

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

Report Number KLMHC2021-03

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

Phone: 705-324-9411 ext. 1366

Department Head: Chris Marshall, Director of Development Services