

January 20, 2021

David Harding
Planner II
City of Kawartha Lakes
180 Kent Street West
Lindsay ON K9V 2Y6

Dear Mr. Harding;

Re: D01-2020-005 and D06-2020-023, 46-66 William Street North, Lindsay

The Kawartha Lakes Municipal Heritage Committee has reviewed the Official Plan and Rezoning applications and associated Heritage Impact Assessment for the above noted applications. The subject property is located in close proximity to the Downtown Lindsay Heritage Conservation District and is separated from the district by Peel Street and a municipal parking lot, which by the definition provided in the City of Kawartha Lakes Official Plan, identifies it as adjacent to a protected heritage property or district. The Committee has reviewed the application based on its potential to impact the heritage attributes of the Downtown Lindsay Heritage Conservation District as a whole and some of its individual properties, notably St. Andrew's Presbyterian Church, which are in the immediate vicinity of the proposed development. The Committee would like to offer the following comments on the application:

- The proposed development is adjacent to the Downtown Lindsay Heritage Conservation District and, in accordance with the Provincial Policy Statement and the City of Kawartha Lakes Official Plan, it must be demonstrated that the proposed development will not have a negative impact on the designated area.
- The City's Official Plan states that "The City shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved" (Subsection 10.5(g), as per OPA 26). The Committee is not satisfied that the submitted Heritage Impact Assessment has adequately demonstrated that the heritage attributes of the Downtown Lindsay Heritage Conservation District will be preserved, should this development proceed as proposed.
- The proposed apartment building is 11 storeys tall which is significantly taller than any other building in downtown Lindsay, most of which are three-storey Victorian commercial blocks. The height and mass, along with its modern architectural style, of the building have the potential to change the character of the local area.

- There are a number of important views and vistas within this area of downtown Lindsay which will be impacted by the proposed development. These include the views to the downtown from various areas of the town, views from and along the Scugog River, and views of St. Andrew's Presbyterian Church and its bell tower which are local landmarks. It is likely that the proposed development will fully or partially obscure many of these character-defining views.
- The proposed development is also adjacent to the Trent Severn Waterway, a federally-designated National Historic Site. The apartment block will change the character of the waterway, which is an important national and local heritage and tourist asset which is valued, in part, for its scenic views through the communities through which it passes.
- The modern architectural design of this building is not compatible with the surrounding built and natural landscape. Architecturally, there is little to link the proposed development with the surrounding neighbourhood and commercial area.
- The position of the building being at the end of William Street is directly visible from Kent Street and will interfere with the viewscape from the downtown by imposing its height, mass and contemporary style as a barrier.
- The Committee is concerned about the impact of the vibration from underground construction on the foundations of historic buildings and would request that a vibration monitoring plan be prepared, as suggested in the submitted Heritage Impact Assessment Report.
- The City's tourism and resident attraction strategies have aimed to attract visitors and new residents to local communities, including Lindsay, through their picturesque Victorian downtowns and unique architectural character. The proximity of this development to the downtown and its potential to alter the character of downtown Lindsay is in opposition to these strategies which identify the character of its commercial areas as an asset to be preserved and celebrated.
- The Committee is not opposed to the redevelopment of this site for mixed-use residential purposes. However, new construction on this site must be compatible with the surrounding historic landscape in its height, massing, materials and design so that it can blend harmoniously with the existing community.
- New development on this site should respect a similar height of buildings in the surrounding area, most of which are approximately three storeys high. The Downtown Lindsay Heritage Conservation District Plan identifies appropriate massing for a five-storey building within the district, as an example. A building adjacent to the district should follow similar height and massing.
- Although the Committee does not expect a new building to replicate a historic structure, the architectural design of new construction should take into consideration some of the design elements from the older construction in the surrounding area. This would include the use of elements such as red and/or

buff brick, cornices, and gables. By doing so, the new construction would be more sympathetic to the surrounding historic area and be better integrated into Lindsay's unique historic downtown.

The Committee is supportive of new development and increased and diversified housing in downtown Lindsay. However, the Committee is committed to ensuring that new development is compatible with the town's historic character and its wide array of heritage properties and areas. While the Committee agrees that this site has the potential for redevelopment which will have a positive impact on downtown Lindsay, it does not feel that this proposal in its current form is compatible with the heritage character of the area and the Downtown Lindsay Heritage Conservation District. The Committee would like to invite the applicant to attend an upcoming meeting to discuss the proposed design.

The Committee looks forward to speaking with the applicant and reviewing a modified version of this proposal which takes into consideration the need for architectural compatibility with the existing heritage downtown.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart
Chair, Kawartha Lakes Municipal Heritage Committee