



Municipal Heritage Committee Report

Report Number: KLMHC2022-007
Meeting Date: January 13, 2022
Title: **Designation Request – 25 Melbourne Street East, Lindsay**
Description: Request to designation property at 25 Melbourne Street East in Lindsay
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2022-007, **Designation Request – 25 Melbourne Street East, Lindsay**, be received; and

That staff be requested to prepare a Heritage Evaluation Report for the property.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

On January 5, 2022, staff received a phone call from a concerned property owner whose property is in close proximity to the property known municipally as 25 Melbourne Street East in Lindsay. The property, which contains a small house constructed around 1862, has recently sold and the sellers had informed the caller that the new owners intend to demolish the house and build two new houses or a multi-residential property on the lot.

The caller had spoken to a number of neighbours and residents in the local areas who were very concerned regarding the potential redevelopment of the property and the demolition of the house. Subsequent to the conversation, an email was sent to staff outlining the concerns and noting that a petition and formal request to designate the property was being prepared. The email is attached as Appendix A.

The property is located in the R2 Zone of the Lindsay Zoning By-law which allows for single detached dwellings. In order to redevelop the property with multiple units, a rezoning application or a severance would be required, depending on the type and scope of the proposal. At present, a Planning Act application has not been received. Similarly, no demolition or building permit applications have been received for this property.

Staff are proposing that a heritage evaluation report be prepared for the property to identify and analyze its cultural heritage value to ascertain whether individual designation is an appropriate solution for protecting this property.

Rationale:

25 Melbourne Street East is a single detached vernacular dwelling constructed around 1862 and appears on the 1875 Bird's Eye view map of the town. At present, there is little known about the building, but it does have preliminary significance as an early residential property in Lindsay. There are only a small number of surviving properties in the community of this age or older.

The property is also located in the Old Mill Heritage Conservation District study area. The study was initiated in 2020 and slated for completion in 2021, but has not yet been presented to Council due to the COVID-19 pandemic. The pandemic and associated restrictions have not allowed for staff to undertake appropriate and robust community consultation. The area was identified as a study area as the original settlement site in

Lindsay, dating back to the late 1820s, and its large collection of historic homes. In the draft study, which has not yet been released, the property has been identified as a contributing property to the local neighbourhood due to its age and typology as a small, single detached residential dwelling from an early period of the town's development. Had the study and plan proceeded on schedule, it is likely that this property would already be protected under Part V of the Act and any redevelopment of the property would be subject to a heritage permit application.

Staff are intended on presenting the HCD study to the Committee and Council in spring or summer 2022 which will recommend at least a portion of the study area for designation under Part V of the Act. It is unlikely that an HCD plan will be in place for this area until mid-2023. Should an application to demolish or redevelop this property be received prior to the plan being adopted, the property would not have statutory heritage protection under the Ontario Heritage Act. Staff feel that an evaluation of the property, which may or may not recommend individual designation, is the most appropriate next step in order to determine the cultural heritage value for this property, independent from the HCD study, and the appropriateness of designation under Part IV of the Act as a protection mechanism.

Other Alternatives Considered:

The Committee could choose to wait for the outcome of the Old Mill Heritage Conservation District study to provide protection to the property under Part V of the Act or a Planning Act application to proceed with the evaluation of this property.

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 – Correspondence



Designation Request
25 Melbourne Street E

(Acting) Department Head email: rholy@kawarthalakes.ca

(Acting) Department Head: Richard Holy, (Acting) Director of Development Services