



Memo

To: Members of Council

From: Debra Soule, Economic Development Officer - Arts, Culture and Heritage

Date: February 7th, 2017

Subject: Update on Grand Hotel Redevelopment Application

RECOMMENDATION TO COUNCIL

RESOLVED THAT the memo from the Economic Development Officer - Arts, Culture and Heritage dated February 7th, 2017 regarding the Grand Hotel redevelopment application, be received.

BACKGROUND

At the September 20, 2016 Council meeting, Council adopted the following resolution.

CR2016-791

RESOLVED THAT Report ED2016-009, **Grand Hotel Heritage Permit Application Recommendations**, be received;

THAT staff be authorized to prepare an amendment to Lindsay By-law 3-81 to permit an alteration to the building located at 171 Kent Street West, Lindsay, with the following conditions:

- The designated building façade be dismantled and preserved through alteration as an alternative to demolition and disposal;
- The historic value of the building be conserved and its story told by replicating or interpreting designated features into the new façade and incorporating salvageable components into the interior or exterior fabric of the new building;
- The applicant provide architectural and elevation drawings for the new building that clearly illustrate the inclusion of any salvageable architectural components and the

replication of designated heritage characteristics from the original Grand Hotel façade within the exterior or publicly - accessible interior areas of the new building, to the satisfaction of Heritage Victoria;

- The applicant enters into a site plan agreement that incorporates these heritage conservation recommendations and includes a schedule for de-construction and new construction of the building, to be registered on title prior to January 30, 2017; and
- A comprehensive photographic documentation of the Grand Hotel illustrating all parts of the building, all visible elevations, all significant architectural and heritage features be completed by City staff and Heritage Victoria prior to demolition, and be deposited in a local archive or library as a record of this heritage building

Moved by Councillor Stauble, Seconded by Councillor O'Reilly

CARRIED

This memo provides an update on that direction, on the current status of the approvals process, and the applicant's next steps.

CURRENT STATUS OF APPROVALS PROCESS

On December 14th, 2016, Heritage Victoria met with a representative of APG Kent Street Properties Corp, to present and discuss their recommendations for the proposed new façade at 171 -183 Kent Street West, based upon the conditions that were approved by Council on September 20th, 2016. The committee members stated that the new proposed façade design meets most of the conditions set forth in the Council report, but offered the following recommendations:

1. That the entire street-level façade be comprised of red brick, preferably re-salvaged red brick of similar size and colour of the original Grand Hotel; and
2. That all porch openings on the second storey incorporate the circular arch as proposed in the former Grand Hotel portion of the new façade.

The committee explained that these changes will ensure that the new façade is consistent with the conditions set out in the September 20th Council report, and with the Streetscape and Façade Guidelines for downtown Lindsay that were approved by Council on January 26th, 2016. The committee also suggested that original heritage colours be introduced in the upper 3rd and 4th storeys and that roofline details that are consistent with other buildings in the downtown be included. Planning staff asked if windows would be included on the 4th storey west wall above the Kent Place Mall, since this will be a very visible feature as you enter the downtown from the west.

Staff requested that revised facade drawings incorporating Heritage Victoria's changes be forwarded early in January and that any questions or concerns be discussed at a meeting on January 10, 2017.

The first opportunity the developers had to meet in the new year was January 18th when Chris Marshall, Rebecca Mustard, Richard Holy and Debra Soule participated in a conference call with the developers. The applicant expressed their interest to move forward with the project but requested that the application be put on hold so they can focus on marketing preliminary designs to secure a tenant. They are amenable to most of Heritage Victoria's recommendations, but prefer to delay pursuing design approvals and making changes to the building's façade design at the present time.

NEXT STEPS

The applicant is finalizing the marketing material for the project and will send out a press release using their original drawings noting that these are preliminary and that City approval of the final design is still required. They intend to collaborate with the City in the preparation of the press release. The applicant understands that they are delaying the City's approval processes by taking this course of action at this time.