

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

Report Number KLMHC2021-01

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

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 11th 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 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.

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



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William St_24Noveml

E-Mail: eturner@kawarthalakes.ca

Phone: 705-324-9411 ext. 1366

Department Head: Chris Marshall, Director of Development Services