

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**

**Report Number KLMHC2020-\_\_**

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**Meeting Date:** September 10, 2020

**Title:** 37 Adelaide Street North Site Plan Approval – 2<sup>nd</sup> Submission

**Description:** 37 Adelaide Street Site Plan 2<sup>nd</sup> submission submitted for comments

**Ward Number:** 5

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

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**Recommendation(s):**

**That** Report KLMHC2020-20, **37 Adelaide Street North Site Plan Approval – 2<sup>nd</sup> Submission**, be received; and

**That** comments be provided to Planning staff regarding the application.

## **Background:**

The proposed development at 37 Adelaide Street North is a new 5-storey retirement home with 176 suites, with a range of uses including Memory Care Assisted Living and Independent Living units. The proposed development includes one U-shaped building, exterior landscaped space, a large parking lot and two entrances onto Adelaide Street North.

The proposed development is near, but not directly adjacent to, 23 Adelaide Street North which is designated individually under Part IV of the Ontario Heritage Act. The property is designated by By-law 2018-145, which is an updated version of its original designating by-law, Town of Lindsay By-Law 1990-71. The new building is located in an area which includes both older, residential development and a number of new developments, including an apartment building at 53 Adelaide Street North.

The applicant submitted their first site plan submission in March 2020. The second site plan application was circulated to commenting agencies on August 17, 2020. Copies of the revised site plans and elevations are attached for the Committee's review.

## **Rationale:**

The first circulation for this application was circulated by Planning to commenting agencies, including the Municipal Heritage Committee on March 10, 2020. Due to the COVID-19 pandemic, the site plan application was circulated to the Committee by email, as opposed to as a regularly scheduled meeting, to allow for the comments to be submitted to Planning staff in a timely manner. The Committee provided comments on the application, noting that:

- The Committee is generally supportive of the application and look of the building
- Aesthetically, the exterior finishes are appropriate and fit with other buildings in the surrounding area although there is scope for additional details at the top of the building that would increase its aesthetic value
- The Committee is satisfied that the development will not have a significant impact on the nearby designated property (23 Adelaide Street North)
- The Committee would like to see an interpretive plaque or similar integrated into the design, either inside or out, to commemorate the history of the site as Fountain Park and part of the former Lindsay Fairgrounds

The applicant has indicated that they are amenable to the addition of a historic plaque and will reach out to staff to discuss what the best solution for this would be.

Should the Committee wish to add to or expand on its previous comments, it may do so at this time.

### **Other Alternatives Considered:**

The Committee may choose not to provide additional comments if it feels the comments it provided in the first site plan submission are sufficient and concerns have been addressed.

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

N/A

### **Consultations:**

Planning

### **Attachments:**

#### **Appendix A – Proposed Elevations**



MTCO - Lindsay -  
A300 - Elevations-A2

#### **Appendix B – Proposed Site Plan**



MTCO - Lindsay -  
Site Plan -Aug 05-20

#### **Appendix C – Vegetation Management Plan**



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