

The Corporation of the City of Kawartha Lakes
Kawartha Lakes Municipal Heritage Committee Report
Report Number KLMHC2020-28

Meeting Date: November 19, 2020
Title: 171 Kent Street West Alteration Application
Description: Alteration application for 171 Kent Street West (the Grand)
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

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

That the proposed alterations be approved with conditions.

Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

The property at 171 Kent Street West ("the Grand") in Lindsay is designated individually by Town of Lindsay By-law 1981-03 (attached as Appendix C). The building is designated as a rare and excellent example of a Second Empire commercial building in downtown Lindsay and as a longstanding hotel in the town. The building is also located in the Downtown Lindsay Heritage Conservation District. The proposal also includes the newer section of the building which is not designated individually, but is located within the Downtown Lindsay HCD. The building, which is a two-storey commercial building dating from the 1920s, is identified in the Downtown Lindsay HCD Plan as a contributing historic building. Municipally, the building as a whole is addressed as 171-183 Kent Street West. For clarity, this report will refer to the 1875 section of the building as 171 Kent Street West and the 1920s section as 183 Kent Street West.

In 2016, the City received an application to demolish the property and redevelop it as a multi-storey mixed-use property. This development did not come to fruition. In fall 2020, the property was sold and a new application was received for the property. The new application does not include the demolition of the property. In general, it involves the restoration of the older section of the building and some changes to the façade of the newer section. The proposed elevations and interior layout of the proposal are attached as Appendix A. A current image of the building is attached as Appendix B.

Rationale:

The application involves a number of changes to the two different sections of the property. The applicant intends to complete the work in three phases. The phases and the intended work in each are outlined below.

Phase One

- Façade refinishing of 183 Kent Street West with stucco
- Window and door replacement as needed and reopening the historic window openings on the ground floor of 171 Kent Street West
- Roof and foundation repair as per structural assessment
- Interior clean up and renovation of two existing commercial units

- Installation of new awnings and lighting

The roof and structural repair of the older section of the building is supported by the Downtown Lindsay HCD plan, as is the reopening of the closed up windows on 171 Kent Street West, as these actions contribute to bringing the building back to its historic appearance and into good repair for long term conservation.

Generally, the replacement of historic windows is not encouraged when the windows can be repaired. However, there is a significant amount of deterioration in 171 Kent Street which is likely to make window replacement necessary in some cases. The applicant is proposing window replacement on an as needed basis, which is supported. The specifications for replacement windows have not been submitted but will need to replicate the historic windows that are currently in place.

The installation of new awnings and lighting will also require the submission of more detailed specifications to ensure that they comply with the Downtown Lindsay Streetscape and Façade Guidelines. Generally, awnings and lighting are included as part of applications for commercial signage, and the applicant may choose to apply for approval for the awnings and lighting in this manner. The applicant may also choose to submit specifications for awnings and lighting separately from the commercial signage.

The covering of the existing façade of 183 Kent Street West with stucco is not supported in the Downtown Lindsay HCD plan. The property is identified as a contributing historic property and the plan recommends that original brick facades not be painted, nor, by extension, covered up. It is not recommended that this aspect of the proposal be approved.

The interior work does not require heritage approval but, in general, the cleanup and renovation of the two commercial units for commercial tenants is supported by the City's wider economic development goals for downtown revitalization and encouraging businesses in its downtown areas.

Phase Two

- Renovations of existing apartments in 183 Kent Street West, including the update of electrical and mechanical systems
- Potential conversion of hotel suites at 171 Kent Street West into additional apartments

Phase Three

- Interior renovations to the two existing restaurants

There are no designated interior features in 171 Kent Street West and properties located in heritage conservation districts, namely 183 Kent Street West, do not require approval for interior work. There are no heritage review or approvals

required for this work. The work will, however, require site plan approval and the Committee will be circulated on the application when it is received.

Staff are recommending that the application be approved with conditions. The conditions would be as follows:

- Submission of window specifications for windows that are being replaced and for the windows being used in 171 Kent Street West that are being reopened
- Submission of door specifications for any doors being replaced
- Submission of specifications for awnings and lighting being added or replaced on the building separate from the commercial signage
- Submission of separate heritage permit applications for commercial signage
- That the covering of the façade of 183 Kent Street West not be approved.

The approval of the project as a whole, conditional on the submission of additional specifications for individual features such as windows and doors, will allow the applicant to begin to work through the requisite Planning Act processes, namely site plan approval, and submit the specifications for individual elements of the building as the project progresses. For a large project such as this, conditional approval also allows for flexibility should something unexpected occur or, in this case, for the applicant to undertake an assessment of the windows as the work begins and make a decisions regarding which, if any, need replacement. The specifications for individual items would be brought forward and approved on an as needed basis.

The businesses which lease the space in the building will also be required to apply for and receive heritage permits for their commercial signage. This often includes awnings and lighting which are installed as part of the overall signage. In Kawartha Lakes, signage has typically been permitted separately from other alterations and as the responsibility of the commercial tenant. Given that the tenants for the property may not yet be known, staff are recommending this course of action. The permits for signage will be processed as they are received and separately from this application.

Other Alternatives Considered:

The Committee could choose to approve the application in its entirety without requesting specifications for the detailed aspects of the design and including the covering of the façade of 183 Kent Street West in stucco. Alternatively, the Committee could refer the application back to the applicant for more detailed design prior to making any decision.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

Appendix A – 171 Kent Street West Proposed Elevations and Floorplan



171 Kent
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Appendix B – The Grand Current Photo



The Grand Current
Photo.docx

Appendix C – Town of Lindsay By-law 1981-03



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