Street. The Plan also identifies "*keyhole views to and from the street via walkways to the rear yards and laneways*" as significant views. While the location of these "keyhole views" is not identified specifically in the HCD Plan, the description is clear that these views are those that are within the boundary of the HCD and are not views to or from lands that are outside the HCD.

The proposed development is 10 storeys in height and is taller than any of the buildings within the HCD. Therefore, it will be visible from some locations within the Heritage District and will be visible in the background view in some places. However, the proposed development will not obstruct the significant views that are identified in the Heritage Conservation District Plan.

### 5.2.3 Impact of Land Disturbances

The subject lands are approximately 50 metres from 34 William Street North which includes the St. Andrews Presbyterian Church, which is the nearest property in the HCD to the subject lands. In addition, the subject lands and the HCD are separated by the Peel Street right-of way and the municipal parking lot at the corner of William and Peel Streets. Given the separation distance, there are no expected impacts due to vibrations during construction of the new building.

## 5.3 CONFORMITY WITH THE OFFICIAL PLAN

The City of Kawartha Lakes Official Plan identifies that cultural heritage resources are to be conserved and protected and that development adjacent to protected heritage resources is only permitted if it has been demonstrated that there is no impact on the resources. The impact analysis in Section 5.2 of this report identifies that the proposed development will not result in the loss of any identified cultural heritage resources and that there will be no negative impacts to adjacent heritage resources. Therefore, the proposed development complies with the cultural heritage policies in Section 10.5 of the City of Kawartha Lakes Official Plan.

# 6.0 ALTERNATIVES, MITIGATION AND CONSERVATION RECOMMENDATIONS

## 6.1 ALTERNATIVES

The City of Kawartha Lakes Terms of Reference for Heritage Impact Assessments requires the consideration of development alternatives that would avoid or limit the negative impact on heritage resources. Alternative development options have not been explored in this HIA since the assessment of the proposed development has concluded that it will result in no negative impacts to the Heritage Conservation District and the properties within the District.

## 6.2 MITIGATION AND CONSERVATION MEASURES

There are no cultural heritage resources located on the subject lands and the impact assessment in Section 5.0 of this report has identified that there will be no adverse impacts on adjacent or nearby heritage resources. Therefore, no mitigation or conservation measures are necessary.

As noted in section 5.2.3 the proposed new building on the subject lands is located approximately 50 metres from St. Andrews Presbyterian Church, which is the nearest property located within the HCD. Based on the distance between the sites, there is no expected impact to the church, or other buildings in the HCD, due to vibrations related to the construction of the new building on the subject lands. However, as the building design and site plan are further refined through the Site Plan process, and there are changes to the plan that would indicate that there could be impacts of vibration during construction, the City could require a vibration monitoring plan as part of the Site Plan Approval process.

## 7.0 CONCLUSION

This Heritage Impact Assessment has assessed the potential impacts of the proposed development at 46-66 William Street on the heritage attributes and heritage value of the nearby Downtown Lindsay Heritage Conservation District consistent with the requirements of the City of Kawartha Lakes Terms of Reference for Heritage Impact Assessments. The assessment concludes that the proposed development will have no negative impact on the nearby HCD. Since there are no negative impacts anticipated, there are no mitigation measures or conservation measures needed or recommended.

*Respectfully submitted,*



Rachel Redshaw, MA, HE Dipl., CAHP  
**Heritage Planner, MHBC**



Dan Currie, MA, MCIP, RPP, CAHP  
**Partner, MHBC**

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# APPENDIX **A** – LOCATION MAP





Data Source: City of Kawartha Lakes

## Figure

### Location Plan

46 - 64 William Street N.,  
Town of Lindsay,  
City of Kawartha Lakes

#### LEGEND



Subject Lands



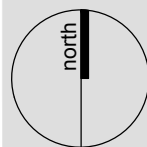
Downtown Lindsay Heritage Conservation  
District Boundary

DATE: November 23, 2020

SCALE Not to Scale

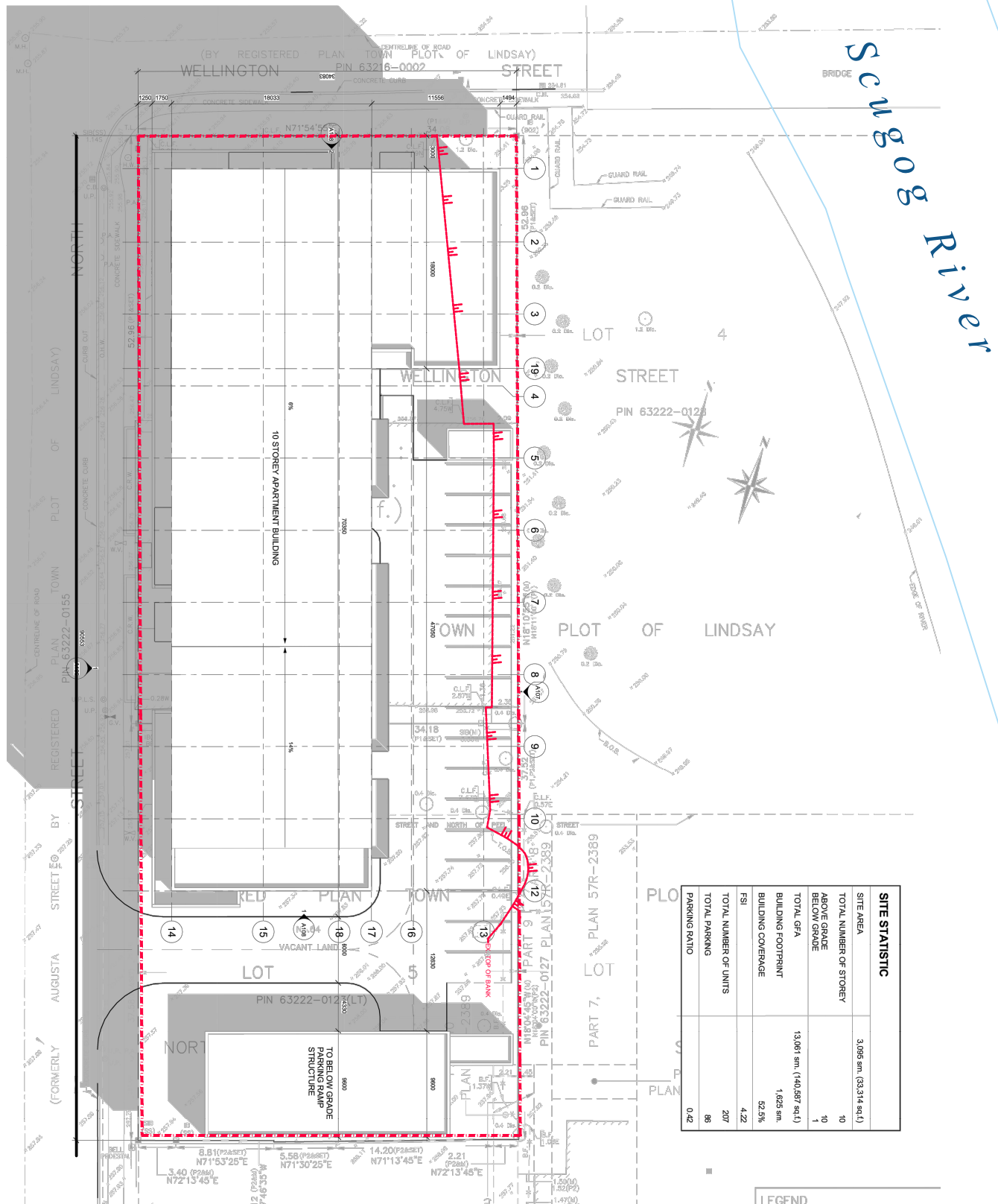
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# APPENDIX **B** –SITE PLAN



**Figure 2 - Site Plan**

# APPENDIX **C** – URBAN DESIGN BRIEF



# COMPREHENSIVE URBAN DESIGN ANALYSIS



19/08/20  
20

## William Street Retirement Residence

In support of an Official Plan and Zoning By-law  
Amendment located at 46-64 and 66 William Street North,  
Former Town of Lindsay, City of Kawartha Lakes

*Prepared By: Z Square Consulting and EcoVue Consulting  
Services Inc.*

# Comprehensive Urban Design Analysis

## WILLIAM STREET RETIREMENT RESIDENCE

### INTRODUCTION

This Comprehensive Urban Design Analysis was prepared for J. Eighteen Corporation, in support of an Official Plan and Zoning By-law Amendment on the subject property.

The development is proposed to occur on a 0.3 hectare (0.74 acres) parcel that spans two municipal properties, making up 46-66 William Street North in the former Town of Lindsay, in the City of Kawartha Lakes. The property is located in Downtown Lindsay, on the corner of Wellington Street and William Street North. The proposal consists of a 10-storey rental apartment residence, outfitted with 207 units aimed at older and retirement-aged residents. In addition to the units, the ground floor of the building will consist of leasable office/retail space.

### Vision

This project is intended to enhance downtown Lindsay through the construction of a 10-storey mixed-use building in close proximity to a number of services and amenities.

The gross floor area of the residential portion of the high-rise apartment building will be 13,061 square metres (140,587 square feet) over 9 floors, with the ground floor consisting of 636 square metres of retail and office space. The apartment will offer surface parking to residents and visitors, as well as underground parking for residents - 17 surface spaces and 69 underground spaces. Of the total 86 parking spaces, 3 will be barrier-free spaces. The surface area parking will include a pick-up/drop-off area for residents.



FIGURE 1 - SITE PLAN LOCATION



The architectural design of the structure will be geared towards a modern-and-neutral toned aesthetic, focusing on features that will compliment the neighbourhood. Landscaping along the eastern lot line will enhance the existing vegetation adjacent to the subject property. The main entrance of the building will contain a stepped-in ground floor. The upper floors will be cantilevered above the edges of the ground floor in order to provide additional ground level space for the pick-up/drop-off area.



FIGURE 2 - CLOSE-UP SITE PLAN LOCATION

## Context

The site is currently designated the Central Commercial (CC) Zone in the Town of Lindsay Comprehensive Zoning By-law 2000-75. The property is surrounded by the north, west, and south by Central Commercial (CC) Zoning, with a mixture of land uses - the Williamson Chrysler Dodge Jeep Ram car dealership is located immediately to the north; a Circle K convenience store, a row of residential townhomes and municipal offices are located to the west; and south of the subject lands is a municipal parking lot. McDonnell Park, a riverside park with walking paths is located immediately east of the site.

The location of the proposed building is appropriate given the surrounding land uses. As noted, the surrounding area includes a wide spectrum of land uses and building styles, with no established architectural character. Building heights within the immediate area are generally between 2 and 3 storeys.

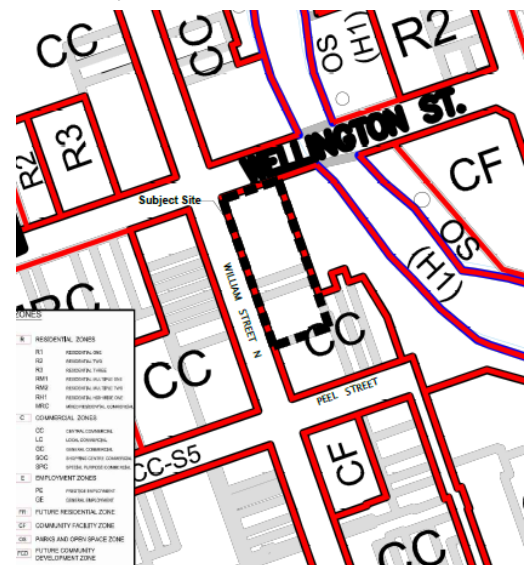


FIGURE 3 - ZONING OF SUBJECT AREA AND NEIGHBOURING PROPERTIES

## LANDSCAPING

The proposed landscaping theme for this development will be designed to compliment the architecture of the structure while providing some natural spaces and vegetation amid the downtown location.

Landscaping will include a mix of deciduous and coniferous trees, as well as some woody shrubs and perennials. More specifically, it will involve the planting of the following Ontario native species, to be located in planting beds along the entrance to the building from Wellington Street, in front of the underground parking entrance on William Street North, as well as the east lot line, adjacent to the surface parking lot:

1. Balsam Fir (*Abies balsamea*);
2. Canadian Serviceberry (*Amelanchier canadensis*);
3. Eastern Flowering Dogwood (*Cornus florida*);
4. Eastern Redbud (*Cercis canadensis*);
5. Hosta 'Blue Angel' (*Sieboldiana*); and
6. Karl Foerster Feather Reed Grass (*Calamagrostis acutiflora* 'Karl Foerster')

## INTERNAL CIRCULATION

The interior surface parking lot will be accessed via driveway entrance from William Street North. The driveway will provide access to an interior loop-system, in which residents can either enter the underground parking, or continue around the loop to the pick-up/drop-off area. Upon exiting the driveway, vehicles can go both North and South on William Street. The parking area will be located behind the proposed building in order to provide a walkable and appealing streetscape along William and Wellington streets.

Existing sidewalks along Wellington Street and William Street North will be enhanced and widened in order to provide maximum accessibility to proposed apartment entrance and storefronts within the first floor of the building.

### Parking

There will be a total number of 86 parking spaces, which includes a surface parking lot and underground parking. The surface parking lot will be accessed via William Street North, and provide 17 at grade parking spaces, 3 of which will be barrier-free. The surface parking area will also include pick-up/drop off spaces located within a “cut-out” portion of the first floor (underneath parts of the upper nine floors).

Access to underground parking spaces will be via a ramp on the south side of the property. Underground parking will consist of 69 spaces. Three (3) stairwells and two (2) elevators will provide pedestrian access from underground parking garage to the surface level inside and outside of the building. The driveways will be finished with asphalt.

### Public Transportation

The Town of Lindsay operates a municipal bussing system, known as Lindsay Transit. Within 200 metres of the subject property, there are three (3) bus stops on the Lindsay Transit Green Line. Without any transfers required, the Green Line provides access to downtown



Kent Street, Lindsay Square mall, and various grocery centres. In addition to Lindsay Transit, non-car owning residents can use services such as Kawartha Lakes Taxi.

## BUILT FORM

The subject lands located on the corner of William and Wellington Streets. The design of the proposed building is intended to accent and enhance this intersection, which features existing commercial uses on the northeast and southwest corners.

The 10-storey high rise apartment building is a series of 207 rental apartment units, underground parking, gym, residents' lounge, library, roof top gardens and a public restaurant and retail space on ground level to accommodate increasing elderly housing demand.


The building will be designed in the modern style and accented with mostly neutral colours (greys, whites, etc.) As with a typical apartment building, residents will have access to a multi-functional rooftop amenity space and rooftop garden. In addition to the rooftop, the units will feature large window openings in order to provide residents with views of the surrounding landscape, which includes the adjacent Scugog River and downtown Lindsay. The slanted overhanging roof with off-centre concave pitch, which will cover the rooftop amenity space, is intended to accent the building from faraway distances. Portions of the western and north face of the building will be “stepped” back from the street at the higher floors in order to decrease massing impacts at the street level.

As noted, the building will be constructed next to McDonnell Park. The building's location at the edge of the downtown, adjacent to open space, will ensure that height impacts to the existing built form will be minimized. While it is understood that the building will be much taller than nearby buildings, the location of the building in proximity McDonnell Park, combined with the lack of a consistent architectural theme or character within the immediate area, will ensure that the building not negatively impact the surrounding neighbourhood from a design perspective.

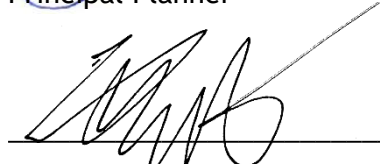


FIGURE 4 - RENDERINGS PREPARED BY Z SQUARE CONSULTING

Respectfully Submitted,  
**ECOVUE CONSULTING SERVICES INC.**

  
\_\_\_\_\_  
J. Kent Randall B.E.S. MCIP RPP  
Principal Planner



  
\_\_\_\_\_  
Mengdi Zhen, MArch, BEnvD, OAA, MRAIC  
Architect | **Z SQUARE GROUP**

# APPENDIX **D**– SHADOW STUDY



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## Shadow Impact Analysis


In Support of Official Plan and Zoning By-law Amendments  
William St. Seniors' Apartment Residence

Prepared for: J. Eighteen Corp.

EcoVue Reference No.: 18-1843

Date: June 18, 2020

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A large, light-colored, stylized tree graphic is positioned on the left side of the page, extending from the bottom to the middle. It has a thick trunk and a dense, rounded canopy.

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## Appendices

### Appendix A – Architectural Design Description

## 1.0 BACKGROUND

The following Shadow Impact Analysis has been provided in support of a development at the properties known legally as Part of Lot 5, south side of Wellington Street and Part of Lot 5, North Side of Peel Street, former Town of Lindsay, City of Kawartha Lakes, identified municipally as 46-64 and 66 William Street North (see: **Figure 1 – Site Location**). The development includes the construction of a 10-storey high rise apartment building with 207 rental units that will be geared to seniors and retirees. An Official Plan amendment (OPA) and Zoning By-law amendment (ZBA) are required in order to permit the development on the subject lands. As per pre-consultation comments provided by the City of Kawartha Lakes staff, a Shadow Impact Analysis is required as part of the submission of OPA and ZBA applications.

The purpose of this Analysis is to show how the proposed high-rise building will cast shadows from sunlight on adjacent land uses and space at various times of the year. Given that the proposed building will be quite higher than buildings on the surrounding lands, it is important to demonstrate that the shadow cast from the building will not negatively impact those adjacent properties. Since the City of Kawartha Lakes does not have guidelines for shadowing, the parameters and scope of this study have been derived from best management practices and methodologies for shadowing studies used throughout Ontario.

### 1.1 Proposed Development

The proposed 10-storey apartment building will be situated adjacent to the intersection of William and Wellington Streets (see **Figure 2 – Concept Plan**) and will rise approximately 41 metres above street level.

The building will be designed in the modern style and accented with mostly neutral colours (greys, whites, etc.) in order to blend with the surrounding area. The upper floors will be cantilevered above the edges of the ground floor in order to provide additional space at ground level for a drop-off and pick-up area. The stepped-in first floor will also provide adequate site triangles at the corner of William and Wellington Streets.

The mechanical room on the roof will be accented with a slanted overhanging roof with an off-centre concave pitch. For a visual rendering of the proposed apartment building, see **Appendix A – Architectural Design Description**).





**Figure 1 - Site Location**

**WILLIAM STREET RETIREMENT RESIDENCE  
J. Eighteen Corp.**

Part of Lot 5, South side of Wellington Street  
Part of Lot 5, North Side of Peel Street  
46-64 and 66 William Street North,  
Former Town of Lindsay, City of Kawartha Lakes



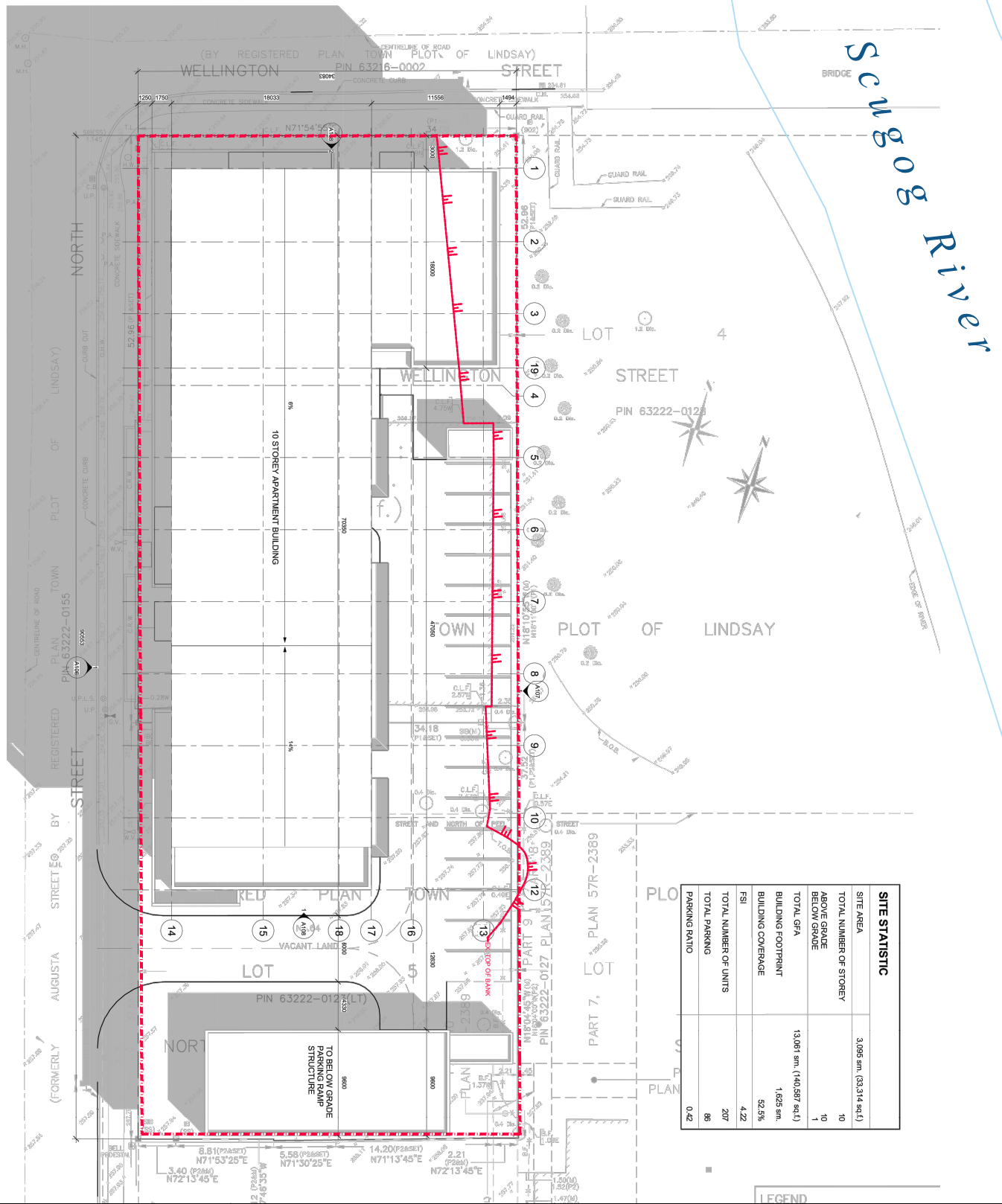
www.ecovueconsulting.com

PROJECT NO: 18-1834

DATE: June 18, 2020

HORIZ. SCALE: 1:1,500





**Figure 2 - Site Plan**

PROJECT NO: 18-1834

DATE: June 18, 2020

HORIZ. SCALE: 1:1,500

**WILLIAM STREET RETIREMENT RESIDENCE**  
**J. Eighteen Corp.**

Part of Lot 5, South side of Wellington Street  
Part of Lot 5, North Side of Peel Street  
46-64 and 66 William Street North,  
Former Town of Lindsay, City of Kawartha Lakes

## 2.0 SHADOW CAST ANALYSIS

As noted above, the City of Kawartha Lakes does not have guidelines or standards related to analyzing shadows cast from mid and high-rise structures. As such, our analysis has been conducted in the context of typical guidelines from other municipalities. In this case, we have used guidelines and parameters from the City of Mississauga, Town of Milton, and Town of Whitby as the basis for our methodology approach.

### 2.1 Methodology

The purpose of this Study is to determine shadowing impacts from the proposed building on the following land uses and activities:

1. Private Residential Amenity Space (front and rear yards)
2. Public Spaces (parks, school yards, etc.)
3. Sidewalks
4. Solar Panels

All of these land uses or activities rely on the presence of consistent sunlight during the day in order to function. It is understood that some shadowing will occur during daytime hours at various times during the year. However, the impact of the shadowing is measured by the total shadow coverage and the duration of that coverage, as discussed below.

#### ➤ Study Area

The area subject to this study has been determined by using the following formulae:

1. 4 times (4x) the building height to the north, east and west
2. 1.5 times (1.5x) the building height to the south

The Study area is shown on the Shadow Plans in **Figures 3-5** of this report.

## ➤ **Shadow Duration/Coverage Measurements**

Each of the land uses and activities noted above have been allotted the following duration and coverage standards:

- a) **Private Residential Amenity Space/Public Spaces** – a maximum of 50% of the space covered in shade for no more than 2 hours.
- b) **Sidewalks** – a minimum of 60% of the opposing sidewalks will receive direct sunlight for at least 3 hours between the hours of 10:00 a.m. and 3:00 p.m.
- c) **Solar Panels** – panels are not covered in shade for more than 2 hours.

## ➤ **Peak Period (Time of Year)**

At this latitude, shadows reach their maximum extent (in both length and impact) in all directions on the following dates and times during non-winter periods (peak periods), due to the angle of the sun and length of daylight:

- 1. **April 21<sup>st</sup>** at 11:00 a.m., 1:00 p.m., 3:00 p.m., and 5:00 p.m.
- 2. **September 21<sup>st</sup>** at 11:00 a.m., 1:00 p.m., 3:00 p.m., and 5:00 p.m.

Sunset on the above dates typically occurs at 7:00 p.m. and 6:00 p.m., respectively. The shadow cast from the building at the above times (shown in 2-hour intervals) is shown on **Figures 3 and 4**. Shadow impacts to solar panels have been identified through locating those amenities/uses within the study area and determining the time of year when the longest shadows appear (December 21<sup>st</sup>). This is shown on **Figure 5 – Existing Solar Panel Conflict Analysis (December)**. Although shadows are longest at this time of year, the April and September periods are important for measuring impact to amenity space as outdoor spaces are typically not often used during winter months.

## **2.2 Shadow Impacts**

### **2.2.1 Peak Period – April 21<sup>st</sup>**

The shadow cast from the proposed building will not result in sustained coverage of private or public amenity space within the study area during the peak period of April 21<sup>st</sup>, as shown on **Figure 3** and summarized in **Table 1** below. No greater than 38.14% of any public or private amenity space will be covered by shadows for more than 2 hours during the daytime. The greatest impact from shadowing will

be to McDonnell West Park, which is located between the subject lands and the Scugog River. Only a small portion of the rear yards (between 13 and 18%) of the nearby residential properties on Peel Street will be covered by shadows at 5:00 p.m. No existing solar panels in the study area are affected by shadowing at this time of year.

**Table 1 – Shadow Coverage/Duration for Impacted Properties, April 21<sup>st</sup>**

Uses/Properties Impacted	Type of Land Use	Maximum Shadow Coverage of Amenity Space	Duration of Maximum Coverage (hrs)
<b>McDonnell Park West</b>	Public Park	38%	=/< 2:00
<b>McDonnell Park East</b>	Public Park	35%	=/< 2:00
<b>2 Peel Street</b>	Residential	16%	=/< 2:00
<b>4 Peel Street</b>	Residential	18%	=/< 2:00
<b>6 Peel Street</b>	Residential	13%	=/< 2:00

### 2.2.2 Peak Period – September 21<sup>st</sup>

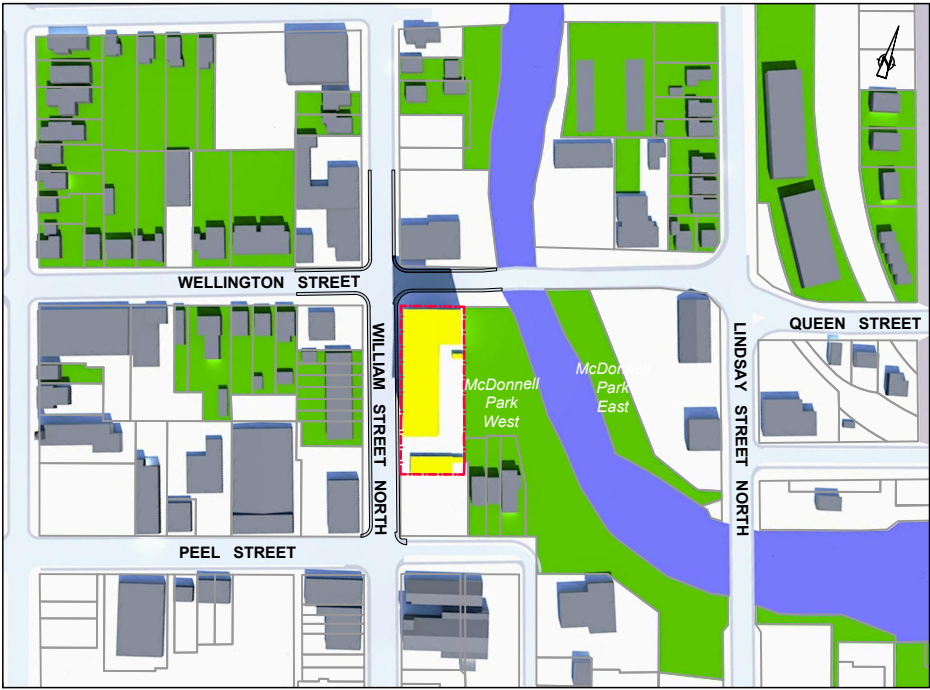
As shown on **Figure 3** and summarize in **Table 2** below, the shadow cast from the proposed building will not result in sustained coverage of private or public amenity space within the study area during the peak period of September 21<sup>st</sup>. Although there will be 62.79% shadow coverage on McDonnell Park East at 5:00 p.m. (which exceeds the maximum coverage noted above) this coverage will only last up to 1 hour due to the 6:00 p.m. sunset. Aside from McDonnell Park East, no greater than 35.23% of any public or private amenity space will be covered by shadows for more than 2 hours during the daytime. As on April 21<sup>st</sup>, only three (3) residential properties on Peel Street will be impacted by the shadowing from the proposed building. That said, no greater than 5.09% of the rear yard of one of those properties (4 Peel Street) will be covered by shadows at any given point during the daytime.

**Table 2 – Shadow Coverage/Duration for Impacted Properties, September 21<sup>st</sup>**

Uses/Properties Impacted	Type of Land Use	Maximum Shadow Coverage of Amenity Space	Duration of Maximum Coverage (hrs)
<b>McDonnell Park West</b>	Public Park	35%	=/< 2:00
<b>McDonnell Park East</b>	Public Park	<b>63%</b>	=/< 2:00
<b>2 Peel Street</b>	Residential	4%	=/< 2:00
<b>4 Peel Street</b>	Residential	5%	=/< 2:00
<b>6 Peel Street</b>	Residential	1%	=/< 2:00

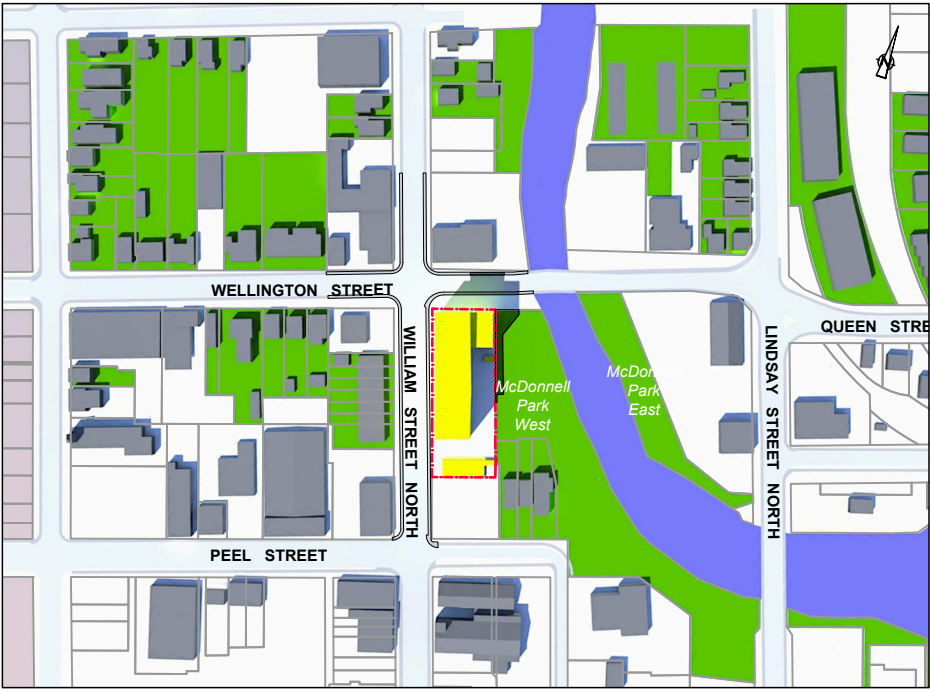


APRIL 21ST - 11:00AM



- NOTES:
- No cast shadows on amenity/recreation spaces
  - No cast shadows on adjacent sidewalk (William Street North)
  - 32.54% shadow coverage on adjacent sidewalk

APRIL 21ST - 1:00PM



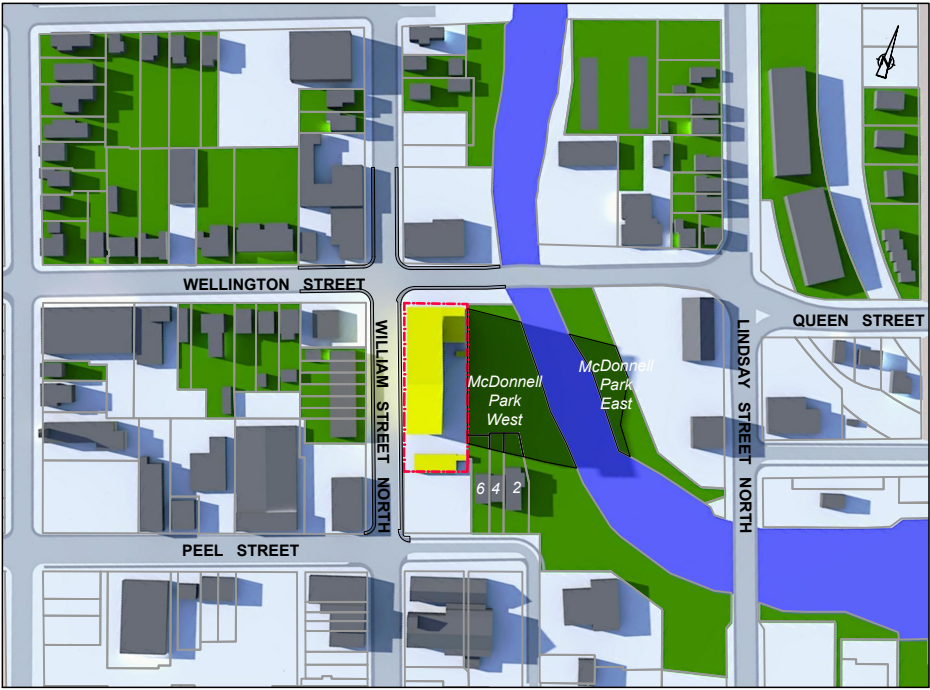
- NOTES:
- 3.47% shadow coverage on "McDonell Park West"
  - No cast shadows on adjacent sidewalk (William Street North)
  - 13.81% shadow coverage on adjacent sidewalk

APRIL 21ST - 3:00PM



- NOTES:
- 24.81% shadow coverage on "McDonell Park West"
  - No cast shadows on adjacent sidewalk (Wellington Street)
  - No cast shadows on adjacent sidewalk (William Street North)


APRIL 21ST - 5:00PM



- NOTES:
- 38.14% shadow coverage on "McDonell Park West"
  - 34.97% shadow coverage on "McDonell Park East"
  - 15.98% shadow coverage on 2 Peel St.
  - 17.51% shadow coverage on 4 Peel St.
  - 12.95% shadow coverage on 6 Peel St.
  - No cast shadows on adjacent sidewalk (Wellington Street)
  - No cast shadows on adjacent sidewalk (William Street North)

LEGEND

- PRIVATE/PUBLIC RECREATIONAL AREAS
- SCUGOG RIVER
- SUBJECT PROPERTY
- PROPOSED BUILDING
- EXISTING BUILDING



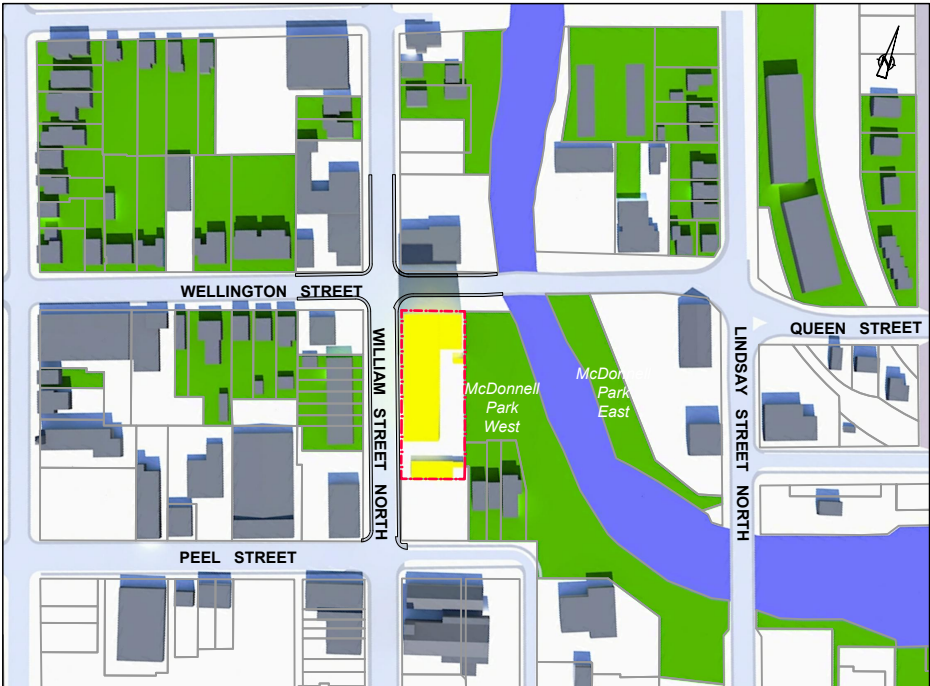
**EcoVue Consulting Services Inc.**

311 George St. N., Suite 200  
Peterborough ON K9J 3H3  
Tel: 705-876-8340 Fax: 705-742-8343  
www.ecovueconsulting.com

DRAWN BY:	PROJECT No.:
MC	18-1834
APPROVED BY:	HORIZ. SCALE:
	1:4,000
REVISION DATE:	PLOT DATE:
JUNE 19 2020	JUNE 19 2020
WILLIAM STREET RETIREMENT RESIDENCE J. Eighteen Corp. Part of Lot 5, South side of Wellington Street Part of Lot 5, North Side of Peel Street 46-64 and 66 William Street North, Former Town of Lindsay, City of Kawartha Lakes	
FIGURE 3 - SHADOW ANALYSIS (APRIL)	
FIG-3	

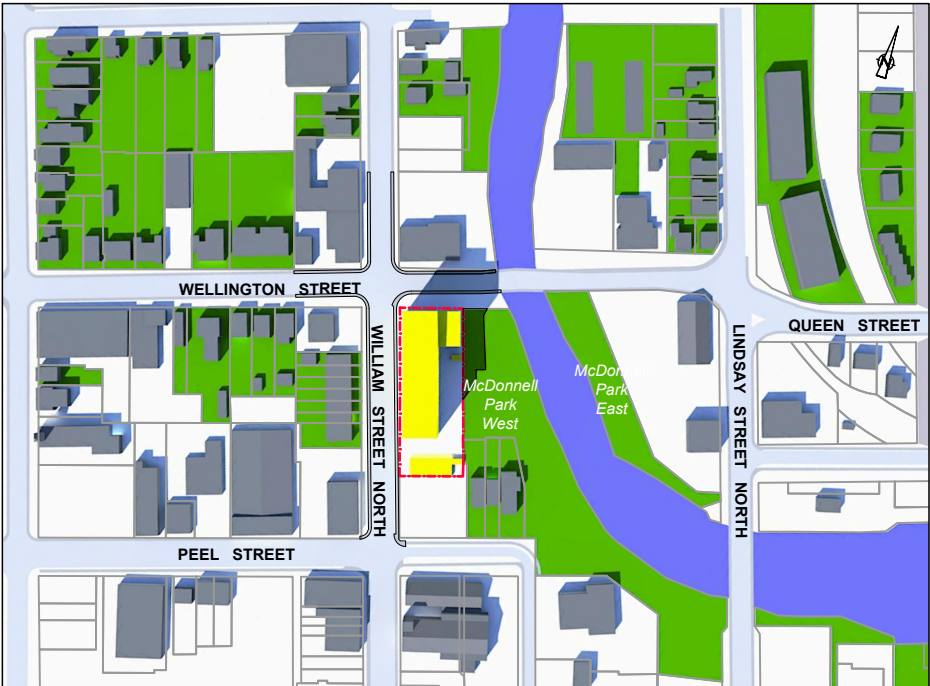


SEPTEMBER 21ST - 11:00AM



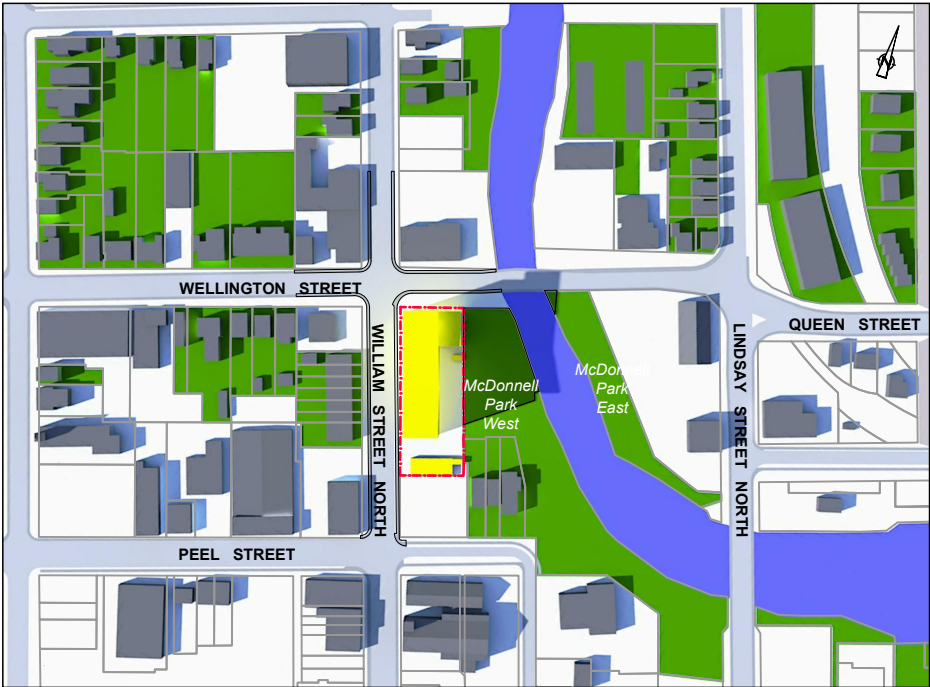
- NOTES:
- No cast shadows on amenity/recreation spaces
  - No cast shadows on adjacent sidewalk (William Street North)
  - 30.04% shadow coverage on adjacent sidewalk (Wellington Street)

SEPTEMBER 21ST - 1:00PM



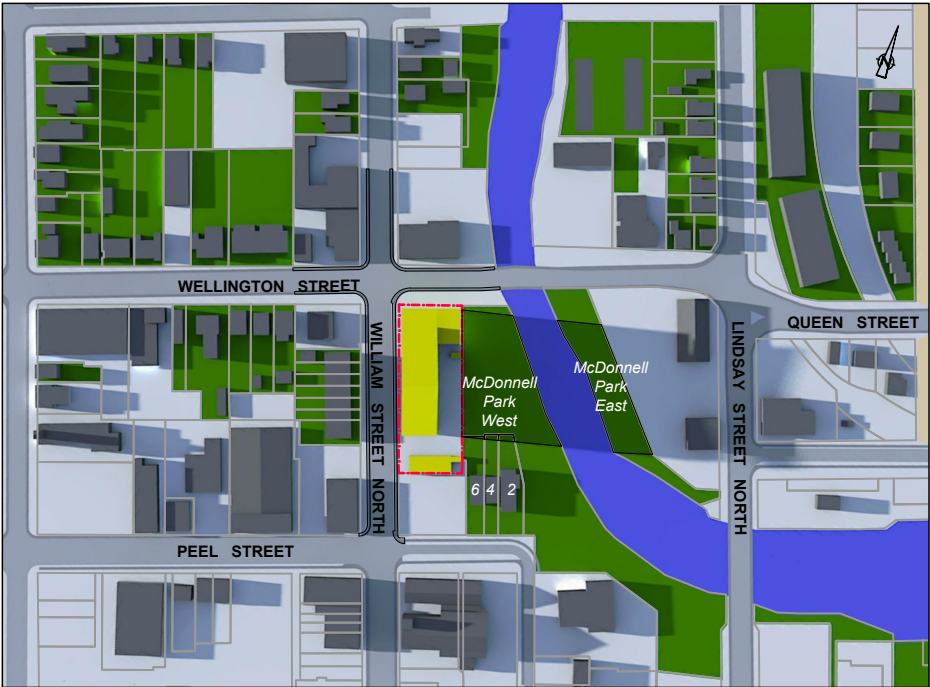
- NOTES:
- 6.14% shadow coverage on "McDonell Park West"
  - No cast shadows on adjacent sidewalk (William Street North)
  - 30.40% shadow coverage on adjacent sidewalk (Wellington Street)

SEPTEMBER 21ST - 3:00PM



- NOTES:
- 25.69% Shadow Coverage on "McDonell Park West"
  - 1.94% Shadow Coverage on "McDonell Park East"
  - No cast shadows on adjacent sidewalk (Wellington Street)
  - No cast shadows on adjacent sidewalk (William Street North)


SEPTEMBER 21ST - 5:00PM



- NOTES:
- 35.23% Shadow Coverage on "McDonell Park West"
  - **62.79% Shadow Coverage on "McDonell Park East"**
  - 4.37% Shadow Coverage on 2 Peel St.
  - 5.09% Shadow Coverage on 4 Peel St.
  - 1.35% Shadow Coverage on 6 Peel St.
  - No cast shadows on adjacent sidewalk (Wellington Street)
  - No cast shadows on adjacent sidewalk (William Street North)

LEGEND

- PRIVATE/PUBLIC RECREATIONAL AREAS
- SCUGOG RIVER
- SUBJECT PROPERTY
- PROPOSED BUILDING
- EXISTING BUILDING



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Tel: 705-876-8340 Fax: 705-742-8343  
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DRAWN BY:	PROJECT No.:
MC	18-1834
APPROVED BY:	HORIZ. SCALE:
	1:4,000
REVISION DATE:	PLOT DATE:
JUNE 19 2020	JUNE 19 2020
WILLIAM STREET RETIREMENT RESIDENCE J. Eighteen Corp. Part of Lot 5, South side of Wellington Street Part of Lot 5, North Side of Peel Street 46-64 and 66 William Street North, Former Town of Lindsay, City of Kawartha Lakes	
FIGURE 4 - SHADOW ANALYSIS (SEPTEMBER)	FIG-4

### **2.2.3 Sidewalks**

As noted above, no more than 40% of the sidewalks directly opposite the proposed building should be covered in shadows for greater than 3 hours during the hours of 10:00 a.m. to 3:00 p.m. on the peak period dates of April 21<sup>st</sup> and September 21<sup>st</sup>. Shadowing of opposing sidewalks is shown on **Figures 3 and 4**.

As seen on these figures, the opposing sidewalks receive significant sunlight throughout the day, with no greater than 33% shadow coverage on any opposing sidewalk. Furthermore, the duration of this maximum shadow coverage on opposing sidewalks does not exceed 2 hours during peak periods.

### **2.2.4 Solar Panels**

As shown on **Figure 5 – Existing Solar Panel Conflict Analysis (December)**, there are four (4) separate rooftop solar panel arrays that have been identified within the study area. Solar panels should not be covered for greater than 2 hours at any point in the year. **Figure 4** shows shadows cast during the daylight hours of December 21<sup>st</sup>, where the sun is lowest in the sky and the longest shadows appear. As seen Figure 4, all of the identified solar panels in the study area are not impacted by the shadow cast from the proposed building.

## **2.3 Summary**

In accordance with the parameters established in the methodology, the proposed 10-storey apartment building will not create shadowing impacts to the surrounding land uses within the study area. Although it will affect some amenity space at various times of the day, the shadow from the proposed building will not cover a large portion of any space or activity area for a sustained period of time.



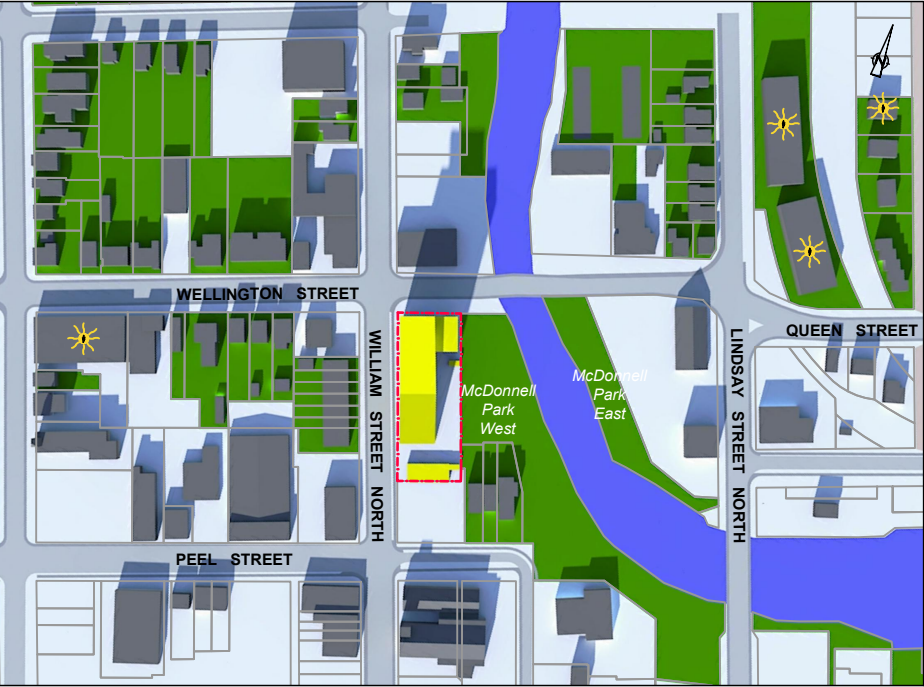
DECEMBER 21ST - 10:00AM



NOTES:

- No shading effect on existing solar panels

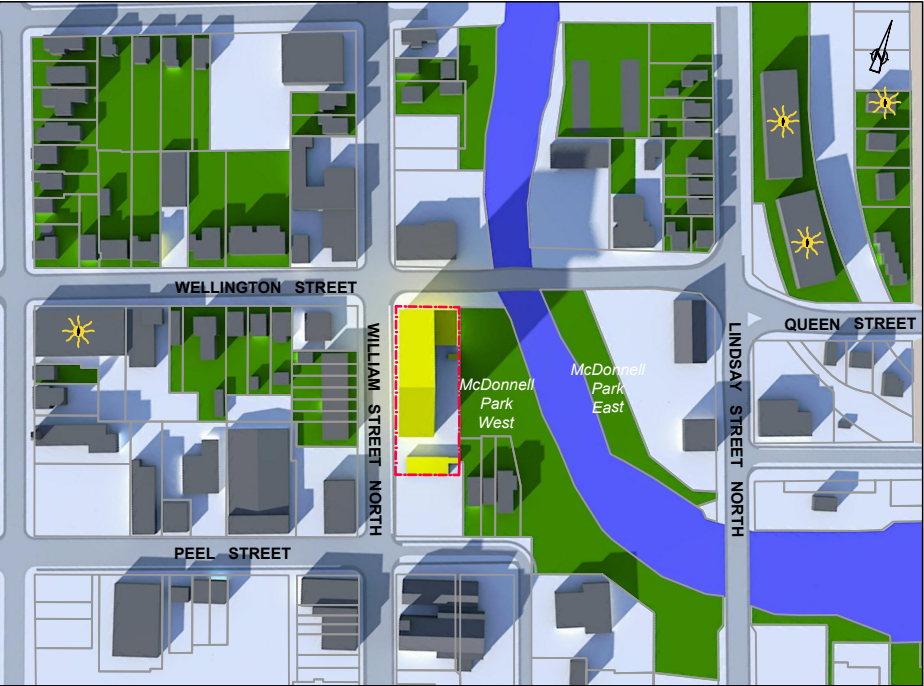
DECEMBER 21ST - 12:00PM



NOTES:

- No shading effect on existing solar panels

DECEMBER 21ST - 2:00PM



NOTES:

- No shading effect on existing solar panels

LEGEND

PRIVATE/PUBLIC RECREATIONAL AREAS

SCUGOG RIVER

SUBJECT PROPERTY

PROPOSED BUILDING

EXISTING BUILDING

EXISTING SOLAR PANELS (ROOF MOUNTED)

<div><div><div><div><div></div><div>ECOVUE</div><div>consulting services inc.</div></div><div><div>311 George St. N., Suite 200 Peterborough ON K9J 3H3 Tel: 705-876-8340 Fax: 705-742-8343 www.ecovueconsulting.com</div></div></div><div>EcoVue Consulting Services Inc.</div></div></div>	
DRAWN BY: MC	PROJECT No.: 18-1834
APPROVED BY:	HORIZ. SCALE: 1:4,000
REVISION DATE: JUNE 19 2020	PLOT DATE: JUNE 19 2020
<div>WILLIAM STREET RETIREMENT RESIDENCE J. Eighteen Corp.  Part of Lot 5, South side of Wellington Street Part of Lot 5, North Side of Peel Street 46-64 and 66 William Street North, Former Town of Lindsay, City of Kawartha Lakes</div>	
FIGURE 5 - EXISTING SOLAR PANEL CONFLICT ANALYSIS (SOLAR PANELS)	FIG-5

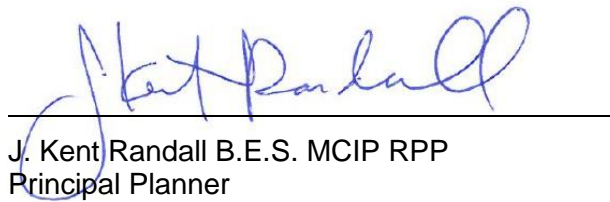


### 3.0 CONCLUSION

This Shadow Impact Analysis Study attempts to determine how shadows cast from a proposed 10-storey seniors apartment building may impact surrounding land uses and open space amenities. A methodology for determining shadow impacts was developed on the basis of three (3) other municipal guidelines. As demonstrated herein, the shadow cast from the proposed apartment building will meet the parameters set out in this study. Therefore, the proposed development will not negatively impact surrounding land uses and amenity spaces from a shadowing perspective.

Respectfully Submitted,

**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in blue ink, reading "J. Kent Randall", is written over a horizontal line.

J. Kent Randall B.E.S. MCIP RPP  
Principal Planner





Shadow Impact Analysis  
46-64 & 66 William Street, Lindsay  
City of Kawartha Lakes  
June 18, 2020

# Appendix A

Architectural Design Description  
Z Square Consulting

# 66 WILLIAM STREET DEVELOPMENT

Architectural design description by Z Square Consulting



The subject lands located on the corner of William and Wellington Streets in the former Town of Lindsay.

The 10-storey high rise apartment building is a series of 207 rental apartment units, underground parking, gym, residents' lounge, library, roof top gardens and a public restaurant and retail space on ground level to accommodate increasing elderly housing demand.

The building will be designed in the modern style and accented with mostly neutral colours (greys, whites, etc.) As with a typical apartment building, residents will have access to a multi-functional rooftop amenity space and rooftop garden. In addition to the rooftop, the units will feature large window openings in order to provide residents with views of the surrounding landscape, which includes the adjacent Scugog River and Downtown Lindsay. The slanted overhanging roof with off-centre concave pitch, which will cover the rooftop amenity space, is intended to accent the building from faraway distances.



# APPENDIX **E**– HIA TERMS OF REFERENCE

# Heritage Impact Assessments

## Terms of Reference



A Heritage Impact Assessment (HIA) is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resource. The assessment results in a report that identifies all heritage resources present on a site, provides an evaluation of those resources and makes recommendations regarding conservation methods and/or mitigation that would minimize the impact of the proposed development. HIAs are important planning tools to ensure that heritage values and attributes are considered in the land development process.

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource, identify the proposed development or alteration will have, and consider and recommend mitigation and conservation strategies that best conserves the resources within the context of the proposed development.

Minimal intervention should be the guiding principle for all work.

### Policy Context

An HIA is intended required to determine compliance of a proposed development with heritage policies and assist staff with analysis and report preparation. The rationale for requiring a heritage impact assessment arises from:

- The Ontario Heritage Act
- Section 2(d) of the Planning Act
- Section 2.6 of the Provincial Policy Statement (2020)
- The City of Kawartha Lakes Official Plan, Sections 10.5—Heritage Policies and 35.11 Appendix K—Heritage Impact Assessment

Heritage impact assessments should be based on accepted conservation principles and guidelines including:

- *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada)
- *Heritage Conservation Principles for Land Use Planning* (Ontario Ministry of Tourism, Culture and Sport)
- *Eight Guiding Principles in the Conservation of Historic Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Ontario Heritage Trust)
- *The Appleton Charter for the Protection and Enhancement of the Built Environment* (ICOMOS)

### **When is a Heritage Impact Assessment Required**

In accordance with the policies in the PPS (2020) and the City of Kawartha Lakes' Official Plan, a heritage impact assessment is required when there is a proposed alteration, demolition, or development involving or adjacent to an identified heritage resource. This includes properties which are:

- Designated individually under Part IV of the Ontario Heritage Act
- Located in a Heritage Conservation District designated under Part V of the Ontario Heritage Act
- Listed on the City's Heritage Register
- Adjacent to designated properties, heritage conservation districts, or listed properties.

The City's Official Plan also allows the City to request an HIA for any property which is deemed to exhibit cultural heritage value, even if it is not designated or listed.

For the purpose of an HIA, adjacent means lands that are contiguous to a heritage property or which are near to a heritage property and separated by a road, trail, right of way, walkway, greenspace/park or similar, or whose location has the potential to impact a heritage property, as defined in the City's Official Plan.

HIAs are triggered by certain types of applications which include, but are not limited to:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan
- Consent
- Minor Variance
- Heritage Alteration Permit
- Demolition Permit

Depending on the scope of the proposed project, a heritage impact assessment may not be required.



## Minimum Content Requirements

An HIA submitted to the City will contain, but is not limited to, the following sections. The report must clearly analyze the historic value of the site, the impact of the proposed development, and appropriate mitigation measures specific to the property and its heritage attributes, history and context. Staff may scope or expand the HIA in consultation with the applicant to develop a modified terms of reference specific the proposed project, as appropriate. The scope of the HIA will be established at a preconsultation meeting.

### 1. Introduction

- A location and site plan of the current property, showing any adjacent heritage properties if applicable.
- A fulsome written description of the site, identifying significant features, buildings, landscapes and vistas and associated photographs clearly showing the identified features. Sites with adjacent heritage properties should identify the heritage features of the adjacent property and their relationship to the site.
- Present owner contact information.

### 2. Research and Analysis

- A comprehensive history of the site and its development as documented in pictorial and textual records and on-site evidence
- A chronological description of the development of any structures on the site include original construction, additions, demolitions and major alterations, with substantiated dates of construction
- An evaluation of the heritage significance of the site with specific emphasis on its architectural/ physical features, historical associations with the community, and situation of the site in the local context
- Description and maps of any known archaeological resources. Properties with known archaeological resources will require a separate archaeological assessment prepared in accordance with Ministry of Heritage, Sport, Tourism and Culture Industries requirements
- Reproductions of any relevant visual and archival material including maps, historic photographs, surveys, drawings, land title records, assessments etc.

### 3. Statement of Cultural Heritage Value

- A statement of cultural heritage value or interest and description of heritage attributes of the heritage resource(s), in accordance with Ontario Regulation 9/06
- A summary of the Regulation 9/06 criteria outlining which criteria the heritage resource(s) meets and how
- The statement and criteria summary will be based on current analysis of the site and pre-existing heritage descriptions
- The statement and summary will be written in such a way that does not respond or anticipate any current or proposed interventions to the site

#### **4. Assessment of Current Conditions**

- Comprehensive written description of the current physical condition of the heritage resource, both interior and exterior
- Current photographs of the property, including, but not limited to:
  - i. Contextual views of the property to showing its relationship with surrounding properties
  - ii. Exterior views of each elevation of all buildings and structures
  - iii. Views of the property including all significant landscape features
  - iv. Interior views of each room of the building
  - v. Close-up views of all significant architectural features (i.e. brackets, trim, cornices, windows, etc.)

#### **5. Description of Proposed Development**

- A written description of the proposed development
- Conceptual drawings and site plans clearly illustrating the proposed future use of the site
- Description and drawings should include which heritage features are proposed for retention and which are considered for removal or alteration
- For proposals adjacent to a heritage resource, the drawings and site plans should indicate the location of the adjacent heritage resource and the relationship of the proposed development to it

#### **6. Impact of Development on Heritage Attributes**

- A discussion of the potential impact the development will have on the site, or adjacent site, and its heritage attributes, both positive and negative
- Positive impacts may include:
  - i. Restoration of heritage features including replacement of missing, documented attributes
  - ii. Restoration or enhancement of existing streetscape
  - iii. Adaptive re-use of a heritage resource to ensure long-term viability
  - iv. Access to new funds to allow new or continued protection of a heritage resource
- Negative impact may include, but are not limited to:
  - i. Destruction of any, or part of any, significant heritage attributes
  - ii. Alteration that is not sympathetic to, or is incompatible with, the historic fabric and appearance of a heritage resource
  - iii. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting
  - iv. Isolation of a heritage attribute from its surrounding environment, context or significant relationship
  - v. Direct or indirect obstruction of significant views or vista within, from or to built and natural features
  - vi. A change in land use that affects a property's heritage value



## **7. Mitigation and Conservation Strategies**

- An assessment of alternative options, mitigation measures and conservation methods that would avoid or limit the negative impact on the heritage resource. Mitigation methods include, but are not limited to:
  - i. Alternative development approaches
  - ii. Isolating development and site alteration from significant built and natural heritage features
  - iii. Design guidelines that harmonize mass, setback, setting and materials
  - iv. Limiting height and density
  - v. Allowing only compatible infill and additions
  - vi. Reversible alterations
- If a property cannot be conserved, a full analysis explaining why these conclusions have been drawn
- Short term and long term maintenance and conservation strategies and any additional site-specific studies or plans that might be required
- Alternative and strategies should have consideration for relevant heritage policies as applicable

## **8. Recommendations and Executive Summary**

- Concise summary of the findings of the report, including significance of the site, the potential need for additional plans and assessments, and mitigation strategies
- Clear recommendations regarding the most appropriate course of action for the subject property and its heritage resources
- The recommendations and summary must address the following questions:
  - i. Does the property meet the criteria for designation under Ontario Regulation 9/06?
  - ii. Why does or does not the property meet the criteria?
  - iii. Regardless of meeting the criteria, can the structure feasibly be integrated into the proposed development?

## **9. Appendices**

- A complete bibliography including all sources consulted
- A summary of the author's qualifications

## **Qualified Heritage Professional**

A heritage impact assessment will be prepared by a qualified heritage professional such as a heritage planner, heritage architect, and heritage landscape architect with appropriate qualifications, demonstrated knowledge of heritage conservation principles, and who has undertaken historical research and evaluation of cultural heritage resources.

Heritage consultants must be members in good standing of the Canadian Association of Heritage Professionals (CAHP). Consultants who are not CAHP members but who hold equivalent qualifications may be considered. The background and qualifications of the heritage consultant(s) must be included in the report. The consultant preparing the report must also be independent from the planning, consulting or engineering firm making the development application or working on behalf of the applicant.

In addition, any archaeological component of the assessment must be carried out by a licensed professional archaeologist as required by provincial law and must follow provincial standards and guidelines for archaeological assessments.

## **Peer Review**

The City of Kawartha Lakes reserves the right to request an independent peer review of the heritage impact assessment at the applicant's cost if a peer review is deemed necessary by the Director of Development Services. Peer reviews will evaluate the assessments provided in the submitted report. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, inappropriate conservation advice not consistent with recognized standards, omissions, and misrepresentations.

## **Submission**

The heritage impact assessment is to be submitted in two hard copies and a PDF. Staff will review the submission for completeness and advise the applicant if additional information is required. Submissions will be reviewed within 20 working days unless a longer time is agreed upon by the municipality and the applicant or if the application requires peer review.



**Inquiries regarding heritage impact assessments may be directed to:**

Economic Development Officer—Heritage Planning  
180 Kent Street West, Lindsay  
(705) 324-9411 ext. 1366  
[heritage@kawarthalakes.ca](mailto:heritage@kawarthalakes.ca)

# APPENDIX **F**—CURRICULUM VITAE

## CURRICULUM VITAE

### Dan Currie, MA, MCIP, RPP, CAHP

#### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

#### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

#### SELECTED PROJECT EXPERIENCE

##### Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

##### Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

#### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

**Dan Currie, MA, MCIP, RPP, CAHP**

### Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto  
City of Kitchener Heritage Property Inventory Update  
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation  
Designation of Main Street Presbyterian Church, Town of Erin  
Designation of St Johns Anglican Church, Norwich  
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

### Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton  
Homer Watson House Heritage Impact Assessment, Kitchener  
Expansion of Schneider Haus National Historic Site, Kitchener  
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie  
Redevelopment of former amusement park, Boblo Island  
Redevelopment of historic Waterloo Post Office  
Redevelopment of former Brick Brewery, Waterloo  
Redevelopment of former American Standard factory, Cambridge  
Redevelopment of former Goldie and McCullough factory, Cambridge  
Mount Pleasant Islamic Centre, Brampton  
Demolition of former farmhouse at 10536 McCowan Road, Markham

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto  
Blenheim Road Realignment Collector Road EA, Cambridge  
Badley Bridge EA, Elora  
Black Bridge Road EA, Cambridge  
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln  
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

### Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge  
Conservation Plan for Log house, Beurgetz Ave, Kitchener  
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

### Dan Currie, MA, MCIP, RPP, CAHP

#### Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

Port Credit Heritage Conservation District (LPAT)  
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)  
Brooklyn and College Hill HCD Plan (LPAT)  
Rondeau HCD Plan (LPAT)  
Designation of 108 Moore Street, Bradford (CRB)  
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)  
Youngblood subdivision, Elora (LPAT)  
Designation of St Johns Church, Norwich (CRB - underway)  
Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

#### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan  
Niagara-on-the-Lake Corridor Design Guidelines  
Cambridge West Master Environmental Servicing Plan  
Township of West Lincoln Settlement Area Expansion Analysis  
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan  
Township of Tiny Residential Land Use Study  
Port Severn Settlement Area Boundary Review  
City of Cambridge Green Building Policy  
Township of West Lincoln Intensification Study & Employment Land Strategy  
Ministry of the Environment Review of the D-Series Land Use Guidelines  
Meadowlands Conservation Area Management Plan  
City of Cambridge Trails Master Plan  
City of Kawartha Lakes Growth Management Strategy

#### DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

#### CONTACT

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## EDUCATION

2011

Higher Education Diploma

**Cultural Development/ Gaelic Studies**

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

**Joint Advanced Major in Celtic Studies and Anthropology**

Saint Francis Xavier University

2014

Master of Arts

**World Heritage and Cultural Projects for Development**

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

[www.linkedin.com/in/rachelredshaw](http://www.linkedin.com/in/rachelredshaw)

## CONTACT

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# CURRICULUM VITAE

## Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lectures on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

## PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

## PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermesen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries



## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

2009-2014	Historical Researcher & Planner Township of North Dumfries
2012	Translator, Archives of Ontario
2012	Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo
2011	Curatorial Research Assistant Highland Village Museum/ Baile nan Gàidheal

### PROFESSIONAL/COMMUNITY ASSOCIATIONS

2019-2020	Intern Member, Canadian Association of Heritage Professionals
2017-2020	Member, AMCTO
2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2018 - 2019	Secretary, Toronto Gaelic Society
2012 -2017	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee
2013	Greenfield Heritage Village Sub-committee, Doors Open Waterloo Region
2012	Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum
2008-2012	Member, Celtic Collections, Angus L. Macdonald Library
2012-2013	Member (Public Relations), Mill Race Folk Society
2011	Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
2010-2011	Member (volunteer archivist), Antigonish Heritage Museum

### AWARDS / PUBLICATIONS / RECOGNITION

2019	Waterloo Historical Society Publication, <i>Old Shaw: The Story of a Kindly Waterloo County Roamer</i>
2014	Master's Dissertation, <i>The Rise of the City: Social Business Incubation in the City of Hamilton</i>
2014	Lecture, <i>A Scot's Nirvana</i> , Homer Watson House and Gallery

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## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

2013	Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium
2012-2013	Gaelic Events Facilitator, University of Guelph
2012-2015	Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
2012	<i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
2012	Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i>
2007-2012	25 historical publications in the Ayr News (access to some articles <a href="http://ayrnews.ca/recent">http://ayrnews.ca/recent</a> )

## PROFESSIONAL DEVELOPMENT COURSES

2020	Condo Director Training Certificate (CAO)
2018	Building Officials and the Law (OBOA Course)
2017-2018	AMCTO Training (MAP 1)
2017	AODA Training
2010	Irish Archaeological Field School Certificate

## COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

## CONTACT

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## SELECT PROJECT EXPERIENCE 2018-2020

### **CULTURAL HERITAGE IMPACT ASSESSMENTS**

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

### *Specific for Relocation of Heritage Buildings*

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

### **CONTACT**

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# CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

## CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

## CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (CRB)
- 6170 Fallsview Boulevard, City of Niagara Falls

## CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener (Temporary relocation)
- 1395 Main Street, City of Kitchener (Relocation)
- 10379 & 10411 Kennedy Road, City of Markham (Relocation)

*Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)*

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

## DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

## HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

## CONTACT

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## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

### MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

### CONTACT

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**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2021-02**

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**Meeting Date:** January 14, 2021

**Title:** Kawartha Lakes Municipal Heritage Committee 2020 Review and 2021 Work Plan

**Description:** Review of the Municipal Heritage Committee's 2020 work plan and discussion of the 2021 work plan

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation(s):**

**That** Report KLMHC2021-02, **Kawartha Lakes Municipal Heritage Committee 2020 Review and 2021 Work Plan**, be received; and

**That** the proposed 2021 Work Plan be forwarded to Council for approval.

## **Background:**

All City Committees are required to develop an annual work plan for approval by Council, as per their terms of reference. Each year, the Municipal Heritage Committee reviews the previous year's accomplishments and develops a new work plan for the coming year. The work plan is presented to Council for approval at its March meeting.

## **Rationale:**

In 2020, the Municipal Heritage Committee undertook a number of initiatives included its statutory requirements under the Ontario Heritage Act and other activities that the Committee generally undertakes. A summary of the 2020 work plan items and the Committee's accomplishments are below:

1. Process applications for designation and make recommendations to Council  
There were two applications for designation in 2020 (Case Manor dry stone wall and 40 Head Street, both in Bobcaygeon). The Case Manor designation has been approved by Council and the by-law will be passed in January 2021. A report on 40 Head Street will be presented to the Committee in early 2021.
2. Recommend properties for listing on the Heritage Register to Council  
The Committee recommended 84 properties for listing on the Heritage Register.
3. Review heritage permit applications for individually designated properties and relevant development applications  
The Committee reviewed 5 applications for alterations to individually designated properties.  
The Committee also reviewed 4 development applications.
4. Review heritage policy and make recommendations to Council  
The Committee reviewed the Standards and Guidelines for the Conservation of Historic Places in Canada and recommended that Council endorse them as the municipal standard for preservation. Council endorsed the guidelines in September 2020.
5. Continue to distribute heritage designation plaques  
There are still a number of heritage designation plaques which require distribution. Distribution of the plaques was paused due to the COVID-19 pandemic.
6. Continue to update the Heritage Register so that it is consistent with the Ontario Heritage Act

The Heritage Register is now up to date and available online and in hard copy at the Clerk's Office, Economic Development and Building. Staff will continue to update the document as new properties are listed and designated.

7. Coordinate Doors Open in collaboration with the Heritage Network and the Victoria County Historical Society  
Doors Open took place in 2020 in a digital format due to the COVID-19 pandemic. There were two map tours created and posted online as well as digital tours of local museums.
8. Plan and coordinate the 2020 Osprey Heritage Awards  
The Osprey Heritage Awards were cancelled for 2020 due to the COVID-19 pandemic.
9. Recruit additional members for the Heritage Committee  
The Committee gained three new members in 2020.

Staff have drafted a work plan for the Committee for 2021. The draft work plan identifies a number of ongoing and statutory activities that the Committee generally undertakes, such as reviewing alteration applications for individually designated properties and processing applications for designation, as well as special projects which are currently underway, namely the Old Mill Heritage Conservation District Study.

Other initiatives, such as educational or outreach activities, that the Committee would like to undertake in 2021 can be added to the draft work plan.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Financial/Operation Impacts:**

There are budget considerations for some activities undertaken by the Municipal Heritage Committee. These include Doors Open, the Osprey Heritage Awards, and heritage designation plaques. These costs are covered by the existing Heritage Planning budget.

### **Consultations:**

N/A

### **Attachments:**

Appendix A – 2020 Municipal Heritage Committee Work Plan



2020 MHC Work  
Plan.docx

## Appendix B – Draft 2021 Municipal Heritage Committee Work Plan



Draft 2021 MHC  
Work Plan.docx

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**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services



<b>2020 Committee Work Plan</b>	
Committee Name:	Municipal Heritage Committee
Work Plan for Year:	2020
Approved by Council:	March 2020

<b>Goal</b>	<b>Measurement Stages</b>	<b>Timeline</b>	<b>Measurement of Success</b>
1. Process applications for designation and make recommendations to Council	1. Review applications for designation 2. Undertake research 3. Make recommendations to Council under the cover of a staff report	Ongoing	Number of designations.
2. Recommend properties for listing to Council	1. Identify properties for listing and complete research 2. Staff take MHC recommendation to Council	Ongoing	New listed properties are added to the Heritage Register
3. Review heritage permit applications for individually designated properties and relevant development applications.	1. Review of heritage permit applications and development applications and provide approvals and recommendations 2. Staff supply appropriate notices to property owners and/or recommendations of the committee to Council	Ongoing	Number of permits and development applications successfully completed and responded to.
4. Review Heritage Policy and provide recommendation to Council	1. Staff draft heritage policies 2. MHC reviews proposed policy and makes recommendations to Council	Ongoing	New heritage policies are adopted
5. Continue to distribute heritage designation plaques	1. Provide contact information 2. Committee to contact property owners 3. Arrange for distribution of plaques in accordance with established protocol	Ongoing	Plaques delivered
6. Continue to update the Heritage Register so it is consistent with Ontario Heritage Act	1. Staff to review and insert the recently designated properties in register with photos to bring it up to date	Ongoing	The Register is complete, consistent with the requirements of the Ontario Heritage Act and available on the City's website and in hard copies at Economic Development, the Clerk's Office and Building Division.
7. Coordinate Doors Open in collaboration with	1. Committee to coordinate event participants / activities	Jan. - Aug. 2020 Sept. 2020	Event planning complete and event carried out. Doors Open 2020 successfully completed

the Heritage Network and the Victoria County Historical Society			
8. Plan and Coordinate the 2020 Osprey Heritage Awards	Jan. – Sept. – plan event, collect applications, establish jury to select winners Oct. / Nov. Awards ceremony	Jan. – Nov. 2020	2020 Osprey Heritage Awards successfully completed
9. Recruit additional members for the Heritage Committee.	1. Continue to recruit for new committee members and advertise in the newspaper	Ongoing	Prospective committee members have applied to join Municipal Heritage Committee. Selection processes are underway.

<b>2021 Committee Work Plan</b>	
Committee Name:	Municipal Heritage Committee
Work Plan for Year:	2021
Approved by Council:	

<b>Goal</b>	<b>Measurement Stages</b>	<b>Timeline</b>	<b>Measurement of Success</b>
1. Process applications for designation and make recommendations to Council	1. Review applications for designation 2. Undertake research 3. Make recommendations to Council under the cover of a staff report	Ongoing	Number of designations.
2. Recommend properties for listing to Council	1. Identify properties for listing and complete research 2. Staff take MHC recommendation to Council	Ongoing	New listed properties are added to the Heritage Register
3. Review heritage permit applications for individually designated properties.	1. Review of heritage permit applications and provide approvals and recommendations 2. Staff supply appropriate notices to property owners and/or recommendations of the committee to Council	Ongoing	Number of permits and development applications successfully completed and responded to.
4. Review Heritage Policy and provide recommendation to Council	1. Staff draft heritage policies 2. MHC reviews proposed policy and makes recommendations to Council	Ongoing	New heritage policies are adopted
5. Continue to distribute heritage designation plaques	1. Provide contact information 2. Committee to contact property owners 3. Arrange for distribution of plaques in accordance with established protocol	Ongoing	Plaques delivered.
7. Coordinate Doors Open in collaboration with the Heritage Network and the Victoria County Historical Society	1. Committee to coordinate event participants / activities	Jan. - Aug. 2021 Sept. 2021	Event planning complete and event carried out. Doors Open 2021 successfully completed
8. Plan and Coordinate the 2021 Osprey Heritage Awards	Jan. – Sept. – plan event, collect applications, establish jury to select winners Oct. / Nov. Awards ceremony	Jan. – Nov. 2021	2021 Osprey Heritage Awards successfully completed

9. Participate in Old Mill Heritage Conservation District development	<ul style="list-style-type: none"> <li>1. Subcommittee participates in Old Mill Study development</li> <li>2. Review of plan</li> <li>3. Recommendations made to Council through staff report</li> </ul>	Ongoing	Old Mill HCD Study is complete and presented to Council. HCD Plan is initiated.
10. Comment on relevant planning and development applications.	<ul style="list-style-type: none"> <li>1. Review of relevant planning and development applications and provide comments through the Chair</li> <li>2. Staff communicate comments to Planning staff</li> </ul>	Ongoing	Number of development applications with comments provided.

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2021-03**

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**Meeting Date:** January 14, 2021

**Title:** 19, 39, and 67 West Street North Site Plan Application Review

**Description:** Review of site plan application for a proposed development at 19, 39 and 67 West Street North, Fenelon Falls

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

**Recommendation(s):**

**That** Report KLMHC2021-03, **19, 39 and 67 West Street North Site Plan Application Review**, be received; and

**That** comments be provided to Planning staff through the Chair.

## **Background:**

The City of Kawartha Lakes has received a site plan application for the property known municipally as 19, 39 and 67 West Street North in Fenelon Falls. The proposed development includes two 5-storey 33-unit apartment buildings, two 5-unit waterfront townhouse blocks, two 4-unit townhouse blocks, and one 2-unit townhouse blocks. There are a total of 53 units in the development as a whole.

The proposed development is located on West Street North on a parcel of land which is currently vacant, except for a building located at 67 West Street North. The surrounding neighbourhood is primarily composed of single family residential buildings mostly constructed in the mid- to late twentieth century. There are no recognized heritage properties either adjacent to or in the immediate vicinity of the proposed development. It is likely that the apartment buildings will be visible from the Oak Street Heritage Conservation District because of their height but the property is not in the direct viewshed of the district.

## **Rationale:**

The Committee may want to provide comments on the impact of the proposed development on viewshed the Oak Street Heritage Conservation District. The views identified in the Heritage Conservation District Plan as heritage attributes of the district are as follows:

- View corridor from façade of Lodge/museum towards river/Canal;
- View corridor from May Street towards museum property/rail corridor/lake;
- View corridor (E-W) along Water Street

Any comments provided should directly reference the specific view corridors.

## **Other Alternatives Considered:**

The Committee could choose not to provide comment on this application.

## **Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

## **Consultations:**



17-1773 West  
N/A Street LANDSCAPING.

## **Attachments:**

### **Appendix A – Site Plan and Elevations**



184030 ISSUE FOR  
SPC 2020 10 01.pdf

### **Appendix B – Landscape Plans**



17-1773 West  
Street\_LANDSCAPING\_

**E-Mail:** [eturner@kawarthalakes.ca](mailto:eturner@kawarthalakes.ca)

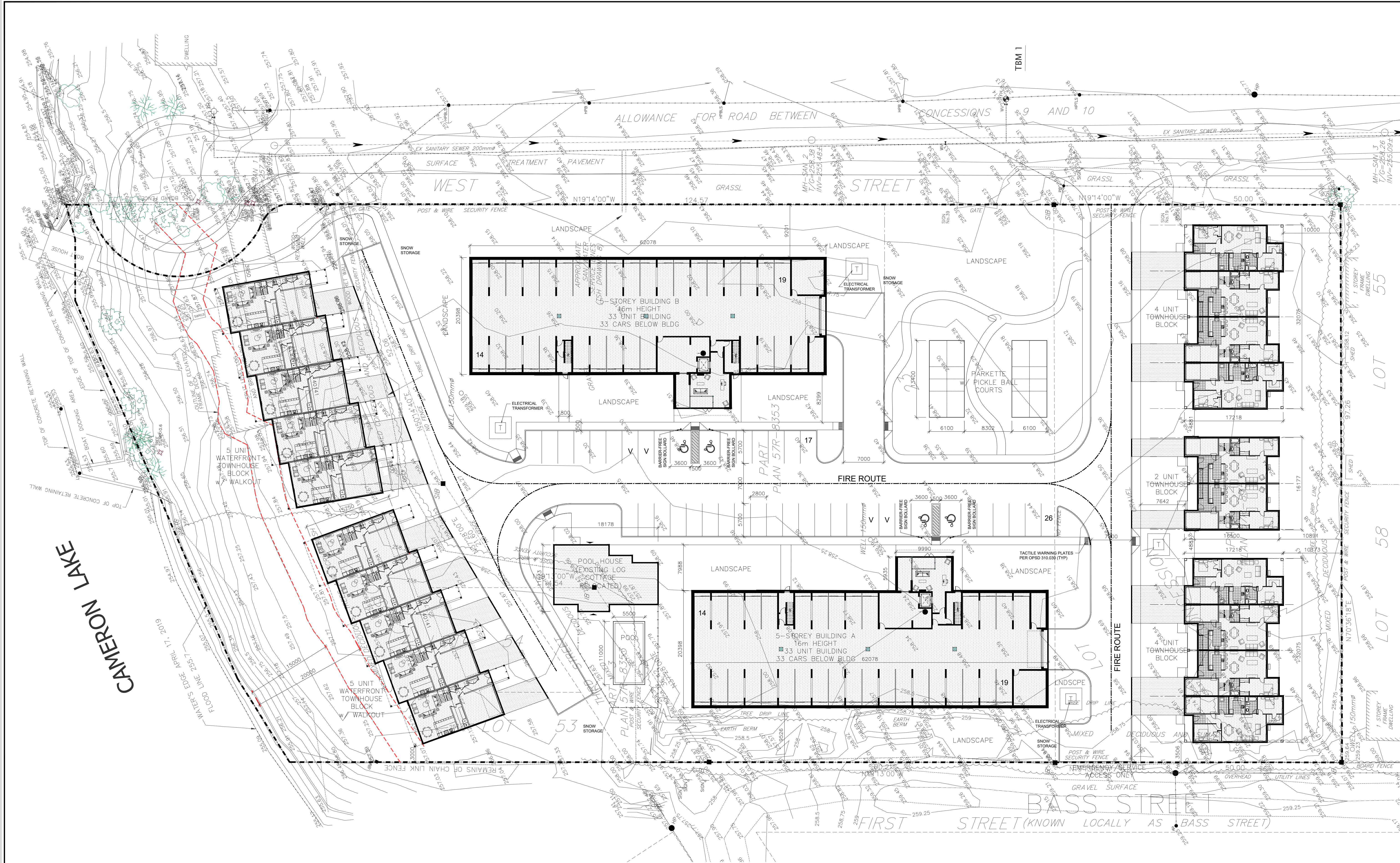
**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services



# SITE PLAN

SCALE: 1:300



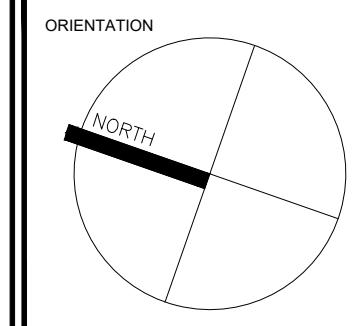
ISM Architects Inc.

97 Toronto Street  
Barrie, ON L4M 1V1  
T: 705.726.2342  
E: ian@ismarchitects.ca

No.	ISSUE/REVISION	DATE
1	ISSUED FOR REVIEW	MAR 12/19
2	REVISED PER CALL MAR 13	MAR 14/19
3	REVISED PER EMAIL MAR 16	MAR 19/19
4	ISSUE FOR REVIEW	APR 26/19
5	ISSUE FOR SUBMISSION	MAY 22/19
6	ISSUE FOR SUBMISSION	JUL 26/19
7	SIDEWALK COORD.	AUG 02/19
8	CUL-DE-SAC ADDED	DEC 05/19
9	SETBACK REVISED TO 20m MAY 11/20	
10	CUL-DE-SAC UPDATE	MAY 13/20
11	REVISED UNIT DISTRIBUTION	JUN 03/20
12	ISSUE FOR CLIENT REVIEW	JUN 11/20
13	ISSUE FOR COORDINATION	JUL 27/20
14	TURN BULB UPDATE	SEPT 24/20
15	ISSUE FOR 18 SUBMISSTN	DCT 02/20

STAMP

DO NOT SCALE DRAWINGS  
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND  
CONSTRUCTIONS TO THE FACILITY BEFORE  
PROCEEDING WITH THE WORK.



CLIENT  
DOUG GREY  
t: 905.758.2241

PROJECT  
FENELON FALLS WEST STREET  
NORTH DEVELOPMENT

PROJECT INFORMATION  
PROJECT No.: 184030  
DRAWN BY: J.B.  
CHECKED BY: J.B.  
DATE: 24 September 2020  
SCALE: AS NOTED

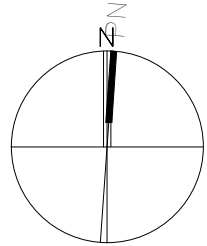
DRAWING  
SITE PLAN

DRAWING No.  
A100



[illegible]

## Orientation

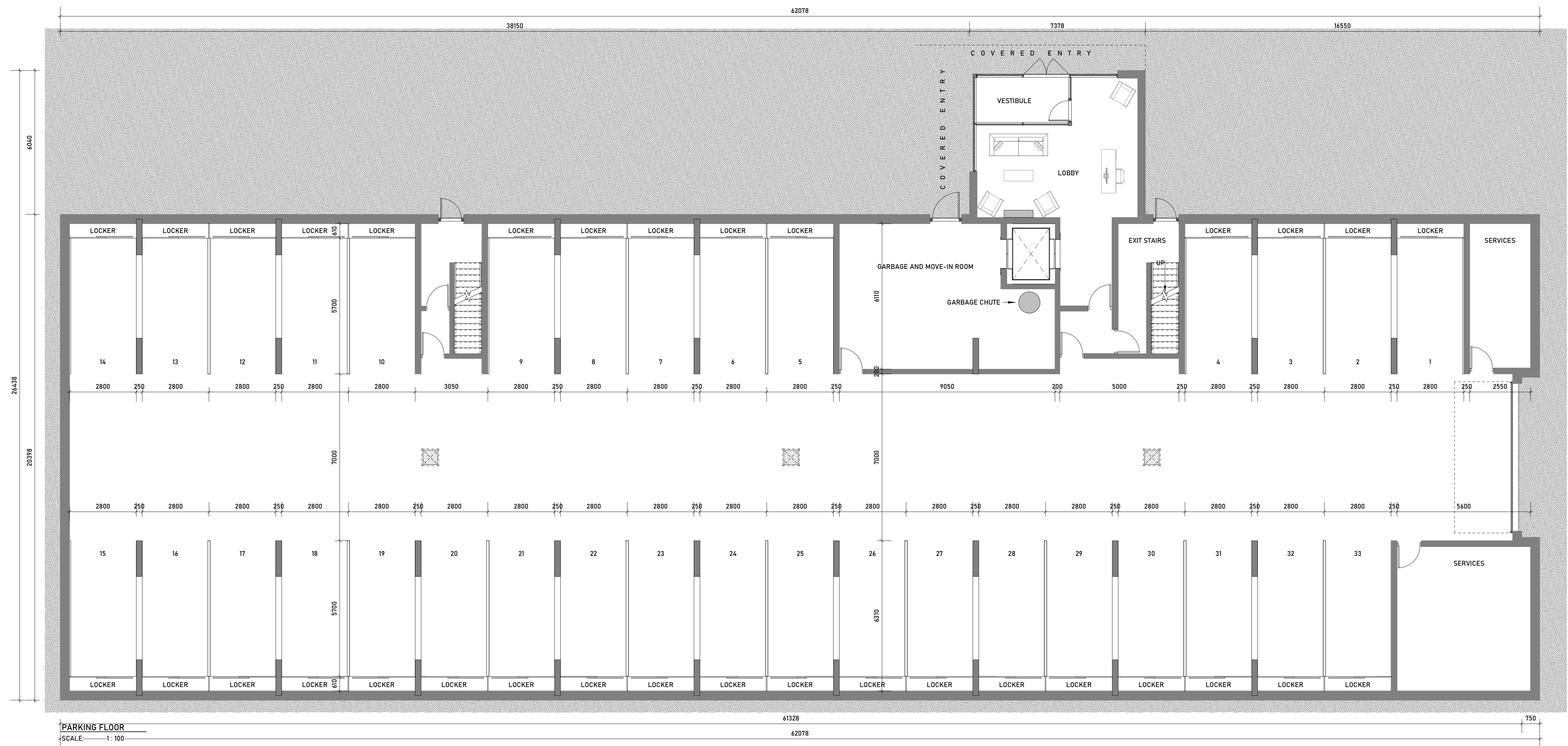


**DOUG GREY**  
:905.758.2241

Project Information	
Project No.:	18-4030
Drawn by:	JB
Checked by:	ISM
Date:	JUL. 17/19
Scale:	1 : 100

## PARKING PLAN

# A200







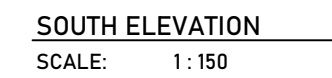
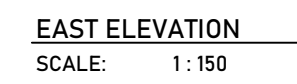




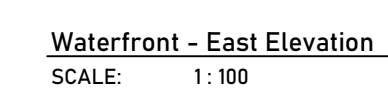
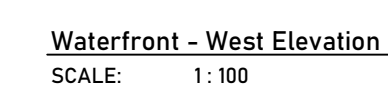
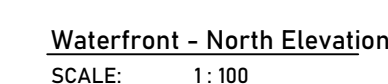
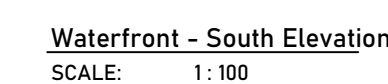
#	Description	Date
1	ISSUE FOR REVIEW	MAR 12/99
2	RNSD PER MAR 13 CALL	MAR 14/99
3	RNSD PER MAR 18 EMAIL	MAR 19/99
4	ISSUE FOR REVIEW	APR 26/99
5	ISSUE FOR SUBMISSION	MAY 22/99
6	ISSUE FOR SUBMISSION	JUL 29/99
7	NEW WALK OUT LAQUA	AUG 11/00
8	ISSUE FOR SFC	OCT 02/00





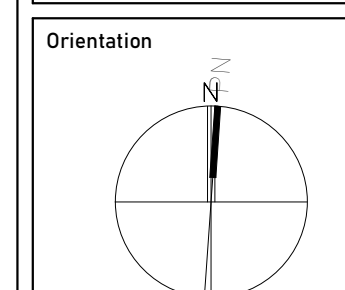
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#	Description	Date
1	ISSUE FOR REVIEW	MAR 12/99
2	RVSD PER MMR13 CALL	MMR 14/99
3	RVSD PER MMR18 EMAIL	MMR 19/99
4	ISSUE FOR REVIEW	APR 26/99
5	ISSUE FOR SUBMISSION	MAY 22/99
6	ISSUE FOR REVIEW	JUL 17/99
7	ISSUE FOR SUBMISSION	JUL 26/99
8	ISSUE FOR SFC	OCT 02/00

Stamp



#### Client Information

DOUG GREY  
t:905.758.2241

Project	FENELON FALLS DEVELOPMENT
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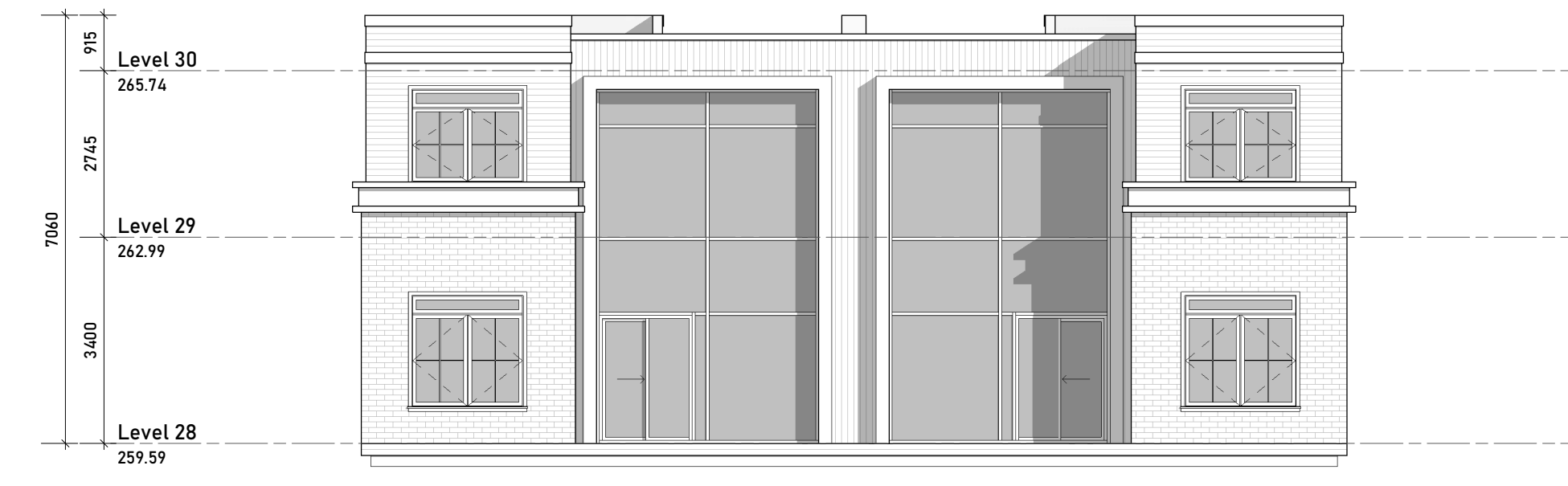
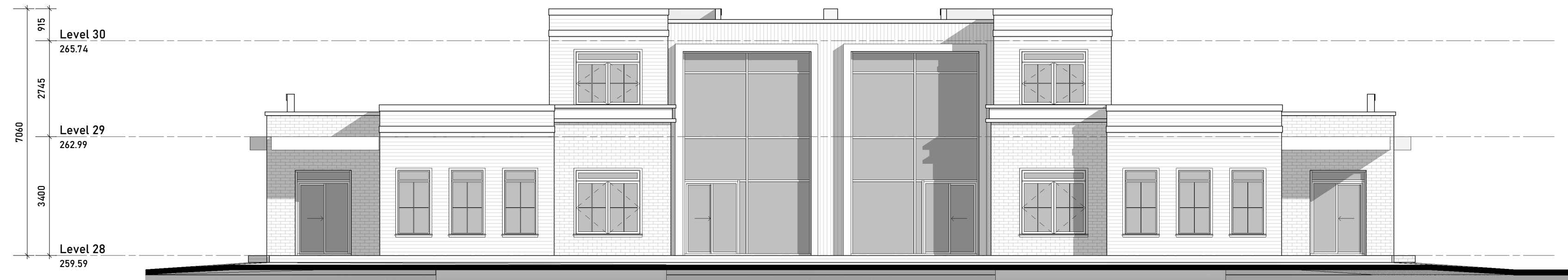
Project Information	
Project No.:	18-4030
Drawn by:	JB
Checked by:	ISM
Date:	JUL. 17/19
Scale:	1 : 100

## Drawing

# WATERFRONT ELEVATIONS

Drawing No.

A301




**ISM ARCHITECTS Inc.**

Description	Date
ISSUE FOR REVIEW	MAR 12/19
RVSD PER MAR 13 CALL	MAR 14/19
RVSD PER MAR 18 EMAIL	MAR 19/19
ISSUE FOR REVIEW	APR 26/19
ISSUE FOR SUBMISSION	MAY 22/19
ISSUE FOR REVIEW	JUL 17/19
ISSUE FOR SUBMISSION	JUL 29/19
ISSUE FOR SPC	OCT 02/20

[illegible]

camp

orientation



Parent Information

DOUG GREY

905.758.2241

Project  
ENELON FALLS  
DEVELOPMENT

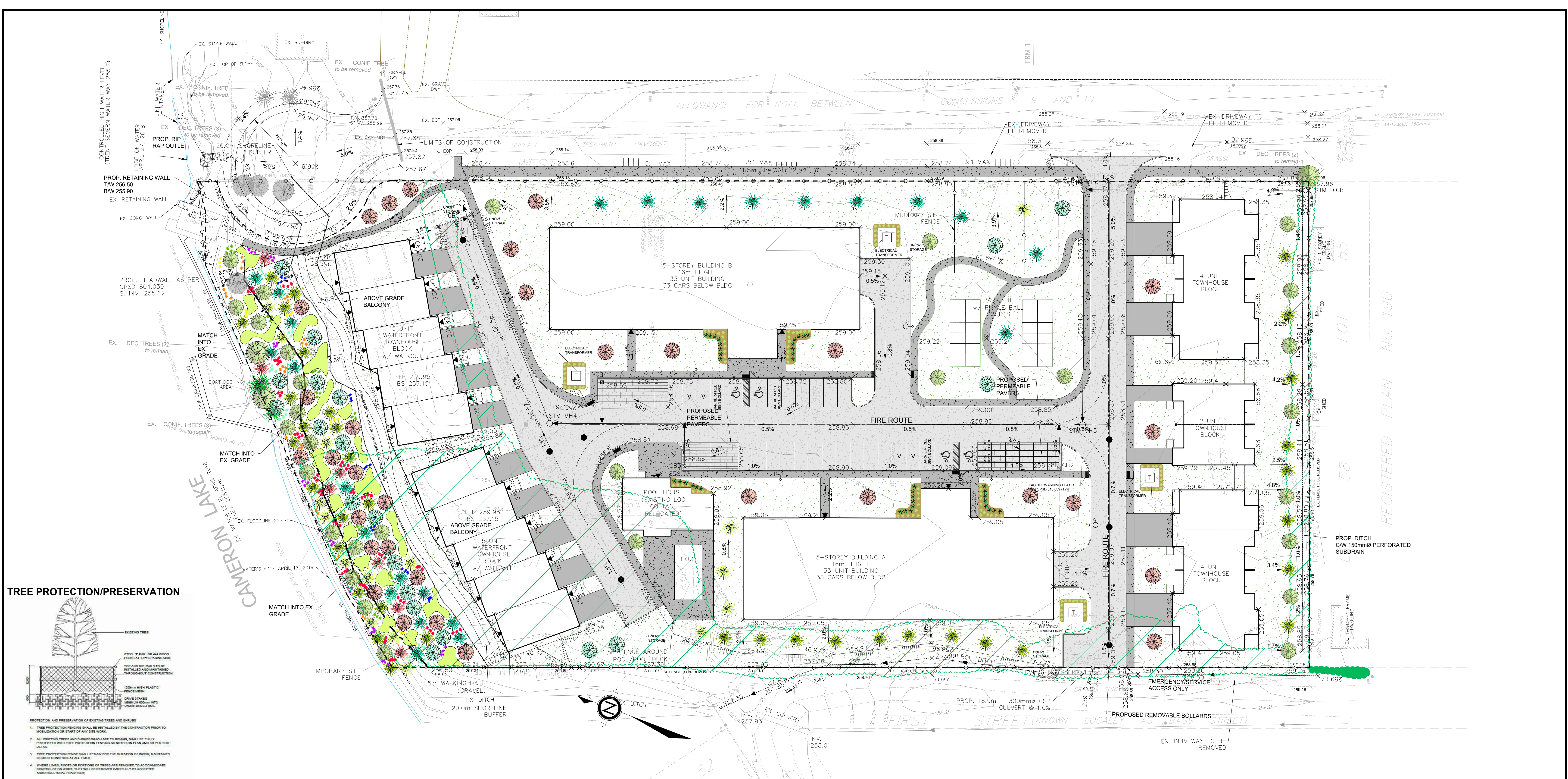
Project Information	
Project No.:	18-4030
Drawn by:	JB
Checked by:	ISM
Date:	JUL. 17/19
Scale:	1 : 100

# OWNHOUSE & 4 UNIT ELEVATIONS

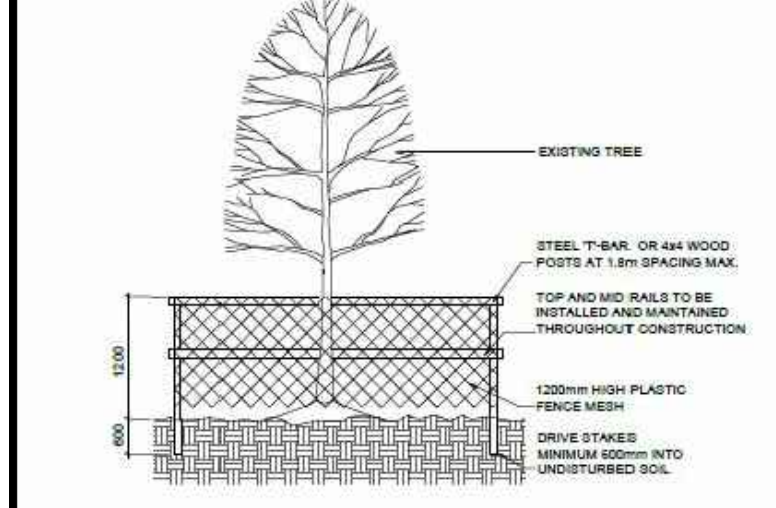
Drawing No.

A302





TREE PROTECTION/PRESERVATION

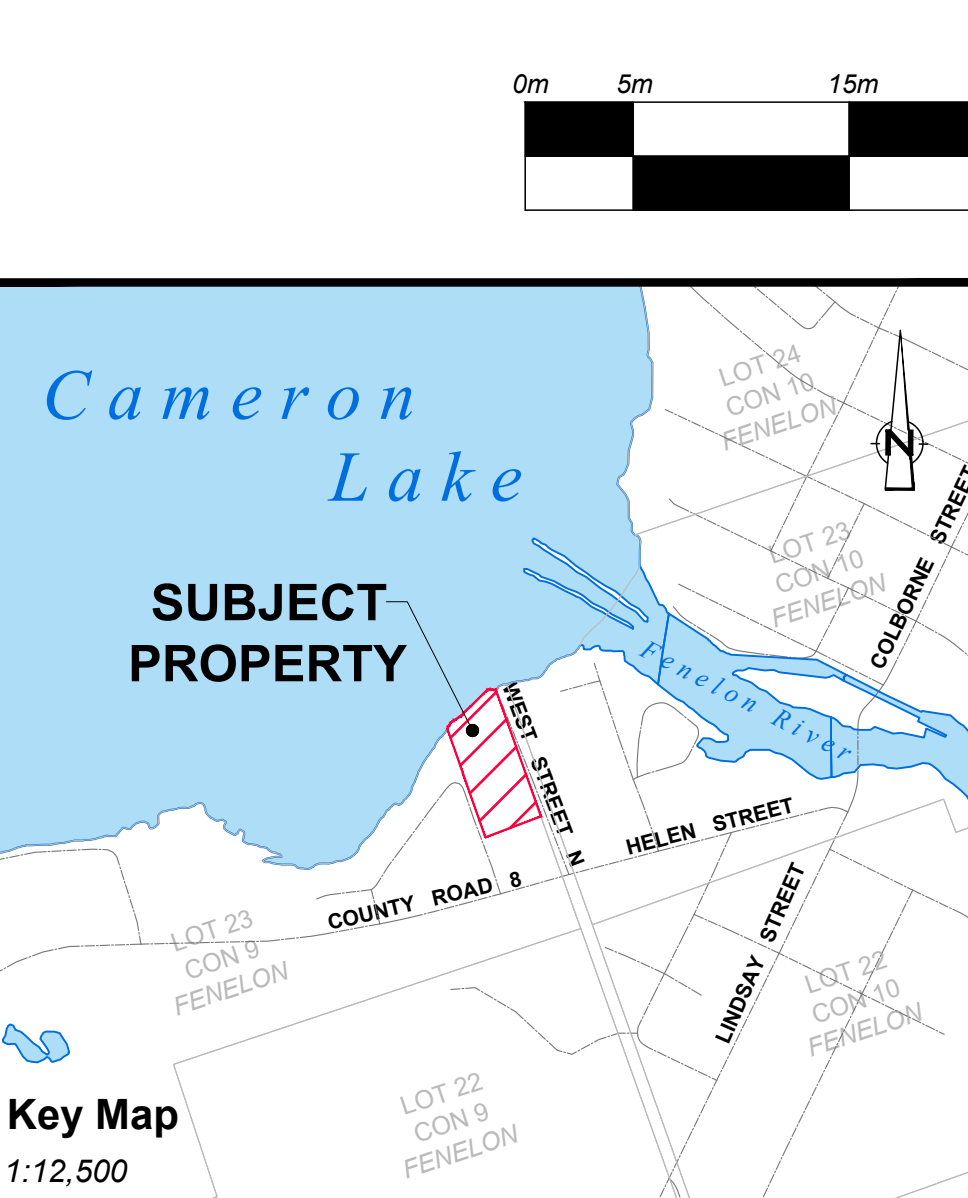
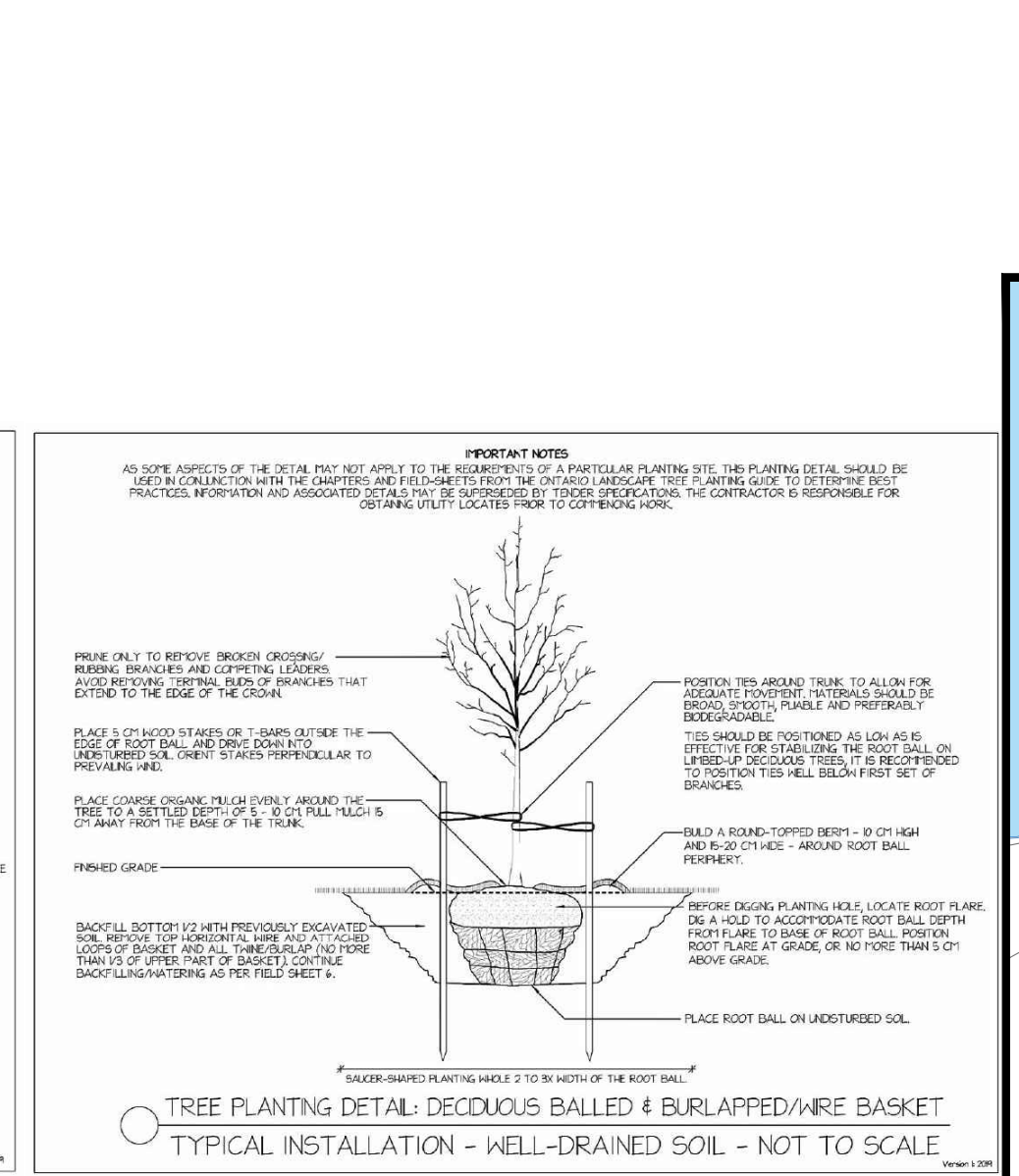
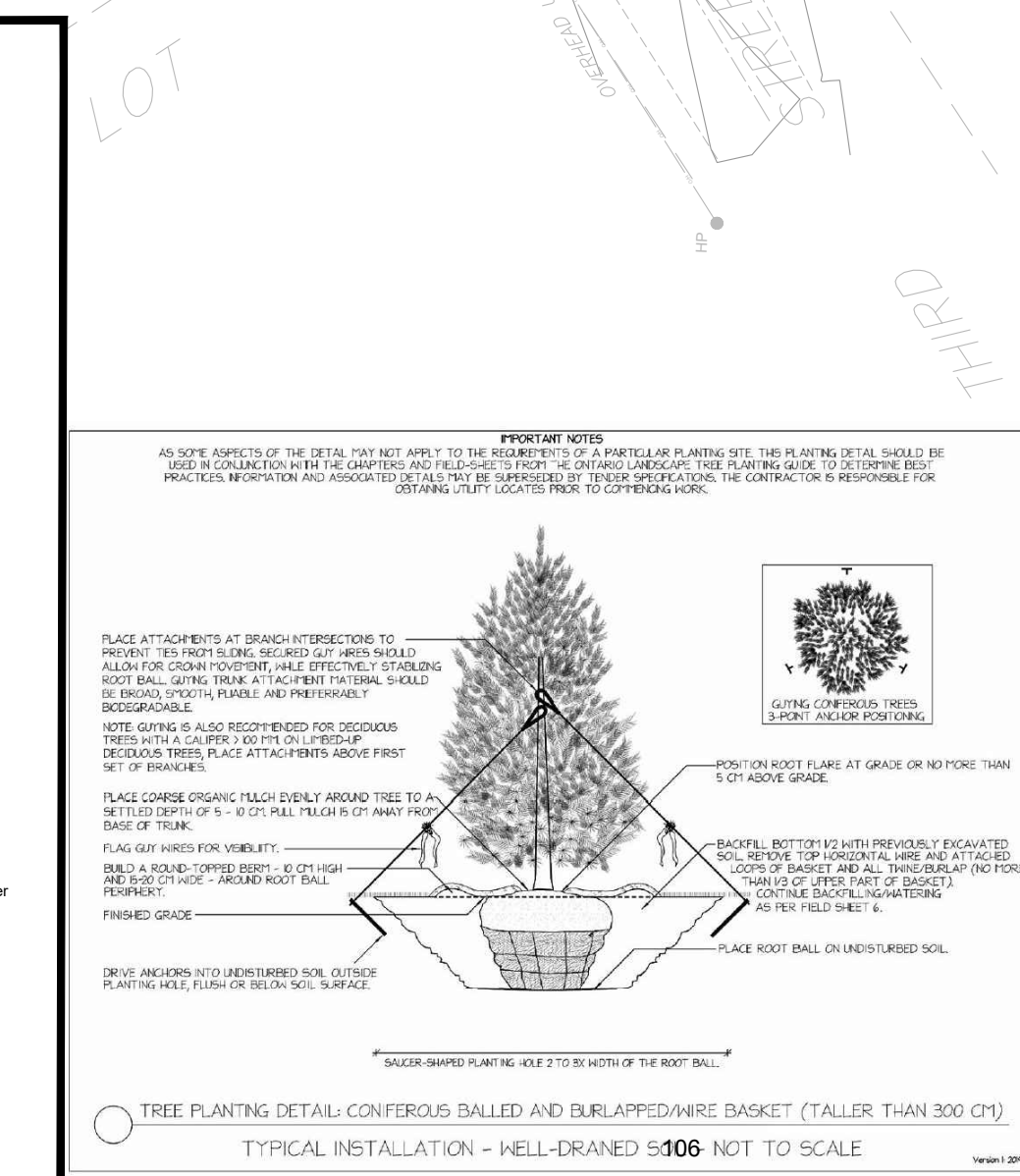


- 1. TREE PROTECTION FENCING SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO MOBLIZATION OR START OF ANY SITE WORK.
- 2. ALL EXISTING TREES AND SHRUBS WHICH ARE TO REMAIN, SHALL BE FULLY PROTECTED WITH TREE PROTECTION FENCING AS NOTED ON PLAN AND AS PER THE DETAIL.
- 3. TREE PROTECTION FENCING SHALL REMAIN FOR THE DURATION OF WORK, MAINTAINED IN GOOD CONDITION AT ALL TIMES.
- 4. WHERE LIMBS, ROOTS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY BY ACCEPTED ARBORICULTURAL PRACTICES.

PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
CONIFEROUS TREES				
Cx	37	Thuja occidentalis L.	Eastern White Cedar	200 cm
He	16	Taxus canadensis (L.) Car.	Eastern Hemlock	200 cm
La	7	Larix laricina (DuRoi) Koch	Tamarack	200 cm
Px	24	Pinus strobus L.	White Pine	200 cm
DECIDUOUS TREES				
Mh	30	Acer saccharum Marsh.	Sugar Maple	70mm cal.
W	32	Acer rubrum L.	Red Maple	70mm cal.
Qx	20	Quercus prinus L.	White Oak	70mm cal.
DECIDUOUS SHRUBS				
Vb	68	Viburnum bicolor	Highbush Viburnum	50 cm
Rh	16	Rhus typhina	Staghorn Sumac	50 cm
Nm	26	Nyctaginia flexilis	Nannyberry	50 cm
Sc	19	Sambucus canadensis	Common Elderberry	50 cm
As	35	Aster multiflorus	Canada Sweetbush	50 cm
Co	28	Cornus sericea	Red Osier Dogwood	50 cm
My	27	Myrica gale	Sweet Gale	50 cm
PLANTING BEDS				
BAH	38	Asiaticum	Hosta 'Blue Angel'	150-180cm
PHG	109	Calamagrostis canadensis	Yarrow Foxtail	2 gal. container

LEGEND	
[Symbol]	SUBJECT BOUNDARY
[Symbol]	CONCRETE SIDEWALK/WALKWAY
[Symbol]	INTERNAL DRIVEWAY/PARKING AREA (PAVEMENT)
[Symbol]	PRIVATE DRIVEWAY (ASPHALT)
[Symbol]	AREA TO SEED
[Symbol]	TEMPORARY SILT FENCE
[Symbol]	PROPOSED PLANTING BEDS
[Symbol]	EXISTING VEGETATION TO BE REMOVED
[Symbol]	EXISTING VEGETATION TO BE REMAIN
[Symbol]	NEW DECORATIVE LED POLE MOUNTED LUMINAIRE
[Symbol]	PROPOSED SANITARY MANHOLE COVER
BOTANICAL NAME	
Asiaticum	Asiaticum
Butterfly Milkweed	Butterfly Milkweed
Big Bluestem	Big Bluestem
Canada Bluebell	Canada Bluebell
Joe-Pye Weed	Joe-Pye Weed
Red Bergamot	Red Bergamot
Fragaria virginiana	Fragaria virginiana
Blue Flag Iris	Blue Flag Iris
Cardinal Flower	Cardinal Flower

- NOTES:
- Provide all plant material in accordance with specifications established by the Canadian Nursery Trade Association with regards to quality and grading and sized as per plant list.
  - Plants to be oriented to present the best face towards priority viewing areas (i.e. walkways, private amenity spaces, and parking).
  - Water seeded areas as required to ensure germination and continuous growth.
  - Existing trees identified on plan to remain to be protected from development as per detail.
  - For full Site Grading, Site Servicing, Pre-development Storm Catchment, and Erosion Protection details refer to plans by Pearson Engineering LTD.
  - For full Architectural details refer to plans by ISM Architecture Inc.
  - For full Site Lighting details refer to plans by Barfield Engineering LTD.
  - Benchmark: Elevations here on reference to plan and profile drawing No.43 Totem Sims Hubicki and Associates project W346. Top of Gate Manhole No.2, Elevation 258.38m.



**EcoVue Consulting Services Inc.**

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Peterborough ON K9J 3H3  
Tel: 705-876-8340 Fax: 705-742-8343  
www.ecovueconsulting.com

**GRANITE CONDOMINIUM GROUP**

West Street - Part of Lot 23 Concession 9  
Geographic Township of Fenelon City of Kawartha Lakes

**LANDSCAPING PLAN**

LP1

**Key Map**

1:12,500

**PROJECT No.:** 17-1773

**HORIZ. SCALE:** 1:350

**PLOT DATE:** OCTOBER 01 2020

**DRAWN BY:** MC

**APPROVED BY:**

**REVISION DATE:** OCTOBER 01 2020



## **Old Mill HCD Subcommittee Minutes**

January 4, 2021

Zoom

Subcommittee Members: William Bateman, Jim Garbutt, Athol Hart, Ian McKechnie, Rob Macklem

Staff: Emily Turner

Emily provided an overview of the HCD study so far:

- Study commenced by Council motion in June 2020
- First public engagement sessions in August 2020
- Online public engagement portal through Jump In
- Members of the public are participating in the study through citizen's groups on research etc.
- Secondary research into the history of the area has begun
- Additional public engagement and research was put on hold in the fall with increases in COVID cases and uncertainty regarding the pandemic

The pandemic and additional lockdowns are making proceeding with the study difficult particularly with public engagement and accessing archival resources. The current aim is to have the study completed and to Council in September 2021.

The next steps are the undertaking of the property survey/character analysis of the area.

The subcommittee agreed it was best to go out in pairs and each cover certain areas of the study area to document the properties there.

Emily is creating surveying and inventory forms to hand out to subcommittee members and will coordinate teams to begin the surveying.

Athol has an example of a survey form from Newmarket and will send it to Emily. He has also created a style guide book on architectural forms which Emily will provide copies of to everyone for reference and consistency when surveying.

Jim is going to reach out to a number of people he knows in the local area who can provide oral histories and resources on the history of the area/buildings in the study area.

The subcommittee will meet again after the lockdown is over to discuss next steps in line with government restrictions.

### **Action Items:**

- Create and distribute survey forms (Emily)
- Copy and distribute style guide book (Athol and Emily)
- Undertake property surveys (All)
- Reach out to local residents with knowledge of the history of the area (Jim)

**Next Meeting:** TBD