



Municipal Heritage Committee Report

Report Number: KLMHC2021-50
Meeting Date: December 2, 2021
Title: **Site Plan Application Review – 6697 Highway 35, Coboconk**
Description: Review of site plan application for 6697 Highway 35, Coboconk (Coboconk Medical Centre)
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2021-50, **Site Plan Application Review – 6697 Highway 35, Coboconk**, be received; and

That comments be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has received plans for site plan approval for the property known municipally as 6697 Highway 35 in the Geographic Township of Bexley (Coboconk). The applicant is proposing to redevelop a portion of the property by: relocating the existing Highway 35 entrance further north of the existing entrance; converting the existing train station building; and constructing an addition to the building to create the 1,597.0 sq. m. Summit Wellness Centre.

The subject property contains the former Coboconk Train Station which is listed on the City of Kawartha Lakes Heritage Register. The train station was constructed in 1908 as a replacement for the original station which burnt down after a lighting strike. It was constructed as part of the Toronto and Nipissing Railway which reached the village in the early 1870s. The building ceased operation as a train station in 1965 and later was moved to this location. The property is owned by the City and has been used as a community hall.

The Coboconk Wellness Centre project, which will be known as the Summit Wellness centre, is intended to be a community hub and medical centre for the under-served area in the north of Kawartha Lakes. A feasibility study which recommended the conversion of the station and construction of the addition was prepared and presented to the Committee of the Whole on June 9, 2020. Community fundraising for this project is ongoing and is supported by Council.

Rationale:

The Coboconk Train Station is listed on the City of Kawartha Lakes Heritage Register and any proposed development on this site should be reviewed from a heritage lens. The Committee may want to consider the design of the addition, the materials used, the lighting plan, and the compatibility with the old train station.

For properties listed on the Heritage Register, a heritage permit is not required to undertake building work unless full or partial demolition, including the removal of the structure to a new site, is contemplated. Demolition or removal of the station is not proposed as part of this project. It is, however, appropriate for the Committee to comment on this application to ensure that the new development respects the historic fabric of the building.

Other Alternatives Considered:

The Committee could choose not to comment on this application. However, this is not recommended.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A – Site Plan



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Appendix B – Floor Plans and Elevations



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Appendix C – Façade and Lighting Study



Facade and Site
Lighting Study_rev1.pdf

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