



# Old Mill Heritage Conservation District Study

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Kawartha Lakes



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## Executive Summary

The Old Mill Heritage Conservation District (HCD) Study Area was identified in 2016 as a potential area for a future HCD during the study phase for the Downtown Lindsay HCD. The study area is a residential neighbourhood adjacent to the Downtown Lindsay HCD, which was designated in 2017, and a request to study the area for potential designation was brought forward to Kawartha Lakes Council by local residents in 2018. The objective of this study is to identify and evaluate the potential heritage values and significance of the Old Mill neighbourhood in order to determine if all or part of the area should be designated under Part V of the Ontario Heritage Act as a heritage conservation district. This study was prepared in accordance with the process outlined in the Ontario Heritage Act and is intended to inform a recommendation to Council regarding the potential designation of this area of the municipality.

Following a recommendation from the Kawartha Lakes Municipal Heritage Committee in February 2020, Council initiated the Old Mill HCD Study in June 2020. The study was carried out in accordance with municipal best practice as outlined in the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries Ontario Heritage Toolkit – Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act and the requirements of the Ontario Heritage Act. This included the collection of data through the development of a history of the area through primary and secondary source research, in-person field surveys, a character analysis to identify the trends in development in this neighbourhood from its origins in the early nineteenth century through its evolution to the present day, and community engagement.

The public engagement process that was undertaken as part of this study was significantly delayed and complicated due to the COVID-19 pandemic and, as a result, the study as a whole was delayed in completion. Public engagement was undertaken through a variety of avenues including through the City's Jump In engagement platform, surveys, and public meetings. The various methods of engagement were intended to engage with residents and property owners in the study area, as well as key stakeholders who may have an interest in the HCD study. Further public engagement, as well as a statutory public meeting, will take place during the plan phase. In general, there is public support for the designation of a heritage conservation district in this area.

This report contains: an in-depth history and evolution of the area; an analysis of the built form and heritage character of the area; a summary of the community consultation and engagement; a summary of the planning and policy context and recommended policy changes; an evaluation of the area's cultural heritage value; and recommendations regarding the potential designation of the area and proposed HCD boundaries.

The report recommends that a portion of the study area be designated as an HCD and that an HCD plan be developed to conserve the area's cultural heritage value and guide future development. The portion of the area recommended for designation includes the majority of the study area, but

excludes the Lindsay Street corridor, Durham Street East, and the southeast corner of the study area as these are not in keeping with the character and historic context of the area as identified within this study. However, additional properties outside this area have been recommended for future research and potential individual designation or listing on the Heritage Register.

This recommendation is supported by policies in the City of Kawartha Lakes Official Plan which contains provisions for the designation of heritage conservation districts within the municipality and specific objective to “conserve and enhance the City’s cultural and heritage resources” including the designation of HCDs under Part V of the Ontario Heritage Act as cultural heritage landscapes. It is also supported by the 2012 Heritage Master Plan which recommends the designation of heritage conservation districts as an important part of the overall heritage planning program in the municipality.

## Study Team

The study was prepared in-house by the City of Kawartha Lakes by staff with assistance from the Kawartha Lakes Municipal Heritage Committee. The Committee formed a subcommittee specifically to assist with the study and provide input throughout the process.

**Staff Lead:** Emily Turner MA PhD, Economic Development Officer – Heritage Planning

**Municipal Heritage Committee Old Mill HCD Subcommittee:**

William Bateman  
Jim Garbutt  
Athol Hart  
Rob Macklem  
Ian McKechnie

Information regarding the history of the area was also provided by a wide range of community members.



# 1: Introduction



## Study Purpose

The City of Kawartha Lakes designated its first two heritage conservation districts, Downtown Lindsay and Oak Street in Fenelon Falls, in 2017. As part of the Downtown Lindsay HCD study, the residential area to the east of the downtown – the area examined in this study – was identified as a potential future heritage conservation district because of its importance within the early history of Lindsay and its large concentration of nineteenth century homes. In 2018, a delegation was made by a community representative to Council requesting that a heritage conservation district study be undertaken in this area. A petition from local residents requesting that the area be considered as a district was also presented at this time. This initiative was supported by both City staff and the Kawartha Lakes Municipal Heritage Committee and Council initiated the study process in June 2020.

The Old Mill area contains a significant concentration of nineteenth and early twentieth residential properties which provide potential for its designation as a district. It is also recognized as the oldest area of the town of Lindsay which was initially developed with the construction of the town's original mill around 1830. The current mill itself, after which the study area is named and which is located in Old Mill Park, was constructed beginning in 1869 and mostly destroyed in a fire in 1978. This mill has long been recognized as an important local historic site and a community landmark. The neighbourhood also contains a number of other buildings designated under Part IV of the Ontario Heritage Act, including St. Mary's Roman Catholic Church which has cultural heritage value both architecturally and historically within the development of the neighbourhood.

The designation of heritage conservation districts within the municipality is supported by local planning and economic development policy. The City of Kawartha Lakes Official Plan, which was amended in 2017 to allow for the designation of districts, has the stated objective of “conserve and enhance the City's cultural and heritage resources.” This includes the designation of heritage conservation districts under Part V of the Act.

Similarly, both the Cultural Master Plan (2020) and Heritage Master Plan (2012) note the importance of heritage conservation in boosting cultural tourism and providing quality of life through the creation and maintenance of a sense of place and identity in local communities. This contributes to local economic development through establishing and promoting attractive, stable communities where people want to live, work and visit. Lindsay is already recognized for its historic neighbourhoods, which include a large number of Part IV designated properties as well as its existing downtown heritage conservation district, and the expansion of heritage conservation programming assists in recognizing and supporting its heritage resources and in providing a localized planning and development framework that recognizes and celebrates what makes this area unique and desirable.

## Rationale for HCD Designation

In Ontario, municipalities may designate defined areas of significant cultural heritage value under Part V of the Ontario Heritage Act as heritage conservation districts. Heritage conservation districts (HCDs) may be located both in urban and rural settings and are comprised of properties which together form a cultural heritage landscape which is significant because of its age, stylistic or architectural features, history, relationship to important events or themes in a community, or a combination of these factors. The designation of heritage conservation districts has become an important planning tool in Ontario municipalities because it allows for the development of long-term planning frameworks and design guidelines which help conserve an area's cultural heritage values and manage change to ensure that these values are preserved. It is also a method of looking beyond the individual buildings and their architectural merit to look at the area as a whole and recognize both its tangible and intangible heritage values and their importance to the local neighbourhood. While these values may include significant buildings with outstanding architecture, they also include physical aspects, such as views, routes, and natural features, and non-physical features, such as its historic, spiritual, or scientific importance.

While each heritage conservation district is unique, the Ontario Heritage Toolkit: Heritage Conservation Districts (2006), published by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, identifies the key characteristics of districts as follows:

- A concentration of heritage buildings, sites, structure, designed landscapes, natural landscapes that are linked by aesthetic, historic and socio-cultural context or use
- A framework of structured elements including major natural features such as topography, land form, landscapes, watercourses and built form such as pathways and street patterns, landmarks, nodes or intersections, approached and edges
- A sense of visual coherence through the use of such elements as building scale, mass height, proportion, colour, etc. that convey a distinct sense of time or place
- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas<sup>1</sup>

A potential heritage conservation district is evaluated based on these general criteria as part of the study phase and inform the eventual heritage conservation district plan which will guide the growth and development of the area.

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<sup>1</sup> Ministry of Heritage, Sport, Tourism and Culture Industries, *Heritage Conservation District*, Ontario Heritage Toolkit (2006): 9-10.

The plan, created in light of the results of the study, is required for district designation. The adoption of a heritage conservation district plan, which is developed in consultation with the community, is a planning process that takes into consideration the history and identity of community or area. The goal of this process is not necessarily to preserve an area or neighbourhood in stasis, but rather to introduce a defined process for change management tailored to the specific nature of the area.

After an HCD is designated, significant alterations, new construction, demolitions and Planning Act applications both within and directly adjacent to a district are evaluated based on the guidelines contained in the heritage conservation district plan. These must receive municipal approval prior to being carried out and respect the identified heritage attributes of the district. Larger projects, such as new development and demolitions, may require approval from the municipal heritage committee and council. This approval process, which is guided by the Ontario Heritage Act, Council Policy CP2021-040 (Heritage Applications Policy), and the City's Heritage Delegated Authority By-law (By-law 2019-154), is intended to ensure that the district retains the characteristics which make it unique and contribute to its overall sense of place and distinctiveness while still allowing for owners to make changes to their property and for the construction of new buildings.

There are specific, recognized benefits of heritage conservation district designation which are identified and discussed in the Ontario Heritage Toolkit, and have been the subject of studies, particularly by the University of Waterloo's Heritage Resource Centre. These include:

- Creation of a localized and unique plan that takes into account community identity
- Enhancement of cultural and historic qualities of a place
- Design guidelines for alterations and new construction to encourage compatible construction
- Fostering of a sense of place and local pride
- Stimulating local economic development
- Attracting visitors, new residents, and businesses
- Encouraging environmental sustainability and neighbourhood stability through the continued used and reuse of existing built assets

It is now increasingly recognized that cultural heritage conservation is an important part of municipal land use planning and can be an important asset to a community. The designation of areas as heritage conservation district has benefits beyond the preservation of individual properties which can have an impact on a community's physical, social, and economic development.

While the study area currently appears to be under limited pressure for development, it is located in a geographically desirable area of Lindsay, near an active downtown and adjacent to the Scugog River and Lock 33 on the

Trent Severn Waterway. While this area remains primarily a residential neighbourhood comprised of single family homes, there is a significant amount of private waterfront property which, in future, could become desirable for higher density development. The construction of higher density housing along waterfront areas has become increasingly common in similar communities and undertaking a study of this area assists the municipality and local residents in identifying their future goals for the neighbourhood and putting planning policies and design guidelines in place to help shape future growth and development.

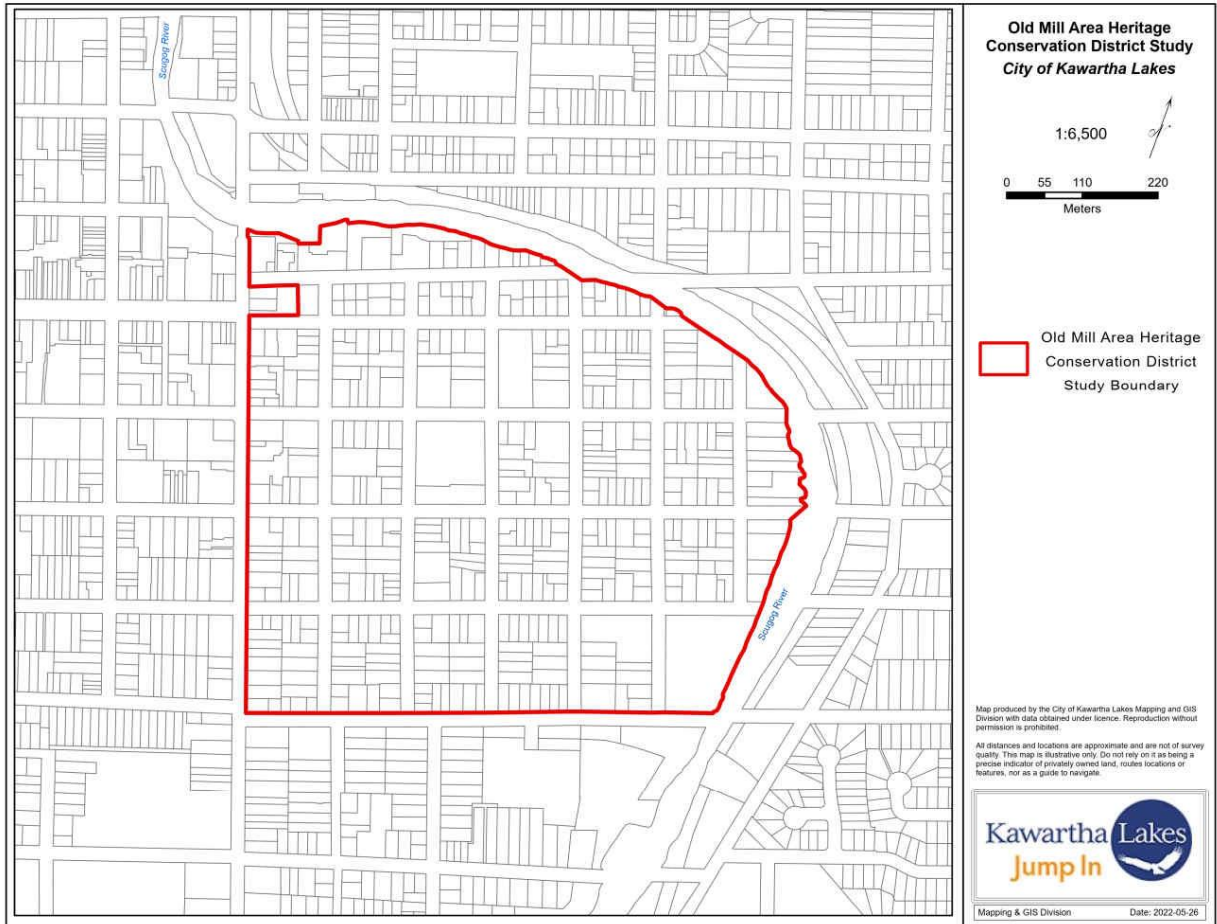
The area is primarily comprised of single family residential properties in a range of historic styles and types, but which have important thematic relationships to the nineteenth and early twentieth century development of Lindsay. Incompatible development in this area has the potential to significantly change the character of the local area and alter the historic landscape of this neighbourhood. Defining the future goals for this area and how growth and change can be integrated into this mature neighbourhood are a vital part of the heritage conservation process.

## Study Area

The study area examined in this report is a large residential neighbourhood on the eastern side of downtown Lindsay and is bordered by the Scugog River on its north and east sides. The western and southern boundaries of the study area are Lindsay Street South and Durham Street East respectively. The study area includes 446 properties, the majority of which are residential. However, it also includes a number of commercial properties primarily on the eastern side of Lindsay Street South and greenspace along the Scugog River. It also includes a number of properties, primarily greenspace, owned by the City of Kawartha Lakes.

This area is the southwestern quadrant of the land granted to William Purdy in 1829 which included Lots 20 and 21 in Concession 6 of the former Ops Township. The area was chosen for study after it was identified in 2016 as a potential HCD study area during the Downtown Lindsay HCD study. It is the oldest area of settlement in what became the Town of Lindsay in 1857 and contains a significant collection of historic properties from both the nineteenth and early twentieth centuries. A full discussion of its significance, both historically and architecturally, forms part of the scope of this study.

While there are several individually designated properties in this area, the neighbourhood as a whole is not protected in any meaningful way. The City's current Zoning By-law and Official Plan outlines desirable land use and specific building provisions for the area, but does not take into account the overall character of the area or its significance as a cohesive cultural heritage landscape with significance in the historic development of Lindsay.



Old Mill Heritage Conservation District Study Area

The study area has been named “Old Mill”, in recognition of the importance of the local mill site which was located in the area, and was a major driver in the historic development of the area. The continued presence of the ruins of the 1869 mill located in Old Mill park, a well-known local landmark and a prominent feature in this neighbourhood, emphasizes the importance of the mill to this area. It was the name suggested by community members when the HCD study for the neighbourhood was initially proposed.

The study area excludes three properties on the east side of Lindsay Street South located between Kent Street East and Ridout Street: 2 Lindsay Street South, 8-10 Lindsay Street South and 20 Lindsay Street South. These properties were excluded from the study area boundaries because they are already designated as part of the Downtown Lindsay Heritage Conservation District.

## **Study Process and Methods**

The study drew on a number of methods and processes in order to fully collect and analyze the information required to make recommendations regarding the cultural heritage values of the study area. These included: historic research, field research, digital mapping, and community consultation.

### **Historic Research**

Historic research, using both primary and secondary sources, was completed for the study area as a whole in order to determine its evolution, architectural developments, and important historic events that shaped the history of the area. Individual properties within the study area were also researched in order to compile information and understand their architectural development and historical occupancy.

### **Field Research**

In addition to historical research on the study area and each property, field research was undertaken to examine and document the current character of the area and its range of architectural styles. On-foot surveys were completed of the area where each building was photographed and its built and landscape attributes were recorded. The field research also identified important landscape features, views, and streetscapes which contribute to the character of the area.

### **Digital Mapping**

Digital mapping was an important aspect of data collection and made use of the City's existing Geographic Information System (GIS) framework in order to document and analyze patterns of development within the study area.

Data was gathered in the field using both paper forms and mobile GIS data collection systems using a custom built map layer and form for this project. This included data on height, materials, architectural attributes, such as windows, doors, porches and decorative features, usage, and date of construction, as well as important landscape features and patterns.

Maps, which are included as part of this report, were generated from this data in order to visualize the features of the district which are important for understanding its cultural heritage value. These include patterns of development, the prevalence of certain architectural forms, and landscape features.

### **Community Consultation**

This study was implemented as a result of a request from local community members, which included a petition supporting the creation of the district.

From the beginning, there has been community support for this project. However, in order to fully engage the community, gather their input, and address concerns, community consultation was necessary, as it is for any successful heritage conservation district study. The study process included extensive community consultation which exceeds the requirements under Part V of the Ontario Heritage Act. Community members were invited to participate in the study process from its early stages through a range of media. A full summary of community consultation is included in Section 6 of this report.

The community consultation aspect of this study was significantly complicated by the COVID-19 pandemic which limited the opportunities for in-person gathering and consultation. As a result, consultation was primarily undertaken virtually through Zoom public meetings and using the City's Jump In platform to provide information and gather feedback from residents.

## **Study Scope and Designation Process**

The designation of heritage conservation districts is regulated by Part V of the Ontario Heritage Act which establishes the steps and requirements municipalities must undertake and fulfil. There are two phases involved in designation - the Study and the Plan.

The study phase is intended to determine whether or not an area is worthy of designation. It evaluates the cultural heritage value of the study area through historic research, field work and community consultation and determines the significance of the area. It also makes recommendations regarding policy tools available to the municipality and the most appropriate methods for heritage conservation in the study area. An HCD study does not designate an area; rather, it provides recommendations for the conservation of the cultural heritage of the study area based on research and analysis. This study fulfils the requirements articulated in the Ontario Heritage Act regarding the content and processes for undertaking a heritage conservation district study.

The Act requires that the study address the following:

40(2) A study under subsection (1) shall,

- (a) Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- (b) Examine and make recommendations as to the geographic boundaries of the area to be designated;
- (c) Consider and make recommendations as to the objective of the designation and the content of the heritage conservation district plan required under section 41.1;

- (d) Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including zoning by-laws.

Unlike the designation of individual property under Part IV of the Act, there are no associated regulations under the Act which establish criteria for determining district designation. In general, however, most HCD studies evaluate potential HCDs using the same general categories as are established by the province for the evaluation of individual heritage resources. These are: architectural significance, which evaluates trends in architectural development in the area; historic or thematic significance, which evaluates the historic narrative of the area and its importance; and contextual significance, which evaluates the cohesiveness and sense of place of the study area. These are the high level criteria which have been used as the benchmark for evaluation in this study and are fully discussed and expanded upon in relation to the study area in section 5 of this report.

The Act does not require public consultation during the study phase. However, engaging with members of the local community is strongly recommended as a best practice to ensure that the City is hearing the views of its residents and is appropriately and accurately identifying the heritage value of a neighbourhood and what makes it important. Community consultation was undertaken as part of this study and a summary of both the methodology and findings of the consultation are outlined in section 6.

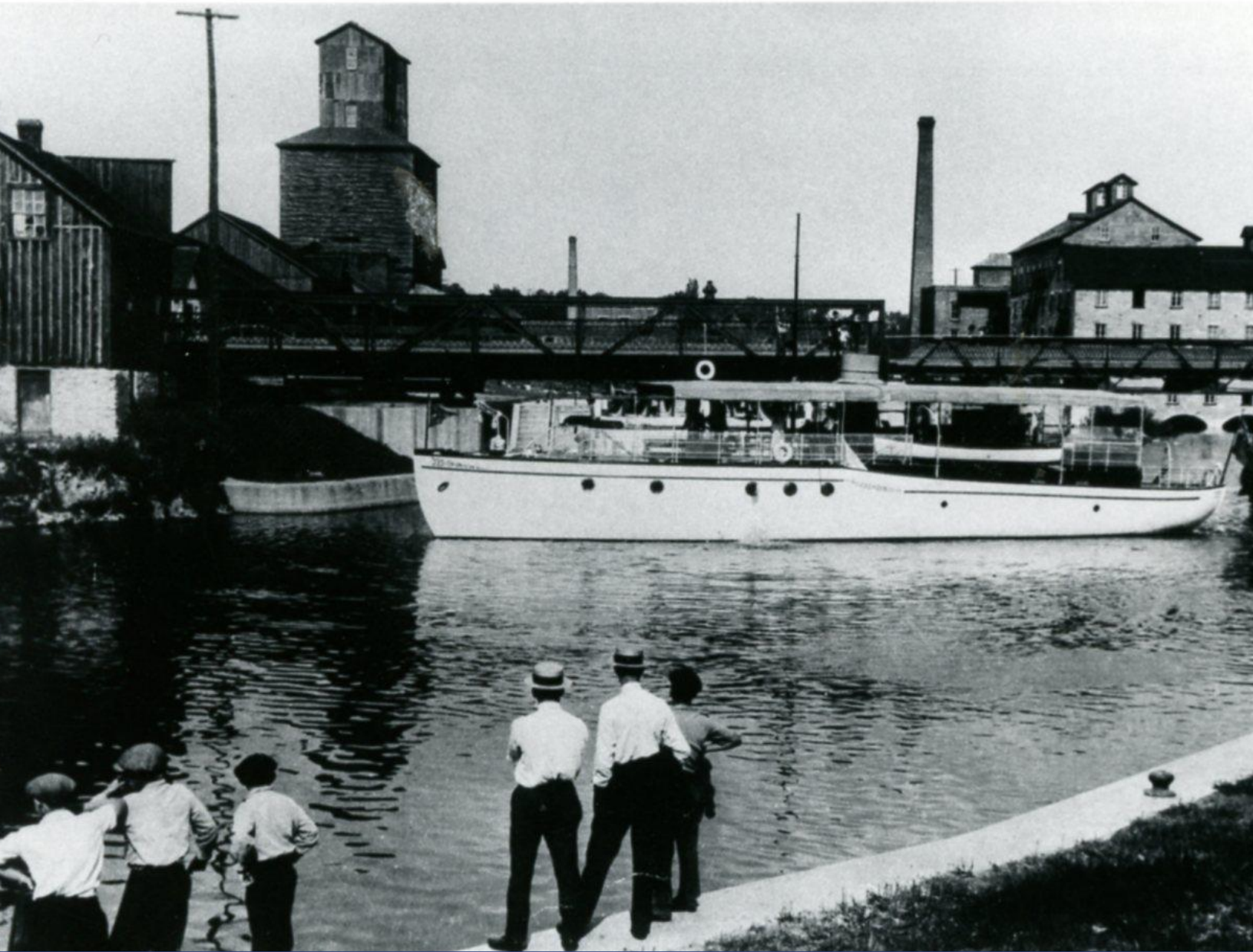
If the study recommends that all or part of the study area be designated as an HCD because of its cultural heritage value, Council then may choose to proceed with the preparation of a district plan. The HCD plan is the document which will guide the long-term growth and change in the district and is adopted as part of the by-law which designates the district. The contents of the plan are regulated by the Act as follows:

- (5) A heritage conservation district plan shall include,
  - (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
  - (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
  - (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
  - (d) policy statements, guidelines and procedures for achieving the stated objective and managing change in the heritage conservation district; and
  - (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of the property in the heritage conservation district may carry out or permit to be carried out on any



part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

The plan phase also requires one statutory public meeting to ensure that the community has been consulted and to allow for community members to provide feedback on the contents of the plan. In general, it is advisable that community members be consulted more thoroughly throughout the plan development to ensure that the heritage assets and values that are cherished by the community are appropriately protected and to ensure good communication between the City and its residents.



## 2: History and Evolution

The Old Mill neighbourhood of Lindsay is the oldest area of the town. First settled in 1829, the area played an important role in the growth of settlement in the former Ops Township and then the Town of Lindsay. The following is a high-level thematic history, arranged chronologically, which outlines the development of the area from the pre-settlement period to the twentieth century. This history has been developed from primary and secondary sources and information collected through site visits in the study area and illustrates the key trends and events which shaped the Old Mill study area and give it historic significance. It also includes information from oral histories and recollections of local residents.

## **First Nations and Pre-settlement**

Kawartha Lakes has a long history of indigenous occupation, documented through oral histories, early non-indigenous visitors, and through a wealth of archaeological sites throughout the municipality. The indigenous history of the region is highly complex, particularly with the changing dynamics with the arrival of Europeans in the seventeenth century, but has been succinctly and at a high level summarized below.

Prior to the arrival of Europeans, southern Ontario was occupied by several Iroquoian-speaking groups. The region that now included Kawartha Lakes was primarily occupied by the Huron (Wendat) which can be attested by the wealth of archaeological resources from this period that have been identified in the municipality. The Huron lived, primarily, in settled villages which were generally relocated approximately every ten to thirty years. Here they practiced agriculture and used it as a central base for hunting, fishing, and harvesting. The primary known settlements exist further to the north of the study area near Balsam Lake and attest to the significant Huron presence in the region, particularly in the period between about 1000 and 1600. They had wide and complex trade networks with other indigenous groups throughout the region and travelled widely throughout southern Ontario.

The Huron occupied the area when Europeans arrived in the early seventeenth century. The first contact with Europeans in the greater Kawartha region was with Samuel de Champlain who travelled through the area in 1615 on his way to Huronia. However, his route did not take him through Lindsay, and subsequent European developments regionally in the pre-settlement period, were not in the area of Lindsay as it was off of the major waterbodies and travel routes through the region, located further to the north, which European visitors used to travel from present day Quebec to Georgian Bay. It is possible that some early European visitors passed through the area along the Scugog River but there are no known records of this occurring.

The dynamics of the region had changed by the eighteenth century. The Mississauga, an Anishnaabe group, moved into south-central Ontario just prior to 1700 as part of a southward migration from the north shore of Lake Huron. This migration was spurred on by the changing social and political dynamics in

the region, including the significant decimation of the Huron population due to conflict and European diseases. The area was at that time controlled by the Iroquois who had moved into the region from south of the Great Lakes and posed a threat to the more distant Mississauga communities, who mounted a counter offensive against them beginning around 1680. By about 1695, the Iroquois had retreated south and the Mississauga groups established themselves in the region.

From around this time, the Mississauga established themselves throughout large sections of southern Ontario including the Trent River Valley which boasted many natural resources in its forests and wetlands. At the same time, their trade with the French and English throughout the province increased and they continued to participate in various military alliances as was suitable for them. They travelled extensively throughout the region and this is what brought them to the vicinity of the study area.

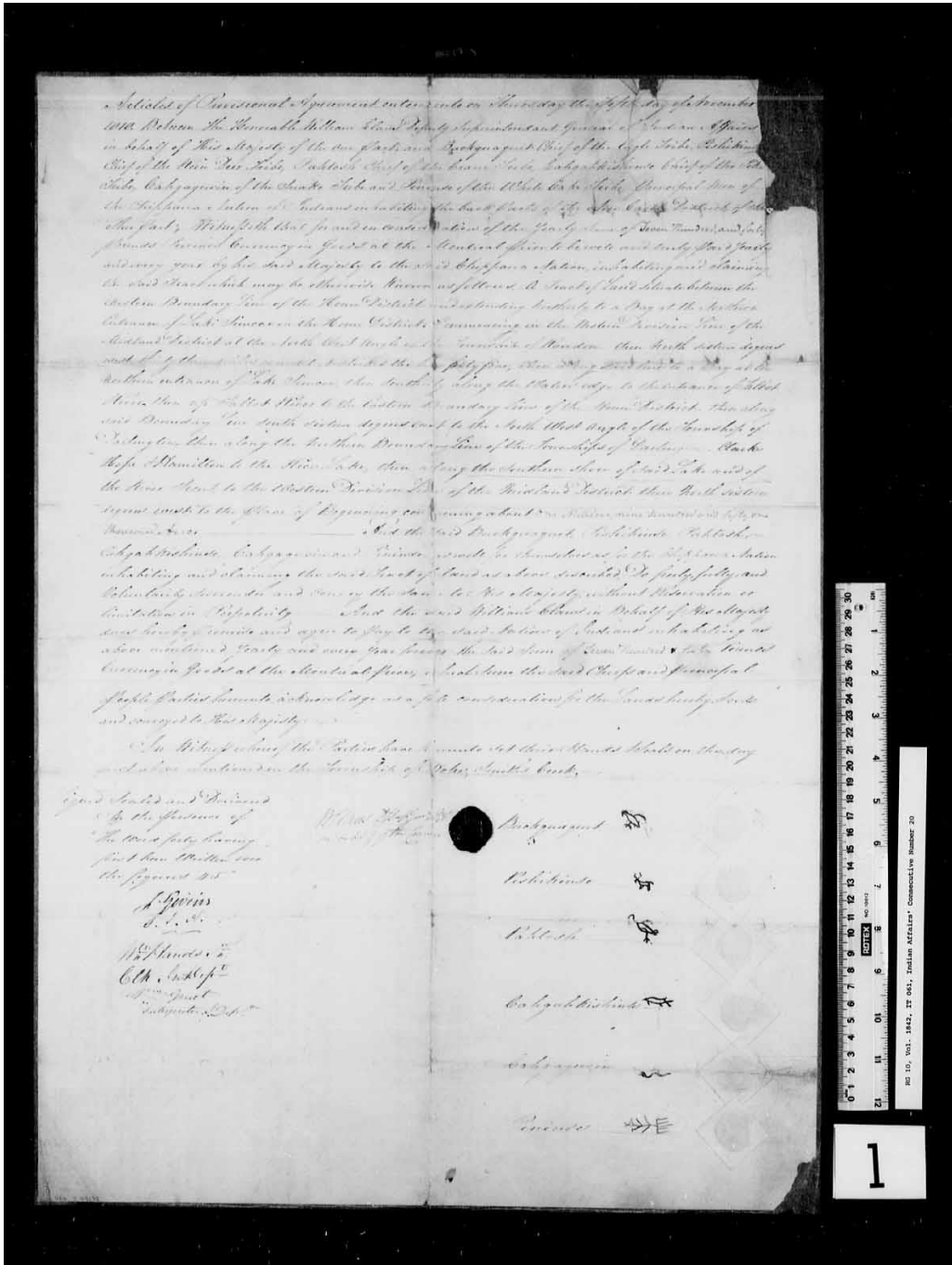
There are written accounts of a Mississauga campsite, allegedly known as “Onigahning” or “the Portage” located within the study area, at the foot of what is now Georgian Street; this is also the location of the original post-settlement mill site in the early 1830s.<sup>2</sup> Geographically, the Scugog River, which for most of its length was shallow, grassy and low-lying, developed high banks near this location, deepened and flowed into a set of rapids, making it a logical location for a portage and potential campsite, but this account has not been verified archaeologically or through oral histories. These accounts are primarily found in non-indigenous historical writings from the mid-twentieth century and are not necessarily accurate.

However, both oral and archaeological records do confirm that the Mississauga used the Scugog River and were present in the area of Lindsay in the period prior to European settlement. Archeological sites to the south of the study area indicate an indigenous presence in the area, and the historic use of the Scugog River as a travel corridor has been confirmed through conversations with Mississaugas of Scugog Island First Nation. The exact use of the study area itself is unknown without further investigation, but the area as a whole certainly was travelled through by indigenous groups moving between Lake Scugog and Sturgeon Lake.

Following the end of the War of 1812, the Crown began to aggressively engage in the development and signing of treaties with indigenous communities in eastern and central Ontario. The years following the war had brought a significant influx of non-indigenous settlement to the territory and the government was looking to ensure that land was available for these new settlers to farm and develop new communities as the areas closest to Lakes Ontario and Erie and the St. Lawrence River was already becoming heavily developed. This meant that acquiring land through treaties was vital to the long term settlement program and was pursued more intensely, particularly in

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<sup>2</sup> Violet M. Carr (ed.), *Ops: Land of Plenty* (Ops Township Council: 1968), 16.



Page from the Rice Lake Treaty (1818), Library and Archives Canada

what would become the back townships, those that did not front onto Lakes Ontario and Erie, where new settlement was being directed. The government also hoped to secure new transportation routes through this area that were at a distance from the American border. This included large parcels of land in central and eastern Ontario, including present day Kawartha Lakes.

What is known as the Rice Lake Treaty, or Treaty 20, was signed in on November 5, 1818 at Smith's Creek, now known as Port Hope. The treaty, which was signed by six indigenous Chiefs and the deputy superintendent of Indian Affairs, William Claus, ceded approximately 1,951,000 acres of land to the Crown for settlement. It was the last of the three large treaties signed in October and November 1818 which ceded huge tracts of land through central Ontario to the Crown. The goal was to remove indigenous claim to the land to allow for the Crown's settlement schemes in the region.

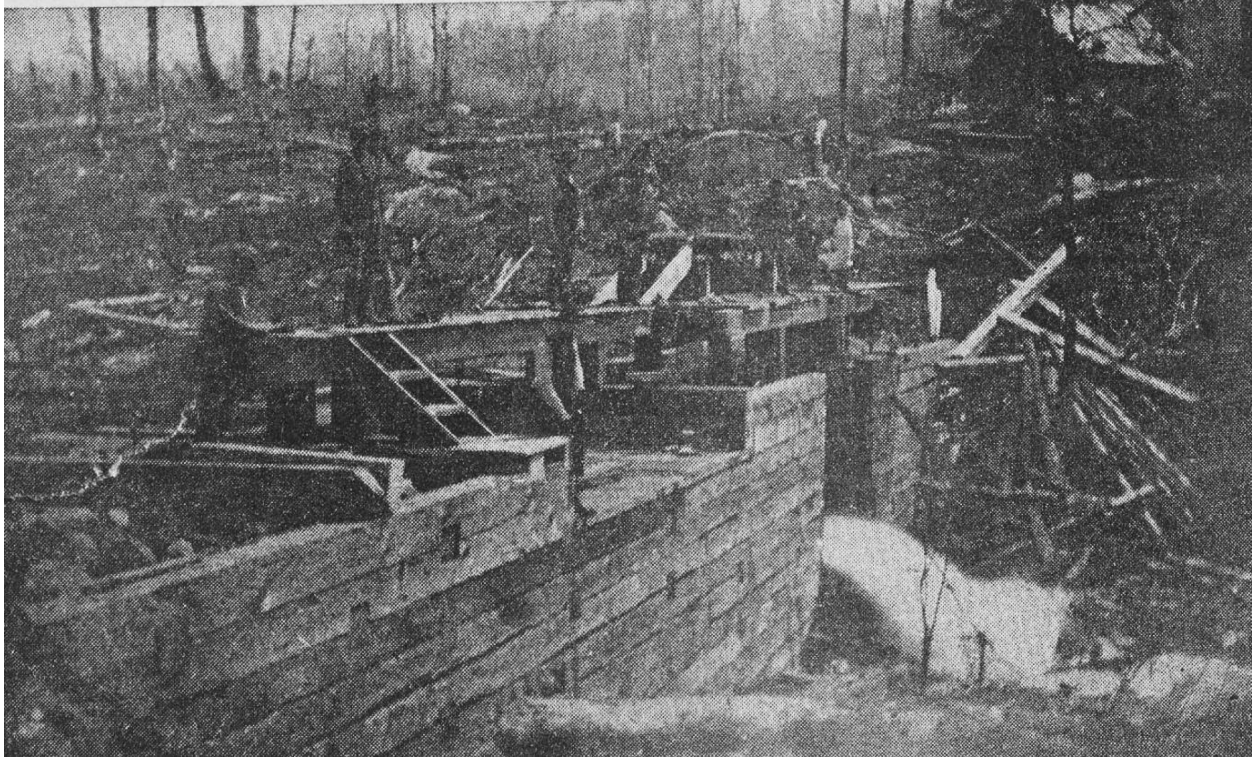
The new treaties, and ultimately displacement of the area's indigenous inhabitants, allowed the land to be opened up for survey and settlement by non-indigenous people. Ops Township was first surveyed in 1824 and 1825 by Duncan McDonnell and the first land grants made in 1825. Throughout the next decade, settlers began to gradually arrive in Township as further land grants were made, and new settlements began to develop. Many of these new settlers were from the Robinson immigration scheme which saw over 2,000 Irish, primarily Catholic, settlers enter into the Newcastle District and receive land grants, including in both Emily and Ops Townships. The Mississauga were gradually displaced in favour of non-indigenous settlement which rapidly accelerated towards the middle of the nineteenth century.

## **Purdy's Mill**

Geographically, Ops Township was difficult terrain to travel in the 1820s, in part because of the swampy nature of the land near the Scugog River. This was recognized by Colonel Alexander McDonnell, the Crown agent, who reserved 400 acres for a mill site, knowing that the settlers would need this facility close at hand to their farms. The reserve lands were comprised of Lots 20 and 21 in Concession 6, and included lands on both the north and south side of the river as well as the portion of the Scugog River which descended a small set of rapids, making it an ideal site for a dam and mill.

The mill reserve was granted to William Purdy in 1829. Purdy was the son of United Empire Loyalists who had come to Upper Canada from New York State in 1787. At the time of the Ops survey, he was operating a large mill in Vaughan which was destroyed by fire in 1828. He successfully petitioned for the Ops mill and, by March 1830, had moved to Ops Township with his wife and two adult sons, Jesse and Hazard, to begin the construction. His plans included a dam twelve to fourteen feet in height with a slide for boats and a commercial saw and grist mill, with the goal to be operational by October 1831. By the fall of that year, he had succeeded in clearing five acres, quarrying a site for the sawmill and flume, and erecting a wooden frame for the sawmill and the dam.

After a number of delays, including the destruction of the dam in the spring floods of 1831, the dam, which had a fourteen-foot drop, was complete and the mill operational by 1833. It was located at the what is now the foot of Georgian Street, at site of the rapids in the river. The impact of the dam and mill on the



Believed to be an early picture of the Lindsay dam, Kawartha Lakes Public Library

local area was immense. Not only did they orient the surrounding countryside towards the new mill site, but they also irrevocably changed the local landscape by raising the water of the Scugog nearly seven feet in some areas upstream. Along the Scugog River, which had previously been referred to as a creek or stream and was not passable in most watercraft, there was flooding stretching nearly thirty miles that drowned out farmer's fields and new homesteads and, in effect, created Lake Scugog by transforming the former swampy areas into a navigable waterbody. The Scugog River, as it would begin to be called, also became navigable from Port Hope to William Purdy's new mill site in Ops.

For the Mississauga who relied on the wild rice beds on Lake Scugog and the ecosystem there for their food sources, the flooding had a profound impact on their way of life, particularly when coupled with increased settlement and depletion of local game. The flooding from the dam drowned the wild rice beds and changed the fundamental ecosystem of the lake and made their traditional lifestyle unsustainable. Strongly encouraged by the government, they moved away, some to the new reserve at Coldwater and others to the community on Chemong Lake, known then as Mud Lake, now Curve Lake First Nation.

For the settlers upstream of the mill site, primarily in Ops but also in the neighbouring townships of Mariposa and Manvers, the flooding transformed

formerly arable land into swamp and water, submerging fields and homes. Stagnant water resulting in a massive increasing in the mosquito population, allowing malaria and other diseases to spread in settler communities. These settlers would take their grievances to the colonial administration with limited success, but Purdy spent the rest of the decade mired in legal disputes over the matter. The government belatedly intervened in 1838, beginning construction on a new dam above the mill site to help regulate the water and to assist with wider navigation plans for the Trent system. By 1839, local settlers would take matters into their own hands, storming the mill site and destroying the dam. The mill and dam were rebuilt by 1844, but at the government site – the present site of the mill, dam and lock – and with only a seven-foot drop. The mill and its associated lands had also passed out the Purdys' hands, having been sold by Hazard Purdy to Hiram Bigelow in 1844.

Despite the challenges to settlers caused by the creation of the dam, the mills, particularly the grist mill, were vital to the local inhabitants, many of whom travelled long distances to have their grain ground into flour. There are reports of settlers coming from as far as Eldon Township to use the mill. There would often be a two to three-day wait and settlers would camp by the river until their grain was ready. This created new opportunities for business and settlement; in 1834, Jeremiah Britton purchased an acre of property from Purdy and opened a tavern at the present site of the Academy Theatre. Early stores were opened by Thomas Snowdon and Thomas Murphy and a carding mill was established by a Mr. Fulford. Soon, a small settlement had formed near the mill site known then as Purdy's Mills or Portage Village.

Meanwhile, the two lots immediately adjacent and to the west of the Purdy lands were being surveyed for a new town site. They were surveyed by 1834 by John Huston of Cavan and named Lindsay, but settlement was not immediately attempted. Kent Street was cut in 1840 and over the next decade and a half new commercial and residential properties were gradually constructed in this area, even as Purdy's Mills continued to develop, albeit in a less organized fashion. Bigelow bought out Fulford's carding mill and continued to develop it alongside the grist and sawmill. Navigation along the Scugog River also began in the 1840s, with new steamboats constructed to travel through from Lake Scugog to Sturgeon Lake. By 1852, the area as a whole, both the town site and Purdy's Mills, was home to about 450 people. With the moving of the mill to its present location, as well as the growth of Kent Street West as a commercial centre, development began to focus more heavily in the north end of the study area. The north side of the river was also beginning to develop as well, with residential areas and small industry in place by the mid-nineteenth century.

In 1853, Hiram Bigelow died and willed the Purdy Tract to the Bank of Upper Canada which, in turned, conveyed it to a real estate corporation, the Lindsay Land Company, in 1856. This company was headed by John Knowlson and Robert Lang and quickly surveyed and subdivided the Purdy Tract into streets and lots, both north and south of the river. The lots were primarily sized for





Bank of Upper Canada (1857), Kawartha Lakes Public Library

residential development and were soon sold off, beginning with lots to the north of the study area near the 1844 mill site, some of which already had residences on them. This began a period of more organized growth as the settlement evolved from its pioneer period to a more settled status with prosperity and growth to follow.

## Town of Lindsay

1857 marked a key year in the development of the study area and of Lindsay as a whole because it marked the incorporation of the town as a municipal body. The incorporated town included both the reserved townsite surveyed by Huston on Concession 5 and the Purdy Tract on Concession 6, taking in the surveyed areas north and south of Kent Street West, which would become the commercial core, and the residential and commercial development which had grown around the mill site. With the new survey completed by the Lindsay Land Company, the former Purdy lands were ready for development.

The 1860 map of Lindsay shows the subdivision of the former hamlet of Purdy's Mills that was undertaken by the Lindsay Land Company. Each of the blocks south of Ridout Street were divided with four lots on each side of the block facing north-south and two on each side facing east west. This was except for the blocks along Lindsay Street South where six lots were created with frontage onto Lindsay Street, likely due to its role as a main thoroughfare



Town of Lindsay Map (1879) showing the study area

in the town. The smaller blocks between Kent Street East and Ridout were divided into six lots, while those blocks facing on the river were divided into lots facing onto Kent Street East and Water Street respectively. All of the residential lots were relatively small, and the configuration of blocks and lots found in this neighbourhood is not seen elsewhere in the town.

In the late 1850s, there had also been a number of new developments in this area around which the community began to consolidate. One of the most important structures was St. Mary's Catholic Church, the main body of which was constructed between 1857 and 1859, on a lot granted to the church in 1854. In the following decades, the church precinct would expand, with a convent constructed in 1874 and, eventually, the donation of John Knowlson's home at 40 Russell Street East for the rectory.

The Catholic Church was an important institution in early Lindsay. The Church had begun services in Ops Township as early as 1825 when Father Crowley visited settlers in the township, having been sent out to minister to the Robinson settlers, many but not all of whom were Catholics. A number of priests ministered to the area, but were always based in Peterborough and covering a huge rural territory. With the growing population of Lindsay, the new parish of Lindsay was formed and Father Hugh Fitzpatrick sent as its first resident parish priest. He built the first log church at the southwest corner of the intersection of Russell and Lindsay Streets between 1840 and 1841.

In 1854, the Bank of Upper Canada donated the land on which the present church stands to the Church and, under the direction of Father James Farrelly, the new church constructed with the first mass held on Christmas 1859. The spire would eventually be added in 1884. The new church was a significant accomplishment for the Catholic community in the town and a prominent landmark in a still young town. The old church was converted into a school, the first version of St. Dominic's School.

In 1861, the Catholic population of Lindsay was 814, of 1,907 total residents. This was a significant population in a community still in its fairly early days and represents a plurality of the population. By 1901, the Catholic population had been overtaken by the Methodists as the most populous religious group, but still remained in second place. The Irish Catholics formed by far the largest ethnic group within the parish, which encompassed both Lindsay and surrounding area and many of the priests sent to the parish came from Ireland; there was also a large population of French Catholics, many of whom had come to Lindsay to work in the lumber industry. Many of these parishioners who lived within the study area were working class, and employed in the town's many industries and businesses, forming a distinct cultural group, one that was both Irish and Catholic, from the local Protestants, particularly those of the business and professional classes whose neighbourhoods were mostly establishing elsewhere. Many of their residences were constructed to the east of the church and nearer to the river.

The importance of the Catholic Church within the study area continued in the last quarter of the century with the construction of the convent for the Sisters of Loretto in 1874. The parish priest at this time was Father Michael Stafford who had a strong interest in education. In 1868, he built a new brick St. Dominic's School at the site of the original log church and by the early 1870s wanted to bring nuns to the parish to support both girls' and secondary



St. Mary's Church and St. Joseph's Convent (c. 1880), Kawartha Lakes Public Library

education. He approached the Sisters of Loretto who had first come to Canada from Ireland in the early decades of the century as a teaching order and had established several schools across Ontario. The school in Lindsay was the first of the Loretto schools in Ontario to require professional accreditation for its secondary teachers and it attracted Catholic pupils from other communities in Ontario who wanted a Catholic secondary education that was recognized provincially. The convent succumbed to fire in 1884 but was quickly rebuilt to the same design. The Sisters were replaced by the Sisters of St. Joseph in 1890 who continued its educational mission. The convent and associated school were an important and prominent educational facilities in nineteenth century Lindsay and further emphasized the importance of the Catholic Church to the local community.

One of the most formative events in Lindsay's history was the great fire of 1861. The fire is reported to have begun in a wooden building on Ridout Street on the morning of July 5. It quickly spread west throughout downtown Lindsay and east into the former Purdy's Mills. By late in the afternoon, it had consumed 91 buildings and destroyed much of the downtown. It also destroyed a significant portion of Purdy's Mills encompassing an area from Lindsay Street to St. Lawrence Street. The mill constructed in 1844 is believed

to have been destroyed in this fire. Many of the houses and other buildings that predated this time, including many from the original period of settlement were likely lost in this fire. Other buildings, including St. Mary's Church, John Knowlson's estate at 40 Russell Street East and the Bank of Upper Canada at 12 Russell Street East, were spared from the blaze. The fire completely reshaped the downtown area of the town as well as the most built up portion of the study area, its northwest corner. Its impact on the built fabric of the community, extending beyond the downtown core was significant. The 1860s would mark a period of consolidation and rebuilding as the town recovered, even as its growth accelerated.

By the mid-1860s, the town had been identified as having significant potential for growth and prosperity. Fuller's Counties of Peterborough and Victoria for 1865 and 1866 wrote of the town: "Lindsay is situated in one of the richest arable counties in Canada. Its local trade is excellent and as the surrounding country possess great agricultural advantages, it is not likely to decline but on the contrary to increase yearly.... It possesses a good water privilege and is connected by rail to all parts of Canada."<sup>3</sup> The 1870s were a key period of growth for Lindsay with the population in the community growing from 4,049 residents in 1871 to 5,080 residents in 1881, a nearly 26% increase over ten years, the largest period of growth in the community until the late twentieth century. The next decade saw a further 20% growth to just over 6,000 residents in 1891.

The growth in population during this period can be correlated with the consolidation of Lindsay as a railway hub throughout the 1870s and 1880s. The railway had first reached Lindsay in 1857 with the arrival of the Port Hope, Lindsay and Beaverton Railway, later renamed the Midland Railway in 1869. The line opened up the community to commerce opportunities to the south and the expansion of the railways throughout the next several decades increased Lindsay's prominence as a transportation centre. In 1875, the Victoria Railway which travelled north through Fenelon Falls to Haliburton broke ground and in 1877 the Whitby, Port Perry and Lindsay Railway arrived, connecting up with the Victoria line at a union depot located at Melbourne Street West and Victoria Avenue. By the 1880s, the majority of the regional lines had consolidated with the Midland Railway which made Lindsay its operational headquarters in 1887.

By the turn of the twentieth century, seven railway lines radiated out from Lindsay and it had become an important hub for transit and trade throughout central Ontario. Agricultural products and lumber from Victoria County and the surrounding area passed through the community for the urban areas to the south and eventually west to the new shipping port at Victoria Harbour (Port McNicholl). Some products were brought into Lindsay for processing at its various industrial businesses and then either sold locally or shipped back out

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<sup>3</sup> Fuller's Counties of Peterborough and Victoria Directory for 1865 & 1866 (Toronto: Blackburn City Steam Press, 1866), 49.



View of the study area from the foot of St. Peter Street (c. 1881), Kawartha Lakes Public Library

on the railway. The prominence of the community as a railway hub brought industry and people to Lindsay as noted by the population boom of the 1870s and 1880s and vastly increased the prosperity of the community.

Industrial development also occurred at a rapid pace during this period. From the early industries established during the period prior to the incorporation of the town, the commercial base of the town expanded to include a range of industries both to take advantage of the surrounding natural resources and to serve the local community. These included grist and saw mills, tanneries, weaving and knitting mills, breweries and distilleries, brickmaking, iron foundries and carriage makers. Most of these industries were outside of the study area, particularly across the river and further north along the Scugog River, near the Wellington Street bridge and the rail crossing at Colborne Street. Some industries, including the original mill, were located in the study area, but it was developing into primarily a residential area. However, the booming industrial base of the community contributed to population growth and the need for residential development, particularly that for workers in the new industries.



1875 Bird's Eye View Map of Lindsay showing the study area

The growth in population was reflected in the residential growth in the Old Mill area. Of the historic homes in the study area, 68 homes were constructed in the 1870s, the most of any decade prior to 1950, compared to 20 constructed in the 1860s and 24 in the 1880s. There are a number of trends that emerged. As an area with smaller lots and proximity to the railway yard and industrial centres, it was an attractive area for worker's housing. At the same time, its easy access to business and the downtown allowed for the construction of larger houses for the business and professional classes and a number of large, prominent houses were built in the area, particularly along Russell Street East in the later part of the nineteenth century. These economically stratified areas were adjacent to but separate from each other, with wealthier residences to the west of the church and those of the town's working population to the east of the church and nearer to the river.

The 1875 Bird's Eye View Map of Lindsay shows the development of the study area in the decade and a half after the town's incorporation and the 1861 fire. The majority of the structures, most of which are residential, are clustered in the northwest corner of the study area, closest to downtown Lindsay which, by then, had developed into a bustling Victorian commercial centre. A number of Victorian commercial buildings are evident along Lindsay Street, which have been oriented away from the residential neighbourhood and towards the downtown. Houses can be seen in the blocks to the south and east but they are further apart and more scattered. Some of these early buildings have



View of the mill, n.d., Kawartha Lakes Public Library

survived but many of these older residences, some of which likely dated from the Purdy period, were replaced with larger, and probably better constructed, dwellings in the late nineteenth and early twentieth century.

There are also a number of industrial properties evident in the area which developed in the mid-nineteenth century. The most prominent of these was the flour and saw mill, owned in 1875 by William Needler and Thomas Sadler, and located at the government dam site. This is not the mill that Bigelow constructed in 1844 as it was destroyed in the 1861 fire, but rather a newer stone mill - the current structure - with construction beginning in 1869. There are also two other large industrial structures in this area, namely the Martin Shingle and Planing Mill and the Makin Foundry and Machine Shop. Several smaller commercial developments also opened up in the area, mostly concentrated in the northwestern corner of the study area near the intersection of Lindsay and Kent Streets. These included the blacksmith's shop at 8 Kent Street East and Bannon's Hotel at 34 Lindsay Street South.



Alongside new industrial development came improvements to local transportation through the replacement and refurbishment of the lock, now known as Lock 33. The expansion of the Trent Severn Waterway throughout the second half of the nineteenth century had made the water route through Lindsay of increasing importance as it was able to link the Trent River system to Port Perry on Lake Scugog. Even with the arrival of train linkages, the system remained important, particularly for the lumber industry which relied on water transport. In 1854, the lock was converted to a timber slide specifically to facilitate the transport of lumber. However, by 1879, it had been converted back to a functional lock, although a slide remained as part of the system.

By the end of the nineteenth century, the study area was well established as a residential area with a mix of properties, both large and small. It was very much associated with the Catholic Church which held a prominent place within the area and with the Needler and Sadler Mill. However, a large portion of the area was yet undeveloped, particularly to the south and east. The majority of the development remained concentrated in the northern and western areas closest to the mill and the downtown.

At some point, the area took on the name of "Pumpkin Hollow", allegedly because of the large pumpkin patches grown in the area in the nineteenth century. It was certainly being referred to by this name by the 1890s, as local newspapers were using their terms in the reporting of the area, particularly when discussing local baseball matches. The name, however, was not applied to the entire area, but rather the area of the neighbourhood with smaller homes occupied by local workers closer to the river, and not the large homes of Mill Street and the western end of Russell Street East.

The name became a pejorative term to identify the area, particularly its eastern half, as being more working class and of a generally lower income than other areas of the town. This bias can be seen even in the newspapers of the late nineteenth century when Pumpkin Hollow is clearly seen as a less well-off area of Lindsay and criticized implicitly for it by some segments of the local population. It also carried with it a strong anti-Catholic bias. During the second half of the nineteenth century anti-Catholic sentiment in Ontario was strong with most positions of power in both the province and in many communities held by Protestants. Catholics were often treated with suspicion and seen as second class citizens. Lindsay was no exception: anti-Catholic sentiment can be traced back to the earliest days of settlement when, in 1846, a group of Orangemen marched on the settlement to harangue its primarily Catholic population. While it was not the only area in town with denominational differences, it was strongly associated with Catholicism because of the presence of the church and there was certainly a class divide as well. This denominational divide remained in Lindsay well into the twentieth century and Pumpkin Hollow was seen to denote the Catholic, working class, and therefore second rate, section of town. While its status as second rate was certainly not true in reality, it reflected the dominant biases of the time and the



View of the study area (c. 1880), Kawartha Lakes Public Library

demographic of the area in comparison to the rest of the community. Eventually, this name would lose its pejorative, and anti-Catholic, connotations, but not until well into the twentieth century

## Turn of the Century Development

The turn of the twentieth century brought a number of important changes to the study area. Increased growth saw its continued development as a residential neighbourhood and the decline of industrial properties within it. New houses were constructed and the lot pattern began to change with the redevelopment of small areas of the study area. The periods of construction within the area correspond to wider economic trends, both locally and in Canada as a whole.

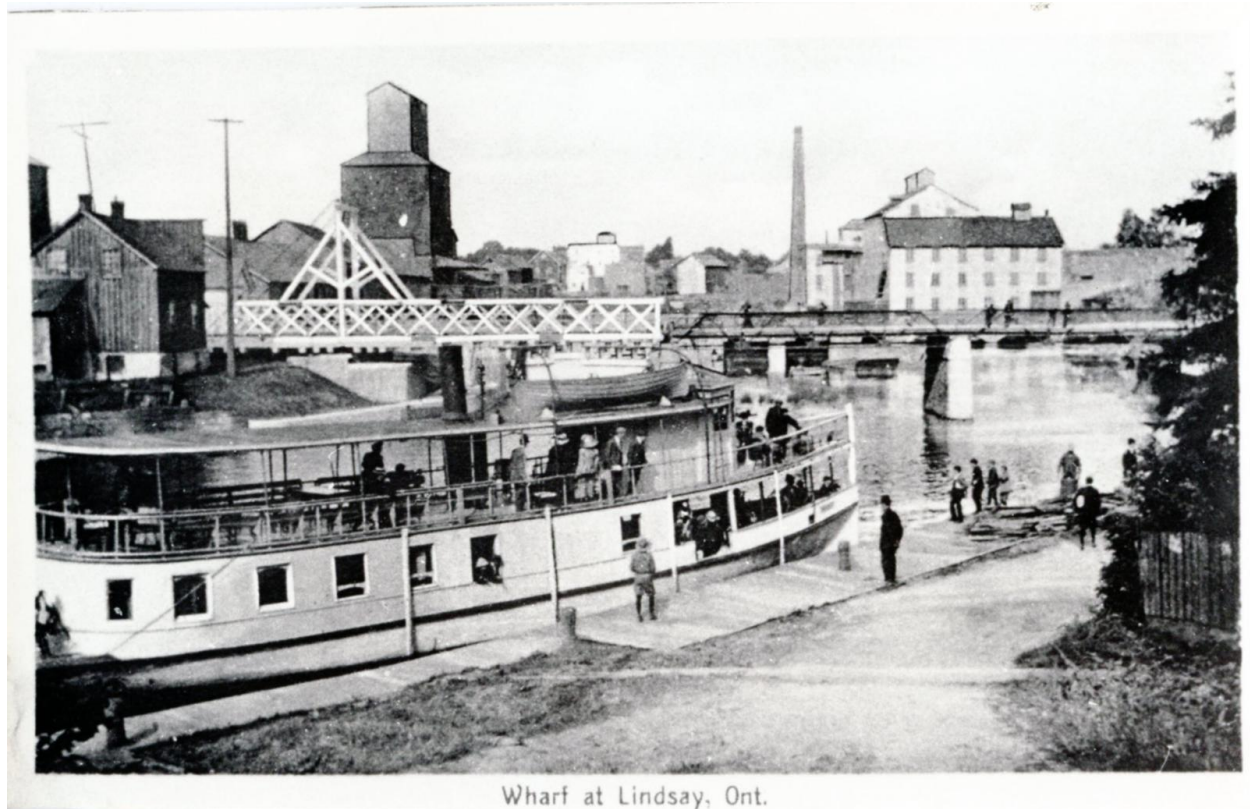
By the early twentieth century, Lindsay had rapidly evolved into a much more urban centre. By this period, the major commercial and industrial drivers were established in the community, as were its major transit links. Lindsay was now a fully established community that attracted new residents to work in its growing commercial and industrial employers. Lots which had been surveyed as early as the 1840s were slowly filling up and places further from the downtown core, such as the south eastern corner of the study area were being developed. The population in Lindsay rose from 7,003 in 1901 to 8,025 in 1921 with more modest growth for the next several decades.

In towns like Lindsay, most of the new families moving into town came from the surrounding rural townships, although some of the significant number of immigrants to who arrived in Canada, mostly from Europe, in the early twentieth century also contributed to this population growth, slowly increasing the diversity in the primarily British-Irish community. Many of those who came from the rural areas were the children of farmers who were not going to inherit the family farm and were looking for economic opportunities nearby. These opportunities presented themselves in jobs in shops and factories.

Lindsay was a major employment centre, particularly in its industrial operations in the early twentieth century and drew many people in from the surrounding countryside for work; this was a time before commuting and people newly employed in the community needed places to live. Employment spurred growth throughout the community and new homes were built across the growing town. By 1925, there were 41 manufacturers listed in the Lindsay Town Directory; while some of these were smaller operations, many were large employers who would attract workers to the community to work and to live. These included major operations such as the Carew Lumber Company, Horne Brothers Woolen Mills, and Sylvester Manufacturing Company, as well as a range of smaller companies throughout the town. The First World War also brought with it new employment opportunities, particularly for women, at Dominion Arsenal, which was constructed in 1916 to supply ammunition for the Canadian military.

Similarly, there was significant work in relation to the railway with Lindsay's role as a local transit hub. The large number of trains coming in and out of the community each day made the railways a significant employer; by the middle of the twentieth century, there were over 60 trains per day passing through the community, speaking to its importance as a regional railway hub that had been established and consolidated in the late nineteenth century. There were a large range of jobs associated with the railway, from working on the trains themselves to working on the lines to working at stations and depots. Similarly, the presence of such developed transportation links fostered growth in other industries, bringing in more jobs, as material could easily be transported into the town for processing and out as finished products.

The growth of industry in Lindsay around the turn of the twentieth century corresponded with increased industrial growth across Canada in general and the rise of larger manufacturers supplying products for both domestic use and export. By the turn of the century, Canada was rapidly industrializing and urbanizing. Local small businesses, particularly those undertaking small scale manufacturing, were giving way to larger operations and these were based in both cities and regional centres with good transportation links, such as Lindsay. Industrial growth was primarily based in Ontario and Quebec and mostly in its larger centres, but communities such as Lindsay also experienced growth from this economic shift because they were within easy reach of large centres, were often regional centres themselves, had good rail links and were in a position to take advantage of local natural resources; in the case of



Wharf at Lindsay, Ont.

View of the Scugog River and mill

Lindsay, this was agricultural products and lumber. In many smaller centres, manufacturing businesses first grew to serve the local and regional population before expanding; Sylvester Manufacturing Company is an important example of this type of industry in Lindsay which was initially established to serve the local agricultural community but whose products would eventually make their way across the country and internationally. Towns and their municipal councils were often willing to support the growth of these businesses, both financially and in-kind, to secure economic growth in their communities and this certainly occurred in Lindsay around the turn of the century.

Hydroelectricity, in particular, proved a major boon for the growth of industry because it was cheap and easy to produce; although it was well-established technologically by the 1880s, its widespread adoption really came about at the turn of the twentieth century when it had finally become commercially viable. The early decades of the new century saw a rapid increase in hydroelectric development in Ontario to power growing industry, including at Fenelon Falls where a new hydroelectric generation and transmission system opened in May 1900, with much of the power routed to Lindsay for its growing industrial sector. With new sources of power, industry could expand and employ more people, leading to population growth and the need for new homes, in areas such as the study area, still referred to in part as Pumpkin Hollow, where many

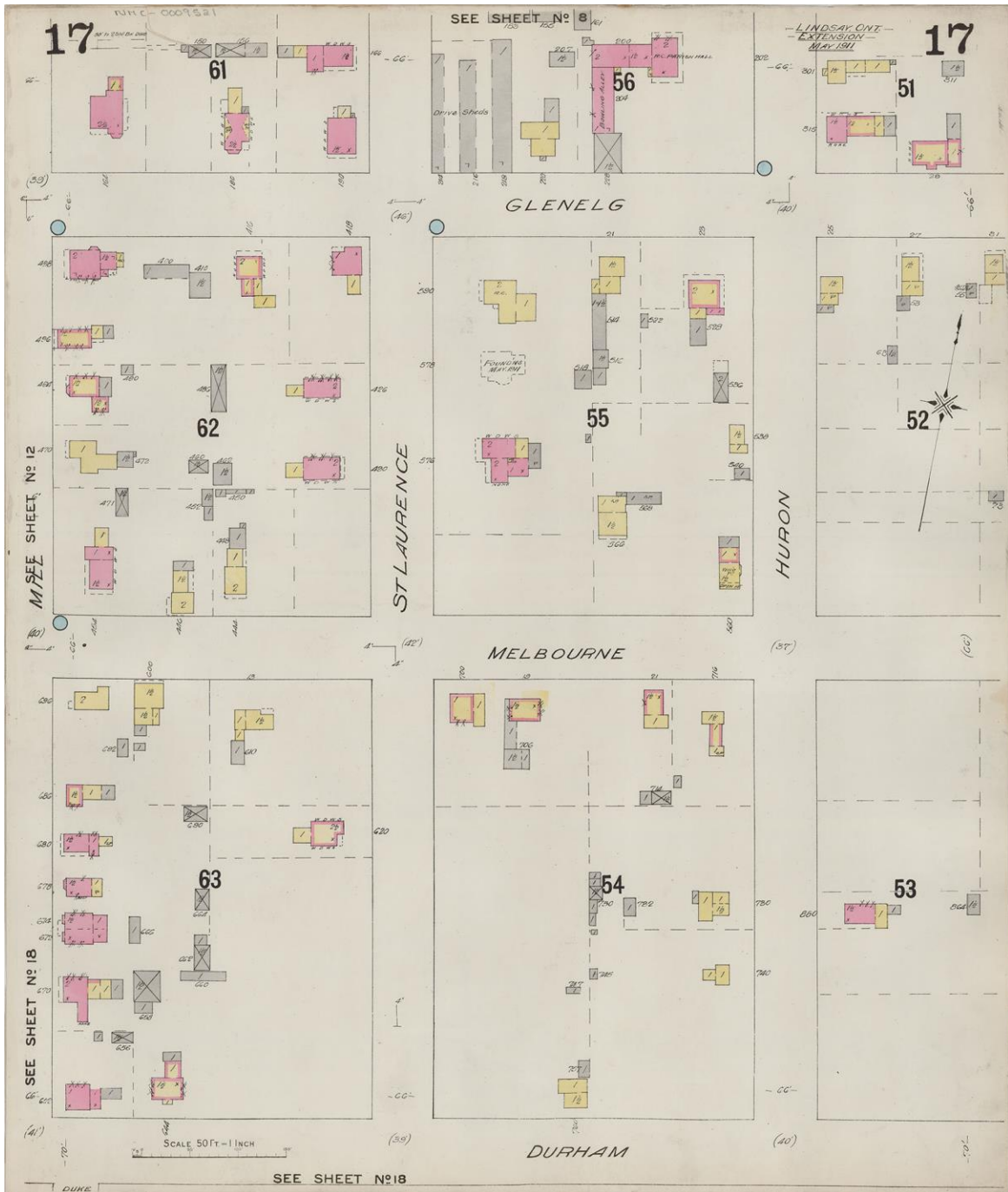
of the new houses constructed during this time were geared toward the many workers and their families moving to town.

The construction of new homes in the first two decades of the twentieth century also corresponded to new civic improvements going on in Lindsay at this time. Like many small towns in Ontario, Lindsay was rapidly evolving from a pioneer settlement to an important local centre, particularly for the surrounding agricultural communities, and its increasing prosperity brought with it the need for local services and infrastructure. In 1892, the town installed a municipal water supply and by the turn of the century, a sewage system was in place. Electric lights arrived by 1900 and the roads were paved beginning 1899. These civic improvements encouraged development, making the community as a whole a more attractive place to establish businesses and to live.

The study area provided an excellent place for residential growth. While the lots and streets had all been surveyed in the 1850s, many of them had not yet been built on and presented good opportunities for infill development, or, in some cases, the replacement of older houses from the earlier years of development with larger and more solid newer homes. A view of the 1875 map in comparison with the 1911 Fire Insurance map revision shows this pattern, with some of the smaller houses replaced with larger, albeit often still quite modest, buildings. New vernacular buildings, particularly plain gable front and hipped roof homes, became popular building styles as they were often quite inexpensive to erect and suitable for working families.

Some parts of the study area, particularly those closest to the downtown, were filled with new, substantial homes in the latest styles. This can be most clearly seen at the west end of Russell Street East and on Mill Street where lots were developed with substantial and fashionable Edwardian homes, such as the block of homes on both sides of the street from 14 to 19 Russell Street West where a number of vacant lots were developed beginning in the early twentieth century; this was in the area where larger homes of the nineteenth century were also located. These larger homes can be seen in various parts of the study area and follow the prevalent Edwardian Classical style and reflected growing stability within the community. In fact, there are 30 homes in the area constructed in this style from this period of significant residential construction making it one of the more common types in the study area. These homes were generally occupied by professionals or individuals in higher level roles in local businesses and industry; for example, in 1925, 14 Russell Street East was occupied by a dentist while the neighbours at 16 and 18 were a foreman at Boving Hydraulic and Engineering Company and a CPR engineer, respectively.

The area was also seen as somewhere that was suitable for residential intensification. During this period, developers began to purchase one or more adjacent lots, subdivide them into smaller lots, build houses on them and sell them. One area where this can be clearly seen is on St. Lawrence Street south of Glenelg Street East where this happened in several locations. Two of these



Lindsay Fire Insurance Map (1911), Library and Archives Canada

small subdivisions – at 31-37 St. Lawrence Street and 50-54 St. Lawrence Street – were both purchased by local developers John O'Reilly and Lawrence O'Connor in the mid-1910s who built four and three smaller houses on each lot respectively. This small scale redevelopment was a common practice in the early twentieth century as established centres became more populous and denser and developers looked for opportunities to build new housing to



Lawn Tennis Courts (early 20th century), Kawartha Lakes Public Library

support growing populations. Lots which had already been surveyed but were still vacant were seen as a good opportunity for development, as occurred on St. Lawrence Street.

The evidence for growth in the study area can be supported by the construction statistics. 44 homes were constructed between 1900 and 1909, the highest period of growth after the 1870s. A further 38 homes were constructed between 1910 and 1919 and another 16 between 1920 and 1929. In total, nearly 100 new homes were added to the neighbourhood in the first three decades of the twentieth century significantly increasing the density and population of the study area.

A select survey of the residents of the area show the connections between Lindsay's industrial growth and the development of study area. The 1925 Lindsay Directory is particularly informative as it shows the community as the



View along Russell Street East (early 20th century), Kawartha Lakes Public Library

tail end of its early twentieth century growth when many of the new homes had been constructed and were occupied. A survey of the residents of Simcoe Street, for example, shows a range of professions, many of which are rooted in Lindsay's industrial development; these include bakers, mechanics, weavers, contractors, painters, lumbermen, general labourers, and a large number of railway workers. That being said, the study area also included residents who worked in more office-based professions, as bank managers, clerks or grain buyers, adding significantly to the socio-economic diversity of the area. These residents form a cross section of Lindsay's population in the early twentieth century and provide a snap shot of its economic growth.

The area is also interesting for its high number of rental houses in certain sections of the study area. The 1912 assessment records are particularly useful for analysis because, unlike many other years, the records are arranged by street as opposed to surname, making it easy to identify the proportion of freeholders and tenants in a specific geographic area. What the records show is a significant number of renters, particularly on Kent Street East and Ridout Street which were closest to the mill, the river, and the majority of Lindsay's



heavy industry. The prevalence of rental housing is very typical of areas with high percentages of worker's housing where many workers were young, single, or recently arrived in the community and without the financial means to purchase their own home. Many working families did own their own homes, particularly in a smaller community like Lindsay, but rental units remained very important. Rental housing was vital for the economy of centres such as Lindsay in the early twentieth century and can be seen in the study area, reflecting its demographics and place in the community.

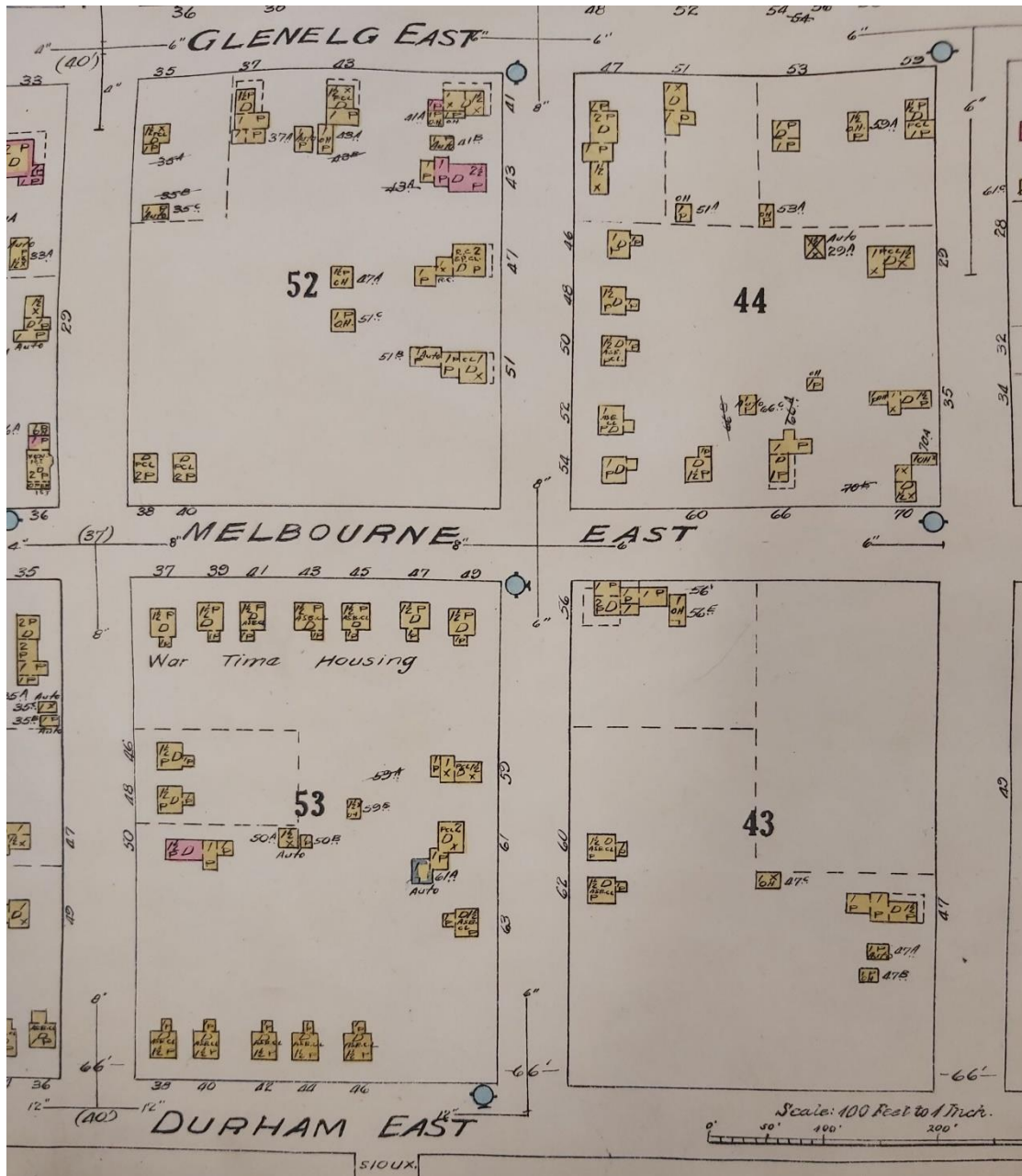
Even as industry in Lindsay increased, however, bringing new opportunities for residents and newcomers, the profile of the study area with regard to business and industry was changing. By the turn of the century, the study area, with the exception of commercial enterprises along Lindsay Street and the western end of Kent Street East, was effectively entirely residential. Most nineteenth century businesses had moved to the downtown core and industry was more concentrated on the river outside of this area. There were also changes to the area's most important industry: the mill, which changed ownership a number of times in the late nineteenth century. In 1899, the mill had been formally renamed the Flavelle Milling Company after the Flavelle family which had been involved with the mill since 1884 and had purchased out other interests by the end of the century. The company continued to employ large numbers of people in the community, including many who lived in the study area. By 1910, the company was part of a merger to create the Canadian Cereal and Milling Company, a large merger of eight Ontario milling companies, with J.D. Flavelle managing the mill locally. The Company, however, went through several reorganizations throughout the 1910s and, by the 1920s, had pulled out of Lindsay. In January 1927, the mill reopened, but as the new Lindsay distillery, first named the Lindsay Industrial Alcohol Works then Lindsay Distilleries Ltd., marking a significant change in the economic character of the area and shuttering Lindsay's original industry. By 1930, this business too had folded and the mill was eventually converted again, in 1946, to Henderson's Chick Hatchery. The mill and the area directly around it remained the sole industrial area within the neighbourhood and, by 1950, the site around the mill also housed Brewer's Retail, Smith Transport and Master Feeds, as well as a number of auxiliary industrial buildings and garages.

There was also growth in community activities in the town at this time, as well as in the study area. St. Mary's Church continued to grow its congregation and outreach within the community with a Knights of Columbus Council founded in 1902 and the Catholic Women's League in 1921, corresponding with the increased growth of local service organizations in the early twentieth century. Sports were also popular with neighbourhood baseball and hockey teams, including from Pumpkin Hollow, as well as less formal activities such as skating and tobogganing in the winter and swimming in the summer. In the mid-century, the site where Guy Mills Court now stands was used extensively in winter for sports and recreation. Lawn tennis courts stood to the west of 21 Russell Street and provided an additional recreational opportunity, until this area was developed for housing in the 1920s.

Development in the study area halted in the 1930s, with only a single residential property constructed during this decade. The pause in construction corresponded with the Great Depression which affected Lindsay as elsewhere throughout the 1930s until the beginning of the Second World War. Construction in general, both residential and non-residential, took a significant downturn during this period as a knock-on effect of the economic crisis that was taking place across the country. While manufacturing did not completely collapse, the economic conditions were not conducive to the creation of new jobs. With no new jobs being created in Lindsay's major sectors, there was little incentive for new people to move to the community and by 1931, just two years after the beginning of the depression period, the population of the town had fallen from its previous highs in the 1920s.

The Second World War brought with it major changes to towns across Canada, including new needs for housing. The war brought to light and exacerbated a serious problem in Canadian communities, namely the lack of well-constructed family accommodation. Many communities had a significant problem with overcrowding due to a lack of good housing stock and the movement of workers to urban centres to work in wartime industry exacerbated this issue; in Lindsay, for example, Dominion Arsenal started operations again when the war broke out in 1939. At the same time, it was seen as important to provide returning veterans with decent homes for their families. In 1941, Wartime Housing Limited, a federal crown corporation, was formed to respond to this need. Between 1941 and 1946, WHL, working with local contractors, built thousands of prefabricated single family homes in communities across Canada. Most of these were constructed in brand new neighbourhoods comprised entirely of these homes, which became known as Victory houses. These houses were small, relatively unadorned and built on several similar standard plans, but responded to an important need in the middle of the twentieth century.

In Lindsay, two small neighbourhoods were designed exclusively with wartime houses – Churchill Crescent and Princess Elizabeth Crescent – but these homes were also used as infill and for smaller blocks of homes, as can be seen in the study area. Several of these homes exist individually or in pairs in various parts of the study area, but the largest concentration of these exists on the block bordered by Melbourne Street East, Huron Street, Durham Street East and Simcoe Street. On both Melbourne and Durham, a row of Victory houses stretches the entire block between Huron and Simcoe Streets. These homes were built together as a small development on the existing streets and are the largest grouping of wartime houses within the study area. Their location in this area reflected the longstanding use of the area as a primarily working class neighbourhood with many smaller single family homes.



1949 Fire Insurance Map of Lindsay, Trent University Archives

## Modern Developments

By the middle of the twentieth century, the Old Mill area was well established as a residential area adjacent to downtown Lindsay. By this period, the majority of the lots had been developed with most of the land that was still available in the southeast corner of the neighbourhood, the furthest away from the downtown. Particularly with the addition of wartime houses throughout

the 1940s, the area was filling up and becoming a very mature and established residential area.

The 1949 Fire Insurance Map of Lindsay shows the area as it was at the beginning of this period. It is evident from the map that the area includes a diverse range of houses with regard to size, shape and spatial layout within the block, a nod to its evolution dating back over a hundred years at this time. The wartime houses are also evident and easily identifiable from their older counterparts with their uniform size and shape.

Community life continued to develop during this time and was centred around of a range of community activities, both formal, such as participation in church, school and organized clubs, and informal through gatherings, sport, and recreational activities. The neighbourhood also identified itself separately from the rest of Lindsay through the old name for the eastern part of the area, Pumpkin Hollow. The name was often used to refer to a larger area than it originally had in the nineteenth century and had mostly shed its pejorative connotations to become a moniker that signified a distinct local neighbourhood and community that lived in this area of the town.

Examining the area from a growth perspective, the majority of residential development after 1950 was infill. The remaining vacant lots were gradually purchased and filled over the next 50 years, particularly in the southeastern corner which was effectively empty in 1950. This period also saw the demolition of some of the older houses in the area and their replacement with newer structures. Between 1950 and the present day, 129 new homes were constructed in the study area; while this may seem significant, this growth was spread over seven decades. Comparably, the previous seventy years, from 1880 to 1950 had seen the construction of approximately 200 homes. However, the residential fabric of the area primarily remained consistent. The area changed in other ways. Two of the biggest impacts on the study area were the loss of two of its key landmarks: St. Joseph's Convent and the Old Mill itself.

By the 1950s, the Catholic church was re-examining its religious educational facilities in Lindsay. Both St. Mary's and St. Dominic's schools were increasingly overcrowded and in poor repair. The 1950s had brought with it population growth, particularly as a result of the post-war baby boom, and an increase in the number of people looking for Catholic education for their children; at the same time, the Church as a whole was experiencing a decreasing membership in religious orders, like the Sisters of St. Joseph, who has previously provided a lot of educational services. As a result, the Church was becoming increasingly reliant on lay teachers to provide Catholic educational programming, generally outside of a convent setting. As part of wider shifts within Catholic education more generally in the middle of the twentieth century, the church in Lindsay made the decision to close both of its older schools and to construct a new, modern school behind the church. St. Mary's Catholic Elementary School was opened in 1954 as a co-ed facility and the St. Dominic's property was sold. The



Demolition of the convent (1977), Kawartha Lakes Public Library

new St. Dominic's Elementary School was opened in the west end of Lindsay in 1994.

With the new school constructed, the convent no longer served an educational purpose for the church. A new and much smaller convent was constructed for the Sisters in the late 1960s, and the old convent transitioned to a new use: a satellite campus for the newly formed Fleming College. Fleming College was founded in 1967 as the introduction of legislation establishing the Ontario Colleges of Applied Arts and Technology in 1965 and it opened campuses in both Peterborough and Lindsay that year. In both communities, the college was housed in existing buildings while purpose built campuses were constructed. As the new convent was nearly complete, the old convent was used to house Fleming's forestry school, later the School of Natural Resources.

By 1973, Fleming's new Frost Campus was constructed on Albert Street South and the school transitioned out of the old convent. The move was complete by 1977 and the church made the decision to demolish the old convent as it was no longer in use. The land next to the church where the old convent stood remains vacant.

The loss of the Old Mill came a year later in 1978. After the closure of Henderson's in 1971, the property had been purchased several years previously with the intention of turning it into an accommodation facility, as Lindsay's



Aerial view of the study area (1980s), Kawartha Lakes Public Library

industrial base was decreasing and changing and the mill no longer served its original purpose. However, in 1978, the building succumbed to fire and was left as a ruin. Recognized as an important community landmark, it was not immediately demolished and was purchased by the Town of Lindsay in 1981. At the time, the area which is now Old Mill Park also contained several other commercial structures, namely the Brewer's Retail, Smith Transport and Public

Works buildings, which a 1986 study recommended demolishing as part of any redevelopment work as they were seen to take away from the aesthetic and spatial value of the site. This was eventually undertaken by the Town and the area transformed into Old Mill park. The mill remained in a ruin form and was stabilized to retain its status as a landmark structure in the town.

The area also had a new addition in 1965: the Lindsay Masonic Temple. The property at 12 Ridout Street was purchased in 1963 to construct a new building for the two Lindsay Lodges, the Faithful Brethren Lodge and the Gothic Lodge. The two lodges had previously occupied an upper storey of the Old Post Building on William Street North. The building was complete and ready for occupation in 1965 and a new community organization, one unaffiliated with the Catholic Church, made its home in the area.



### 3: Built Form and Landscape Survey



A key aspect of the Old Mill Heritage Conservation District Study was to survey and assess all of the properties within the study area and identify the built and heritage resources within it. An inventory template was prepared, in both digital and paper copies, to collect standardized and detailed information about each property, including its history, architecture, context, and landscape. A photograph was also taken of the primary elevation of each property to document its current form and condition.

The findings of the survey provided a tool for understanding and analyzing the development of the area and its current built and landscape resources.

### **Establishing the Address List**

The address list for the survey was compiled from the City's GIS database. The database included the municipal addresses and parcel information for each property within the study area. The on-foot survey completed of the study area generally showed that the municipal addresses corresponded with the convenience addresses used in the neighbourhood, with a number of exceptions. Where discrepancies existed, this was noted in the property survey form. For properties which contained more than one municipal address, specifically the Old Mill Park and the Catholic Rectory-Guy Mills Court property, the properties were surveyed in what was considered to be the most appropriate method to capture the historic and architectural data of the buildings and structures located on the property.

### **Inventory Template and Records Management**

The inventory data was gathered using a standardized heritage resource survey template developed by the City of Kawartha Lakes. The template was created in both digital and paper formats to accommodate the needs of different members of the survey team. The digital form utilized the ArcGIS Collector app and a custom map layer created for the survey which allowed the survey team to input the data directly into the City's GIS database. The paper copy of the survey template collected identical information and was later input into ArcGIS. All of the data was presented in both GIS and spreadsheet form to assist with analysis.

### **Implementation and Review**

An on-foot survey was completed by staff and the Municipal Heritage Committee's HCD study subcommittee in February and March 2021. Each property was visited and surveyed from the sidewalk and an inventory sheet, either physical or digital was completed for each property. Digital photographs were taken of each property. The inventory sheets were further expanded through archival, secondary and online research, and oral histories from local

residents to provide additional history on each property. They were also cross referenced with the existing pre-amalgamation survey of the area completed by the former Town of Lindsay Local Architectural Conservation Advisory Committee in 1990 and 1998.

The completed inventory sheets were compiled and reviewed by staff who completed entry into the GIS database for the study and added any additional information. The photographs were compiled, labelled and attached to the appropriate data points. Together, these data points form the Built Form and Landscape Survey for the Old Mill HCD Study.

The survey forms an important long-term resource for Kawartha Lakes for tracking and analyzing individual properties within the study area. For the purposes of the HCD study, the survey formed the basis for the character analysis of the Old Mill Neighbourhood, which is presented in Section 4: Character Analysis.

An abridged table of the property survey data has been included in the study as Appendix B. The Building Photo Inventory is included as Appendix C. Several of the properties were re-photographed in late 2021 and early 2022 for better quality images than in the initial survey and to update images for a number of properties where major changes had taken place since the initial survey.



## 4: Character Analysis

Using the data gathered for the built form and landscape analysis of the neighbourhood as discussed in Section 3, a character analysis of the study area has been undertaken which identifies and visualizes architectural, historical and development trends within the study area. The built and natural features of the study area have been analyzed based on a number of broad categories listed below to help identify these trends and are presented in map form alongside a textual discussion. The character analysis informs the heritage evaluation of the study area.

## Dates of Construction and Development Patterns

The properties in the study area span a wide range of dates of construction from those predating 1850 to those constructed in the 2000s. The development of this area was extremely fluid, reflecting the nature of the area as an early residential neighbourhood which has had many changes over the years, but patterns have emerged in the property survey and subsequent data analysis and development trends are evident in the mapping.

The oldest area of settlement is in the northwest corner of the study area, closest to downtown Lindsay and to the facilities that developed around the current location of the Academy Theatre in the mid-nineteenth century. This is consistent with the historical growth of the area. Although the original Purdy mill was located in the south east corner of the study area, a significant amount of early growth in the area occurred in the northwestern corner of the neighbourhood. The majority of buildings constructed prior to 1860 are located in this area. There is only one property in the area which is confirmed to predate 1850 and is in its original location: 38 Water Street, which is located in the south east corner of the study area near the original mill site. The other property in the study area which predates 1850 is 41 Russell Street East which was moved to Lindsay from Cavan Township in the twentieth century. Other buildings from this earlier period of development have since been demolished and replaced. The properties constructed in the 1850s are all on or to the north of Russell Street East and correspond with the survey of the area in the late 1850s. In total, there are 14 of these properties.

The period between 1860 and 1879 saw increased growth with 88 properties constructed at this time, the majority in the 1870s. As with the older properties, these are more heavily concentrated in the northwest corner of the study area, although there are select examples on the south eastern blocks. Development continued throughout the period 1880-99 and 1900-1919 where 76 and 82 properties were constructed; breaking down the data further shows the largest number of these were constructed between 1900 and 1909. The mapping shows that lots more to the north and west of the study area were built on first with development gradually spreading to the south east as the neighbourhood was built out; this is consistent with the historical growth of the area. The Bird's Eye View Map of Lindsay from 1875 and the fire insurance maps from 1898 and 1911 confirm this pattern with the highest concentration of



Dates of Construction

properties closest to the intersections around Kent Street East, Ridout Street and Lindsay Street South.

The period between 1920 and 1939 saw the smallest amount of growth in the area, with only 17 properties constructed during these two decades, with the vast majority constructed in the 1920s. These are scattered throughout the study area, although it is noticeable that they appear to often be in clusters of two or three homes, sometimes indicating the purchase and subdivision of lots for small scale development.

The mapping indicates a significant boom in construction in the 1940s. This corresponds with the building of Victory housing in several areas throughout Lindsay more generally as a response to the need for housing during and directly after the Second World War. While some of these properties appear as infill in established portions of the neighbourhood, they are primarily clustered in the southeast corner of the study area with the largest cluster on the block surrounded by Melbourne Street East, Durham Street East, Huron Street and Simcoe Street.



Residential properties along Ridout Street

There are also a large number of homes in the area that were constructed after 1950. Consistent with the development trends in the area, the highest concentration of these properties appears in the southeast corner of the study area with the most southeasterly of the blocks having no properties on it that predate 1940. There are also a large number of modern properties on the surrounding blocks, but these properties are also scattered throughout the entire study area, and include several commercial properties on Durham Street East and Lindsay Street South. A significant number of the newer residential properties in the northern and western areas of the study area have replaced older dwellings or have been built on the areas where industrial or commercial structures stood; some are infill housing but others have replaced historic properties within the past several decades.

When viewed in relation to parcel fabric, the study area bears a significant resemblance to its original survey. The original survey completed in 1856 laid out the lots for the entirety of the study area, although some were not built on for a century or more. In general, the lots were laid out with four facing the east-west streets, and two or three between them facing the north-south streets on every block in the district. This is with the exception of the blocks between Kent Street East and Ridout Street which were divided into six lots

with frontage on both streets. A view of the current parcel fabric shows that subdivision of lots has certainly occurred since 1856, as have lot line adjustments in some areas. However, the general pattern of lot parcels remains in many areas throughout the neighbourhood, with a full block of frontages on the east-west streets, and several lots in between on the north-south routes. It also shows the way in which lots were divided for infill or for new development as the area grew and new areas were marked for residential properties.

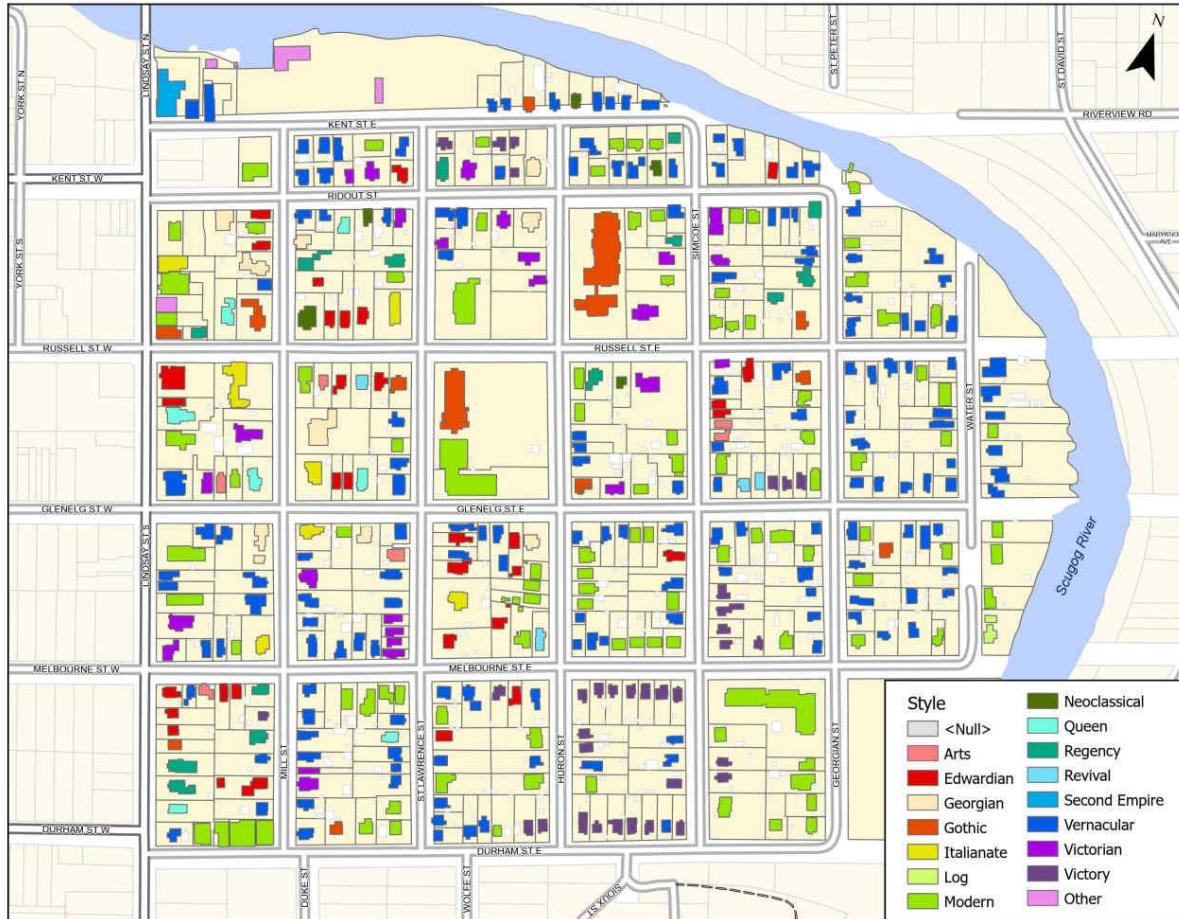
## Land Use

The study area is a predominantly residential neighbourhood located between Lindsay Street South and the Scugog River. It is comprised almost entirely of single detached homes. Most of these have been retained in that use although a number appear to have been converted to multi-residential use and several, mainly on Lindsay Street South and immediately adjacent, have been converted to commercial use. Of the residential properties in the study area, there are also several semidetached properties and 2 low-rise apartment buildings.

The area also includes other land uses. There are 8 institutional properties in the area, centred around St. Mary's Catholic Church on Russell Street East and include the church rectory at 40 Russell Street East, St. Mary's Catholic Elementary School at 30 Glenelg Street East and the Women's Resource Centre (former St. Joseph's Convent) at 22 Russell Street East. The study area also includes the current Lindsay Masonic Lodge at 10 Ridout Street, the Five Counties Children's Centre at 7-9 Russell Street East, Kawartha Lakes Centre of Hope at 104 Lindsay Street South, and the new A Place Called Home building (64 Lindsay Street South), which was under construction at the time the study was undertaken.

There are also 3 properties which are used for greenspace and recreational purposes in the study area. The primary recreational property, located on former industrial lands, is the Old Mill Park, located at 16-26 Kent Street East. The other two parks in the study area are Lion's Riverview Park at 44 Georgian Street and an unaddressed greenspace at the foot of Russell Street East at Water Street. These properties are all public parks owned by the municipality and are all located along the Scugog River.

There are also 23 commercial properties, primarily located along Lindsay Street South, which, as a whole, is a commercial and transportation corridor in the town and connects the downtown with Highway 7. These commercial properties include both buildings that were constructed as commercial buildings on either side of Kent Street and the north end of Lindsay Street South as well as former residential properties which have been converted to commercial uses. The latter are in the majority, and include most of the buildings on Lindsay Street South to the south of Russell Street. Of these purpose built commercial buildings, 4 are historic structures: 6 Kent Street East, 8 Kent Street East, 2 Lindsay Street North and 34 Lindsay Street South. It should be noted that the three important historic properties addressed as 2



Architectural styles

Lindsay Street South, 8-10 Lindsay Street South and 20 Lindsay Street South are not included in the study because they are already designated as part of the Downtown Lindsay Heritage Conservation District.

## Architectural Styles

There is no dominant architectural style in the study area. The dates of construction range from prior to 1850 to the modern day and represent the diverse range of styles which were used during this long time period. The study area is not characterized by its architectural consistency, but rather its historic importance as the original part of Lindsay and its ability to demonstrate the evolution of the community from early settlement. Nevertheless, an architectural analysis of the study area is useful for understanding its historical growth and development patterns, and for suggesting a proposed boundary for a future HCD. The range of styles which are present in the study area are outlined below.



## Vernacular

The most common style in the study area is vernacular which covers a range of different historic buildings that do not fit into one of the more defined architectural styles. The majority of these buildings are what could be classified as worker's housing: small residential properties, one to two stories in height with limited decorative features. These buildings are highly utilitarian although they often do integrate features common in the more defined stylistic types. There are also several historic commercial buildings on Kent Street East which fall under this category and, like their residential counterparts are utilitarian structures with limited decorative details.

There are three main typologies of vernacular residential buildings in the study area which are outlined below.

### Gable End Vernacular

Gable end vernacular is the least common of the three vernacular subtypes in the study area but represents the oldest buildings in the area. These buildings are general one or one-and-a-half storeys with the gable ends on the side elevations of the building.

It is likely that several of these structures are log underneath the modern siding. Log homes were usually constructed in this style, as can be seen in the only externally obvious log home in the study area (38 Water Street). There are several clues that a building may be log under the siding, including low large windows on the front elevation.



42 Kent Street East



22 Huron Street



38 Water Street

### Gable Front Vernacular

The gable front vernacular is a popular style in the study area which is reflective of its popularity across Canada in the late nineteenth century. In general, these properties are one and a half storeys with a front gable, facing the street, and are constructed on a rectangular plan. There are some examples which include a side wing and are built on an L-shaped plan. Most

have an offset entrance with a single ground floor window on the front elevation and two windows on the upper storey on the front elevation, although there are some variations throughout the study area both from original designs and later modifications.

In general, these buildings were constructed throughout the second half of the nineteenth century with some constructed in the early twentieth century. They form a large proportion of buildings in the study area.



34 Simcoe Street



48 Glenelg Street East



18 St. Lawrence Street

### Hipped Roof Vernacular

Hipped roof vernacular dwellings are numerous throughout the study area. These types of houses were popular throughout Canada beginning the late nineteenth century. They are of one or two storeys with a hipped roof and are usually constructed on a relatively square plan.

These dwellings are, in general, newer than the gable roofed types, as this style rose in popularity in the later decades of the nineteenth century and persisted until around the 1920s. They are particularly common in buildings constructed around the turn of the twentieth century of which there are numerous examples within the study area.



18 Melbourne Street  
East



18 Ridout Street



29 St. Lawrence Street

### Victorian and Edwardian Styles

A significant proportion of buildings in the study area represent a range of diverse Victorian and Edwardian styles, as would be expected in an area that saw the bulk of its development in the late nineteenth and early twentieth century.

Many of the houses with more defined styles are the larger and more substantial homes in the area. These houses would have been constructed to suit the owners needs and taste and they represent a diverse range of structures. There are also a number of smaller houses constructed in defined styles, particularly the more broadly defined Victorian style where the owners or builders added certain features to what was generally a simpler structure to bring it in line with the popular trends of the day.

There are number of Victorian and Edwardian styles represented in the area which are summarized below.

### Georgian

There are nine Georgian style buildings in the study area. These were all originally residential properties and are characterised by a number of key features including: a central hall plan, symmetrical massing with three or five bays, sash windows and a lack of ornamentation. Any ornamentation is generally Classical in style. These structures were constructed in the second half of the nineteenth century, although this style was popular in Ontario beginning in the late seventeenth century.



11 Mill Street



9 Glenelg Street East



39 Ridout Street

### Neoclassical

There are five Neoclassical style buildings in the study area. These buildings are all residential and are a range of shapes and sizes but include the key features of the Neoclassical style which are the use of Classical design elements throughout the exterior design. This includes features such as return eaves, pediments, entablatures and columns. These structures were primarily constructed in the mid-nineteenth century when this style was common throughout Ontario.



12 Russell Street East



41 Russell Street East



23 Ridout Street

### Regency

There are fourteen Regency style buildings in the study area and they are all Regency cottages. These buildings were all originally constructed as residential buildings but some have been converted to commercial use. The

standard shape and layout of the Regency cottage is evident in all examples. The defining features of this style include one storey construction, a hipped roof, a central entrance, and large sash windows. Many of these buildings also feature an entrance porch, sometimes with explicitly Classical features such as columns. These buildings were primarily constructed in the second half of the nineteenth century although they were popular in Ontario beginning around 1820.



4 Russell Street East



39 Russell Street East



106 Lindsay Street  
South

### Second Empire

There is one Second Empire building in the study area: the commercial structure located at 2 Lindsay Street North. This style is characterized by the use of a mansard roof with dormers, which is evident on the example. Most examples also included a range of eclectic architectural details such as bay windows, iron cresting, decorative brackets or rusticated quoins, the last of which is present on this property. There are examples of this style employed for residential architecture in Lindsay but none located in the study area.



2 Lindsay Street North

### Italianate

There are seven Italianate buildings in the study area which includes a mix of commercial and residential properties, as this style was common for both in the second half of the nineteenth century, beginning around 1870. Of these structures, one is a commercial building located at 34 Lindsay Street South. This was the dominant commercial style in Lindsay and in Ontario as a whole in the second half of the nineteenth century and this commercial building is a good example. The majority of commercial buildings in this style in Lindsay are located in the downtown along Kent Street West and the intersecting north-south streets.

The remainder are residential properties and display the key characteristics of this style. These include: stylized Classical elements; wide eaves; brackets; moulded window hoods; hipped roofs; and decorative brick friezes. In general, these buildings are highly ornate and retain many of their original decorative features.



28 St. Lawrence Street



20 Russell Street East



34 Lindsay Street South

### Victorian

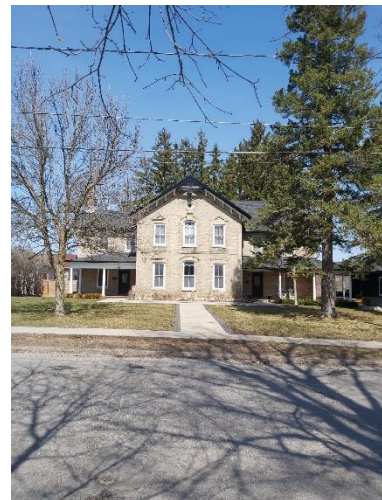
There are twenty-five buildings in the study area that fall under the more generic category of Victorian. These are structures built between about 1840 and 1900 which do not fall neatly into any of the specific stylistic types but often display characteristics of both Classical and Gothic styles. This may include features such as decorative bargeboard, columns, verandahs, bay windows and stained glass. This category encompasses a wide range of different buildings constructed in the nineteenth century. In the study area, these are all residential properties.



32 Ridout Street



37 Ridout Street



42 Russell Street East

### Gothic Revival

There are twelve Gothic Revival buildings in the study area, including several Ontario Gothic cottages. This style came into popularity around 1850 and

continued for much of the second half of the nineteenth century. The residential type of this architectural style is characterized by its use of steeply pitched roofs, decorative bargeboard and multiple gables. These buildings are often highly ornate. The Ontario Gothic cottage is a subtype of this style and is characterized by a central gable about the entrance, generally a verandah, and decorative bargeboard, although this has been removed on many surviving example. The Ontario Gothic cottage was an extremely popular house style in the mid-nineteenth century.

St. Mary's Catholic Church is also constructed in the ecclesiastical version of the style which is consistent with the dominant trends in church building in the middle of the nineteenth century.



40 Russell Street East



48 Kent Street East



65 Glenelg Street East

### Queen Anne

There are nine Queen Anne style buildings in the study area, all of them originally constructed as residential buildings. This residential style was popular beginning around 1880 into the first decades of the twentieth century. The style is notable for its high level of eclectic ornamentation and asymmetrical massing. Generally two storeys in height, many of these properties feature large verandahs and decorative elements such as brackets, iron cresting, decorative shingles, and elaborate woodwork, although there are more restrained examples.





16 Glenelg Street East



1 Russell Street East



90 Lindsay Street South

### Arts and Crafts

There are six Arts and Crafts buildings in the study area, all of which fall under a subtype of this style: the Craftsman bungalow. Craftsman bungalows were a popular middle class housing style in the early twentieth century and are generally one-and-a-half storeys with a large verandah, a front wall dormer and a side gable roof. They often took decorative features from the wider arts and Crafts style, including brackets and multi pane windows. The Craftsman bungalow is a strictly residential style.



23 St. Lawrence Street



13 Russell Street East



4 Glenelg Street East

### Edwardian Classical

There are thirty buildings in the study area that can be classified as Edwardian Classical. These include a number of different subtypes of this style which was popular from around 1890 to 1930. The examples in the study area are all

single family residential properties. In general, these houses are characterized by their Classical decorative elements on a two or two-and-a-half storey square or rectangular building. Elements include porches and verandahs with columns, entablatures and pediments, large picture windows, wide eaves, brackets and decorative shingles in gable ends.

There are two main subtypes of Edwardian Classical residential architecture in Ontario, although there are other examples that do not fall within one of these subtypes. These are the four square and the gable front, both of which are present in the study area and illustrated in the examples.



96 Lindsay Street South



19 Russell Street East



43 Simcoe Street

### Victory Housing

The study area also contains a significant collection of Victory housing constructed in the 1940s and early 1950s. There are 34 properties of this type throughout the study area, although most are clustered together in the southeast corner of the neighbourhood on Durham Street East and Melbourne Street East. While in many areas, including in Lindsay, Victory housing was laid out in newly established neighbourhoods, in the Old Mill area, it was used as infill, both for singly built homes and for rows of several houses clustered together.

These houses are typical of Victory houses built across Canada in the 1940s. They are constructed on a roughly square plan, with a gable roof and are one or one-and-a-half storeys in height. In general, they have limited architectural detail and are all very similar in their design; this is typical of victory houses as many of these homes were prefabricated or were constructed from standardized plans. They are of frame construction with different types of cladding. Many have been modified since their construction, with the owners adding dormers, different windows, and porches or decks.



45 Kent Street East



42 Durham Street East



49 Melbourne Street East

## Modern

There are 120 modern buildings in the study area, including both residential structures throughout the area and commercial buildings along Lindsay Street South and Durham Street East. Modern buildings are those constructed after 1950 which do not fall under a specific architectural category and include several buildings constructed in the past five years. Focussing on the residential properties, they range from one to two and a half storeys and contain a range of different architectural features common in the second half of the twentieth century and early twenty-first century.

These buildings could be further characterized into different modern subtypes, such as bungalows or split levels, but have not been for the purposes of this study which is primarily concerned with the historic properties in the area.



14 Simcoe Street



29 Huron Street



17 Melbourne Street  
East

## Height

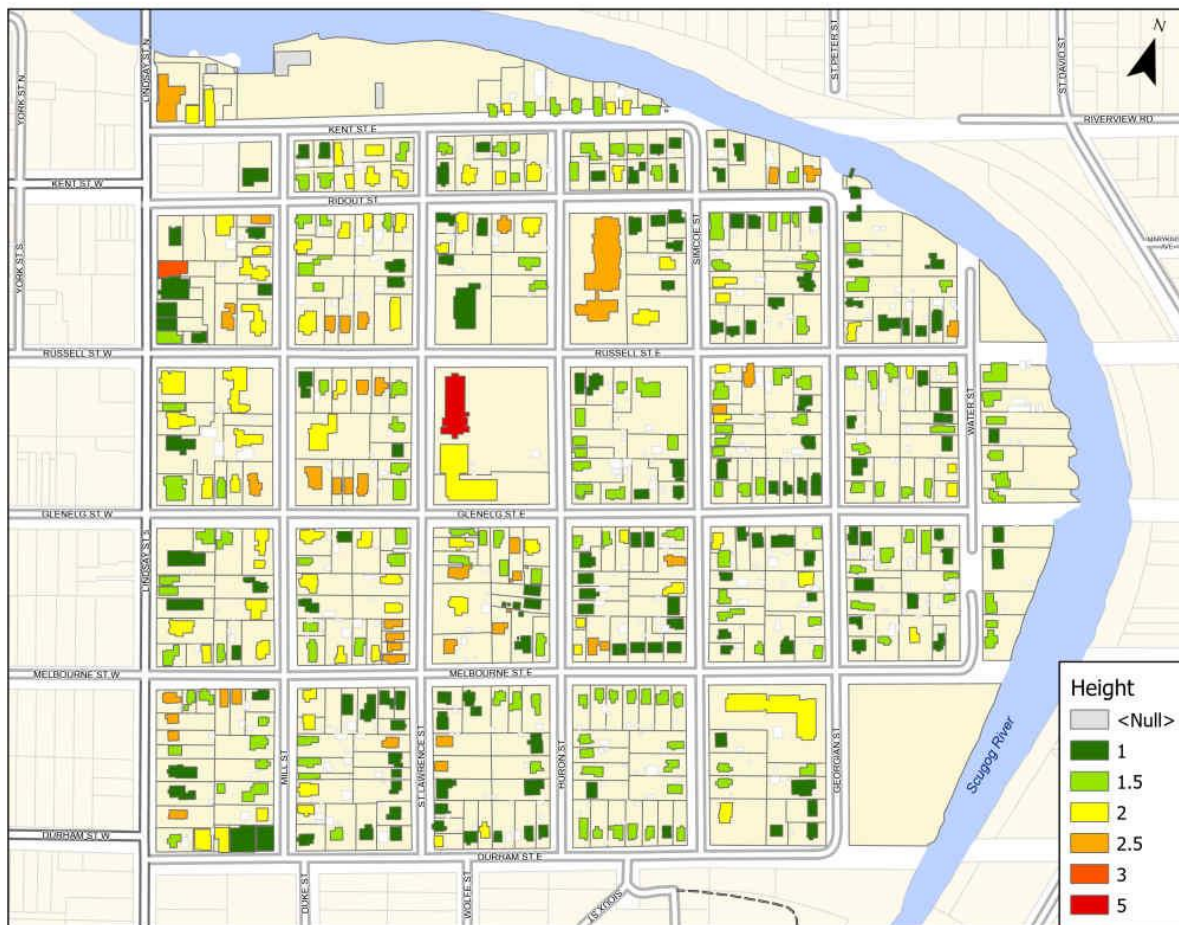
The study area is consistent in its building heights throughout. The vast majority of the structures are between one and two-and-a-half storeys in height as was common in primarily residential neighbourhoods in Lindsay in the nineteenth and early twentieth centuries. This consistency in building heights lends a visually unified streetscape to the area.

There are three buildings which exceed this height: 34 Lindsay Street South, the modern apartment complex at 8 Huron Street (Guy Mills Court) and St. Mary's Roman Catholic Church. Of these, 34 Lindsay Street South is more closely aligned with the character of downtown Lindsay as a purpose built commercial building from the nineteenth century. In its role as the local church, St. Mary's forms a central institutional structure in community and its height, through its spire, contribute to its status as a local landmark.

## Building Cladding

There are a range of different building claddings in the study area, with the three most common being brick, vinyl siding and aluminum siding. Most of the larger buildings in the study area are clad in brick, either because it is the primary construction material or because they are frame structures with brick cladding. There are also smaller historic examples which have been clad in brick, as well as modern housing which also use this material.

Many of the vernacular residences are clad in vinyl or aluminium siding which is clearly not original to the house. It is likely that these replaced the original wooden siding on these properties, most of which were probably covered in weatherboard, clapboard or a similar horizontal cladding which was popular in these sorts of properties because it was inexpensive and easy to install. The replacement of wooden siding in vernacular properties, while not preferred



Building heights

from an historic conservation standpoint, is extremely common. The continued use of horizontal cladding, while not in the original material, also maintains the visual character of these structures.

## Building Types

The standard building typology for the study area is a one to two-and-a-half storey residential structure built in a Victorian or Edwardian style. Although there are a diverse range of properties within the study area, this typology defines the general character of the area and encompasses the majority of the historic buildings in the neighbourhood. They may have either a hipped or gable roof and be clad in brick or siding. They have front yard landscaping including mature trees and vegetative plantings. These properties provide and maintain the broader historic character of the area.

The following buildings have been identified as having heritage value and contributing to the heritage character of the area, but do not fall under the above identified building typology:



Former St. Joseph's Convent/Women's Resource Centre

- 29 Russell Street East (St. Mary's Roman Catholic Church)
- 22 Russell Street East (former St. Joseph's Convent/Women's Resources Centre)
- 14-40 Kent Street East (Old Mill Park)
- 6-8 Kent Street East (Arnott Farm Equipment)
- 30 Glenelg Street East (St. Mary's Catholic Elementary School)
- 12 Ridout Street (Lindsay Masonic Temple)

The other major building typology in the area is that of Victory housing. These properties are of a similar scale and massing to the older properties but belong to a different time period and context. The large cluster of Victory houses in the southeast corner of the study area arguably has its own character separate from that of the older section of the area.

## Circulation Analysis

The majority of the streets in the study area are secondary routes leading to residential properties and circulate only within the immediate neighbourhood. The circulation of traffic lends a distinctly residential character to the study area without major routes running through it, or dividing the area into sections. This type of circulation is also conducive to pedestrians and other forms of active transportation. In general, the east-west routes are more thoroughly used as they provide entry and exit to the study area at Lindsay Street South; all east-west streets dead end at their eastern end, meaning they are not used for through traffic and can only be used to directly access properties in the study area. Durham Street East can also be used to access the small neighbourhood to the south, but this is also relatively contained and does not offer through routes around the town. The exception to this is Ridout Street which is not accessible from Lindsay Street South and can only be accessed from other streets within the study area.

The north-south roads, with the exception of Lindsay Street South provide internal circulation only and are completely contained within the study area. They dead end at both their north and south ends. Like their east-west counterparts, they are only used to access properties in the study area and maintain the residential character of the study area.

The main exception to this rule is Lindsay Street South which is a major thoroughfare in Lindsay and marks the western boundary of the study area. The function of this street as a major route mean that the properties situated along it have been generally transformed into commercial properties and are oriented away from the rest of the properties in the study area. Unlike the other streets in the study area, Lindsay Street South is a key commercial and transportation corridor in the community and has a different character than its residential counterparts.

The circulation and road patterns of the district reflect the historic development of the area as separate from the surveyed Lindsay town site on the west side of Lindsay Street South. The offset of Kent Street East and Ridout Street from Kent Street West further demonstrates this separation. The circulation and road layout of the area has not changed since it was originally surveyed, with the exception of the closure of the west end of Ridout Street.

The pedestrian and active transport circulation in the study area is much the same as the vehicular circulation, although there are more access points through the various greenspaces along the river. This includes access to Old Mill Park at the trail along the Scugog River, from Logie Street across the pedestrian bridge and across the pedestrian bridge on the south side of Riverview Park. Pedestrians and cyclists may also access the area on the west end of Ridout Street which has recently been closed to vehicular transport. There are sidewalks throughout the area, providing for pedestrian access throughout.



39 Ridout Street and landscaping

## Landscape

In general, the study area can be characterized as an evolved cultural heritage landscape. The analysis of the area shows an evolution of built form which stretched from the early nineteenth century to the present day which has developed organically into a mature residential neighbourhood. It exhibits material evidence of its evolution over time and retains a role in contemporary society as a primarily residential area in Lindsay.

In addition to the built form which is discussed above, there are a number of key landscape features which provide character to the study area. In particular, the landscaping in the study area trends towards a significant amount of vegetation and tree cover. The large amount of greenspace, both on public and private land, provide a suburban and mature residential character to the area, with the exception of the Lindsay Street South corridor.

In addition to the three large parks, a majority of the residential properties have some form of vegetative landscaping on the street side of their property. Of the 446 properties in the study area, 305, or 68%, had at least one tree in





Front yard planting

the front yard of the house. 355, or 80%, had some sort of vegetative landscaping, such as gardens or shrubs. This includes the three parks in the study area. Effectively all of the properties had lawns, with the notable exception of the commercial properties built to the lot line, as well as a few residential properties with front yard parking. The mapping analysis shows that the properties with both trees and front yard plantings are evenly distributed throughout the study area, with the exception of along Lindsay Street South, where properties are the least likely to have any front yard landscaping, and several of the properties, particularly those closest to downtown Lindsay, have a 0-metre setback. The lawns are mostly open to the street with very little fencing or large hedges to obscure the views from the street to the buildings. The large amount of natural landscaping is an important character defining feature of this mature neighbourhood because of its wide spread adoption and use throughout by properties of all ages and styles.

The frontage on the Scugog River also contributes to the overall natural landscape of the area. All three greenspaces in the study area front onto the river, as do a significant number of private properties, primarily along Kent



View north along St. Lawrence Street

Street East and Water Street. The river defines the landscape of the area both historically, as the impetus for settlement in this location, and physically, in how it shapes the northern and eastern boundaries of the neighbourhood and provides important views in the area.

## Views

Views were noted as part of the site visits and several key views emerged as part of the process which help define the character. These include views of important buildings and key natural features present both within and immediately adjacent to the district. Views to and from the Scugog River are particularly important in defining the character of the district.

### Views of Built Features

- Old Mill
  - Views of the Old Mill along Kent Street East



Terminus of Water Street

- Views of the Old Mill from the Scugog River, the Lindsay Street North bridge, Parks Canada property and the north side of the river
- Views of the Old Mill from Mill Street
- Views of the river, downtown Lindsay, Scugog River and surrounding neighbourhood from the Old Mill
- St. Mary's Catholic Church
  - Views of the spire from throughout the study area
  - Views of the church along Russell Street
  - Views from the church along Russell Street and to related properties in the Catholic Church precinct (22 Russell Street East and 40 Russell Street East)
- Lock 33
  - Views of the lock from Old Mill Park, the Lindsay Street North bridge, Parks Canada property, and the north side of the river
  - Views of the lock from Kent Street East and Mill Street
  - Views of the Old Mill, Scugog River and surrounding neighbourhood from the lock

- Residential streets
  - Views along various residential streets within the district

### Views of Natural Features

- Scugog River
  - Views of the river along Kent Street East and Water Street
  - Terminus views of the river at the end of Kent Street East, Ridout Street, Russell Street East, Melbourne Street East, Durham Street East, Water Street, Georgian Street, Simcoe Street, Huron Street, St. Lawrence Street and Mill Street
  - Views of the river and study area from the Lindsay Street North bridge
  - Views of the river from the parks located in the study area
  - Views of the study area, neighbourhood and parks from the river

### Existing Protections

There are currently five properties in the study area which are designated individually under Part IV of the Ontario Heritage Act. These include St. Mary's Catholic Church at 29 Russell Street East and four residential properties: 10 Russell Street East, 12 Russell Street East, 45 Russell Street East, and 9 Glenelg Street East. An additional property, 34 Lindsay Street South, is listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest.

There are no other properties in the study area which have any heritage protections at this time.

### Existing and Historical Significant Features

The built form and landscape survey in conjunction with historical and archival research on the area have identified a number of significant features in the study area which are significant contributors to its historic character.

#### The Old Mill

The Old Mill and park are a historic and contemporary focal point of the study area as the initial economic driver for the area in the 1830s and a large greenspace today. The Old Mill is a local landmark which is well known in the community. It is also the structure around which the development of this area evolved beginning in the early nineteenth century. The mill is not on its original site, nor is it the original structure, but a rather replacement built beginning in 1869. Nevertheless, it still contributes to the historic character of the area as a marker of its origins and significant industrial heritage.

#### The Scugog River

The Scugog River is the key natural heritage feature within the study area as it bounds the north and east sides of the neighbourhood. All three parks within



St. Mary's Roman Catholic Church

the study area and a significant number of residential properties have frontage on the river. It is a character defining feature of the area.

The river also has cultural heritage value as a key feature of the evolution of the study area. First used as a travelling route by indigenous people in the pre-settlement period, the river provided the setting for the construction of Purdy's Mill and the subsequent development of the community which would not have developed at this location without the river. It provided an important location for future industrial development and is an important feature in both the history of the study area and of Lindsay as a whole. Currently, it defines the northern and eastern edges of the study area and is regarded as an important scenic feature.

### **St. Mary's Catholic Church and Precinct**

St. Mary's Catholic Church is the primary institutional building located in the study area and is also its largest structure. The church has been present on this site since 1859 and is a prominent landmark in both the local neighbourhood and in the town of Lindsay more generally. The church precinct has included a number of other structures associated with the Roman Catholic Church in Lindsay from the mid-nineteenth century. These include the current rectory and parish offices, constructed in 1857 and located at 40 Russell Street East. St. Joseph's Convent, previous located adjacent to the church at 33 Russell

Street East, was constructed in 1874 and demolished in 1978. A new convent was constructed at 22 Russell Street East, which currently houses the Women's Resources Centre, in the late 1960s. The precinct also includes St. Mary's Catholic Elementary School, located to the rear of the church at 30 Glenelg Street East, which was constructed in 1954 to replace an older girl's school, also named St. Mary's, located in the convent and a boy's school, St. Dominic's School, which was located on the south west corner of Russell and Lindsay Streets outside of the study area and which has since been demolished.

## Notable Residences

In addition to its overall historic character and importance, there are number of notable residences in the study area which have been identified as part of the study process. These properties both contribute to the character of the study area as a whole and hold cultural heritage value in their own right. These would likely be worthy of individual designation under Part IV of the Ontario Heritage Act. The list below does not include the four residential properties which are already individually designated. They include:

- 6 Glenelg Street East
- 10 Glenelg Street East
- 16 Glenelg Street East
- 65 Glenelg Street East
- 90 Lindsay Street South
- 8 Mill Street
- 10 Mill Street
- 11 Mill Street
- 24 Mill Street
- 37 Ridout Street
- 39 Ridout Street
- 1 Russell Street East
- 4 Russell Street East
- 7 Russell Street East
- 8 Russell Street East
- 20 Russell Street East
- 21 Russell Street East
- 40 Russell Street East
- 41 Russell Street East
- 42 Russell Street East
- 28 St. Lawrence Street
- 38 Water Street

Further research and analysis would be required to designate these properties individually. It is possible that there are other properties in the study area which would be eligible for individual designation due to historical or associative value, which has not been explored as part of this study. Further research and analysis would be required.

## Description of Heritage Character

The heritage character of the area stems from its historical and associative value as the original settlement site of Purdy's Mills in the late 1820s, which would eventually become part of the town of Lindsay and its oldest settled area. Architecturally and physically, it demonstrates the evolution of the community from its earliest settlement to the present day through the organically evolved neighbourhood which is currently in place and still used as

a residential area. The most prominent building type in the area is vernacular construction, which speaks to the history of the area as a working class neighbourhood and its association with industrial development in Lindsay. It contains a number of key landmark properties in Lindsay, including the Old Mill, St. Mary's Catholic Church and a number of important historic residences which provide important information about the neighbourhood and its growth.



## 5: Heritage Evaluation



An evaluation of the Old Mill study area examines its historic resources, their interrelationship with one another, the key themes present in the area, and the major periods of development in the area's history. This evaluation provides an evaluation matrix based on the criteria found in Ontario Regulation 9/06 and modified to suit a wider area of study and analysis which includes multiple, interrelated properties and resources.

## **Types of Historic Resources**

### **Built Heritage Resources**

The built heritage resources of the study area are significant and diverse. They include properties constructed from prior to the incorporation of the town of Lindsay in 1857 to those constructed in the early twenty first century. They represent a wide range of architectural styles and sizes and contribute to the character of the area as a diverse, organically-evolved residential neighbourhood. These structures also represent a range of different construction types that are reflective of the styles of building and their occupants.

Major and notable built heritage resources include St. Mary's Catholic Church, the Old Mill, the Catholic rectory, and the former Bank of Upper Canada. There are also a number of notable residences in the area including 10 Russell Street East, 20 Russell Street East, 28 St. Lawrence Street, 8 Mill Street, and 11 Mill Street, among others.

The diverse built heritage resources of the area are important character defining feature.

### **Natural Heritage Resources**

The primary natural heritage resource contained in the study area is the Scugog River which defines its eastern and northern boundaries. The river and the location of rapids in this area was the impetus for the reserve of the area as the mill site and the construction of the Purdy mills beginning in the late 1820s. The river continues to be an important natural heritage asset, contributing to both the views, the character of the area, and its various parks and private properties that front onto the water.

The area also has a significant tree canopy which contributes to its character. The majority of the private properties in the area have trees on them, in both the front and rear yard and many are large, mature trees. These are spread throughout the study area and include a range of species native to the region.

### **Archaeological Resources**

The study area has significant potential for archaeological resources due to its location adjacent to the Scugog River and its long history of occupation. Given the likelihood that portions in the study area were used as part of the First Nations navigation route between Sturgeon Lake and Lake Scugog in the pre-



View of the Scugog River

settlement period, there is the potential for First Nations archeological sites in this area, particularly within the 300 metre buffer zone along the waterway. There is also the potential for archeological resources relating to the early settlement of Lindsay. However, given the intensity of development in the area since the early 1800s, it is likely that many archaeological sites which may have existed in the study area, particularly those related to indigenous land use, have been disturbed or lost. However, any future development should have regard for the archaeological potential of the area and undertake appropriate archaeological assessments as required. This includes regard for in-water resources which have the potential to exist in this area.

There is also archaeological potential in the study area related to the industrial development along the Scugog River and its transportation history. It is likely that any extant archaeological features would be comprised of both land and marine sites and the latter would fall under the purview of Parks Canada. Again, given the intensity of development in the area, these sites may have also been lost due to subsequent changes in the area but due diligence should be undertaken with any new development that is contemplated on or near the riverbank.

## Periods of Significance

### Indigenous Presence (pre-1820s)

The indigenous presence in the study area long predates the non-indigenous settlement period. The Scugog River was a key travel route between what would eventually become Lake Scugog and Sturgeon Lake, particularly to the Mississauga from the eighteenth century onward. A portage was most certainly present in or adjacent to the study area due to the presence of rapids in this area. Township histories indicate that there was a campsite in the study area, known as “Onigahning”, but this has not been confirmed through archaeological records or oral history. However, the region more generally had a significant indigenous presence, evidenced through archaeology and written and oral histories and it is highly likely that the study area was used or visited in some capacity.

Prior to 1600 – Occupation of the wider region by the Huron. Primary settlements are located near Balsam Lake and surrounding water bodies.

1615 – Contact of the Huron with Europeans through the arrival of Samuel de Champlain in the region on his journey to Huronia.

1680s – Incursions of the Mississauga into southern Ontario. The Iroquois, who now occupy most of the territory, are pushed back.

1695 – Mississauga now occupy most of southern Ontario, including the Trent River Valley and begin to consolidate their communities within the region.

1818 – Signing of Treaty 20 (the Rice Lake Treaty) at Smith’s Creek (present-day Port Hope). Nearly 2 million acres of Mississauga land are seceded to the Crown, including the future site of Lindsay, with the intention of displacing First Nations communities for non-indigenous settlement.

1824-25 – Survey of Ops Township by Duncan McDonnell. First land grants issued in 1825.

### Purdy’s Mills (1829-1856)

The late 1820s marked the beginning of non-indigenous settlement in the study area. Ops Township had been surveyed and opened up in 1825 and settlement soon followed. The mill site was set aside and first developed by William Purdy beginning in 1829 and a mill was operational by 1833. This period was marked by significant environmental change due to the raising of the waters in the Scugog River due to the construction of the dam and the initiation of concentrated non-indigenous settlement in what would become Lindsay. This period predates the incorporation of Lindsay, which included the Purdy Tract, in 1857.

1829 - Grant of the mill reserve (Lots 20 and 21 in Concession 6 of Ops Township) to William Purdy

1833 - Purdy's mill operational. Rise in water from the dam has flooded the Scugog River and causes the creation of Lake Scugog. Water levels cause significant damage to surrounding agricultural settlements.

1834 - Survey of adjacent lots (Lots 20 and 21 in Concession 5) by John Huston as the main Lindsay town site. Development of the town site begins in the 1840s. Purchase of property by Jeremiah Britton from Purdy for the construction of a tavern at the site of the current Academy Theatre. Early stores and a carding mill are soon established in the study area. New homes are built in what would become known as Purdy's Mills.

1839 - Dam destroyed by settlers angry at the regulation of water through the dam.

1840-1841 - Log church constructed for the local Catholic population by Fr. Hugh Fitzpatrick at the corner of Lindsay and Russell Street.

1844 - Opening of the Lindsay lock (now Lock 33). New mill opens at the site of the government dam and lock (present location). Hiram Bigelow purchases the mill and associated lands from Purdy's sons.

1853 - Death of Hiram Bigelow. Lands are willed to the Bank of Upper Canada.

1856 - Bank of Upper Canada sells the Purdy lands to the Lindsay Land Company, which is headed by John Knowlson and Robert Lang. Streets and residential lots are surveyed and subdivided.

### **Neighbourhood Development (1857-1949)**

The century between 1857 and 1949 saw the growth of the area as primarily a residential neighbourhood with industrial development near the river and commercial development on Lindsay Street near the downtown core. During this period, lots were first sold for residential development. The area continued to grow alongside the town as a whole throughout the second half of the nineteenth and first half of the twentieth century and became a diverse neighbourhood with a significant concentration of homes for Lindsay's working class. The growth of the town is driven by new industrial and commercial development and the development of Lindsay regional centre.

1857 - Incorporation of the Town of Lindsay. The Purdy Tract is incorporated into the new town. Lindsay Land Company begins to sell off surveyed lots within the former Purdy Tracts. Port Hope, Lindsay and Beaverton Railway (later the Midland Railway) reaches Lindsay.

1859 - Consecration of the new St. Mary's Church. First mass is held on Christmas Day.



Early twentieth century homes on Huron Street

1861 – Fire destroys most of downtown Lindsay and portions of the study area. Destruction of the 2<sup>nd</sup> mill through fire.

1869 – Construction begins on the new (current) mill.

1874 – Construction of a new convent for the Loretto Sisters on Russell Street by architect William Duffus of Lindsay.

1884 – Convent burns to the ground. Reconstruction begins immediately.

1887 – Lindsay becomes the operational headquarters for the Midland Railway.

1890 – Loretto Sisters are replaced by the Sisters of St. Joseph.

1892 – Lindsay installs a municipal water supply.

1900 – The municipal sewer system and electric lights are available in the town.

1910 – New (current) lock is constructed by John Richie and Company. Merger of the local mill with the Canadian Cereal and Milling Company.

1920s – Gradual closure of the mill. The site reopens as the Lindsay Distillery in 1927.

1940-1949 – Construction of Victory housing for returning soldiers from World War Two. Houses constructed as infill in areas of the neighbourhood, as well as a large cluster in the southeast corner.

1946 – Henderson’s Chick Hatchery opens in the former mill.

### **Modern Developments (1950-present)**

The second half of the twentieth century brought more residential development and change to the neighbourhood. The most growth occurred in the south eastern corner of the area which had not yet been fully built out. New infill was added in the older built up area, as did the demolition of certain older vernacular homes to replace them with newer structures.

During this period, several key structures were lost or severely damaged which had a large impact on the historic fabric of the area. This includes the demolition of St. Joseph’s Convent in 1977 and the major fire at the Needler and Sadler Mill which left it mostly destroyed and in its current ruined state.

1954 – The new and current St. Mary’s Catholic Elementary School is opened.

1965 – Construction of the Lindsay Masonic Lodge.

1967 – Foundation of Fleming College in Peterborough. St. Joseph’s Convent is converted to its forestry school and Lindsay campus. New convent across the road is nearing completion.

1971 – Closure of Henderson’s Chick Hatchery. Mill is vacant.

1977 – Fleming College fully moves out of St. Joseph’s Convent to its new campus on Albert Street South and the convent is demolished.

1978 – Former Needler and Sadler Mill mostly destroyed by fire. Ruins remain.

1981 – Mill purchased by the Town of Lindsay (now amalgamated into the City of Kawartha Lakes).

### **Thematic Analysis**

The history of the study area can be understood through a number of thematic lenses. The history which was detailed in Chapter 2 can be summarized and categorized based on the five broad themes developed under the Parks Canada Thematic Framework which provide a useful and consistent tool for the analysis of historic sites and landscapes. Examples of extant built forms and landscapes for each thematic area are also identified.

## Peopling the Land

The study area is representative of settlement in Upper Canada in the first decades of the nineteenth century. The establishment of the Purdy Mill in 1829 to serve the surrounding rural townships and the subsequent growth of a small settlement around the mill site are demonstrative of the growth of many communities in Upper Canada during this period. The area provides information regarding the earliest history of Lindsay and of the surroundings Ops Township.

The mill was established beginning 1829 to respond to the newly settled Ops Township and provide vital services to the growing rural population. At the same time, the mill provided the impetus for growth in area immediately surrounding it, gradually developing into more concentrated urban settlement. The mill settlement, Purdy's Mill, would become the nucleus of the town of Lindsay. After the destruction of the Purdy mill, the continued presence of a grist mill in this area was a key factor in the growth of Lindsay and the continued settlement of Ops Township.

The residential growth of the area is also demonstrative of the settlement of Lindsay, through its survey and architecture. The grid plan and names of the streets show the early survey of this area of the community from 1856, as do the division of lots. The division of lots from the initial survey is still visible in the parcel fabric of the neighbourhood, as many of these remain intact, or subdivided following the same general pattern as the larger, earlier divisions. The study area demonstrates a wide array of properties constructed during the nineteenth century which show the evolution of the community.

### Examples of Building, Landscapes and Themes related to Peopling the Land

- Succession of saw and grist mills in the area, including the current Old Mill
- Range of Victorian and Edwardian architecture
- Original settlement location
- Street and lot layout

## Developing Economies

Currently, there limited economic activity in the district and is primarily confined to a variety of miscellaneous small businesses at the western edge of the study area. Most of these are located along Lindsay Street South. However, historically, the study area was a key site in the growth of the local economy. The development of the Purdy Mill was an important economic driver in both Lindsay and the surrounding rural area. The initial development of the mill site in the late 1820s and early 1830s was the primary driver for local settlement in the town's earliest period and was also a focal point for the surrounding agricultural region, allowing the local economy to become established and grow.



39 Russell Street East

As the nineteenth century progressed, the area continued to develop new industrial businesses particularly with its close proximity to the river. The Scugog River, both inside the study area and in the rest of Lindsay was an important location for economic activity as a transport route and power source for certain industries. However, in the study area, the major economic engine remained the mill which was rebuilt after 1844 and 1869 respectively, along with several smaller industries nearby, both on the river and set back from it. The residential development also corresponds to Lindsay's growth as an economic centre for the region, beginning in the second half of the nineteenth century. Much of the housing was built for workers in the various industrial and commercial establishments in the town.

Similarly, the area relates to the subthemes of communication and transportation and technology and engineering through its location adjacent to the Trent Severn Waterway and Lock 33. The construction of the government lock, at its current location, in 1844 opened the Scugog River up to more efficient transportation through the growing Trent Severn Waterway.



This engineering development had a direct impact on the cultural landscape of the district as a key local landmark in the area.

#### Examples of Building, Landscapes and Themes related to Developing Economies

- Succession of mills in the area, including the Old Mill
- Scugog River
- Lock 33
- Housing for workers related to various industries in early Lindsay

#### Building Social and Community Life

The social and community life of the neighbourhood underwent evolution throughout time as it developed and changed. Much of this was informal community development through the gradual growth of the area and its establishment as a mature residential neighbourhood. More formally, however, community life was established through the institution of the Catholic Church, centrally located within the study area.

St. Mary's Church and its precinct are an important aspect of community life in both the study area and Lindsay more generally and is an important landmark within the district. Historically, the precinct included the church itself constructed in 1859, the rectory which was originally the home of John Knowlson constructed in 1857 and donated to the church in 1873, and St. Joseph's convent which was demolished in 1977. St. Dominic's School, opening in 1868, was located nearby at the southwest corner of Lindsay and Russell Streets. These structures and the institutional functions they served within the community – worship, education, and charity – were vital services within the local community.

Similarly, community life continued to develop in the twentieth century. Community member recollections of events, often centred on the church, activities, such as tobogganing on the hill adjacent to Huron Street and swimming in the Scugog River, and general community cohesiveness demonstrates the social and community life in this neighbourhood as it developed to the present day. The early twentieth century also saw the establishment of local service organizations associated with the Catholic Church, namely the Knights of Columbus and Catholic Women's League.

#### Examples of Buildings and Landscapes related to Community Life

- St. Mary's Catholic Church and precinct, including St. Mary's Catholic Elementary School
- Recreational facilities and greenspace



36 Melbourne Street East

### Expressing Intellectual and Cultural Life

The study area as a whole does not relate to the theme of intellectual and cultural life. The architecture of the district does not form enough of a unified whole to be recognized for artistic merit, although there are certainly select examples of individual properties within the area which are architecturally significant.

However, the St. Mary's precinct, as a unit, relates to both education and spirituality, two subthemes within this wider theme. The education provided historically through the convent school and St. Dominic's School and, in the present day, St. Mary's Catholic School provided and continue to provide Catholic education for local children. The church itself and its related programming, in both the historic and contemporary context, provided a specific outlet for Catholic worship and culture. In particular, this included Irish Catholic cultural practices in the church's early days because of the large Irish Catholic population who attended the church and lived in this area of the community.

Examples of Buildings and Landscapes related to Intellectual and Cultural Life

- St. Mary’s Catholic Church and precinct, including St. Mary’s Catholic Elementary School

### Governing Canada

The study area does not relate directly to ideas of politics, government or the military. There are several notable residents in the district who were involved in local and provincial politics but they do not have an impact on the heritage value of the area.

### Criteria for Determining Cultural Heritage Value

Criteria for determining cultural heritage value of a heritage conservation district and whether or not the Old Mill Area fulfils these criteria are outlined below. These criteria are not prescribed through the Ontario Heritage Act or its regulations but mirror those outlined in Ontario Regulation 9/06 which is used to determine cultural heritage value of individual properties. These general criteria for determining heritage value in a district are used in many municipalities across Ontario.

Historical and Associative Value		
Criterion	Yes/No	Significance
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	<p>The Old Mill neighbourhood has direct associations with several themes and institutions which are significant to the history of both the local area and of Lindsay as a whole.</p> <ol style="list-style-type: none"> <li> <b>Purdy’s Mill</b>            The neighbourhood is the earliest area of settlement in Lindsay and is associated with the first grist mill built by William Purdy between 1829 and 1833. This was the first mill built in what would become the Town of Lindsay and was intended to serve the wider rural community. The construction of the mill served as the catalyst for urban settlement around the mill site. Beginning in the 1830s, a community developed around the mill site and was eventually         </li> </ol>

Historical and Associative Value

annexed the town of Lindsay which was surveyed immediately adjacent to Purdy's lands. The area was both the first industrial development in Lindsay and its first residential neighbourhood. The mill development also had a significant impact on the wider, regional landscape through its flooding of the Scugog River system, creating the larger river of the present day and Lake Scugog itself, as well as flooding out settler's fields and wild rice beds used by First Nations communities further to the south.

**2. St. Mary's Catholic Church**

The neighbourhood has direct associations with the Catholic Church in Lindsay. St. Mary's Catholic Church, located in the study area, is the oldest and only Catholic Church in Lindsay with a history in the area dating back to the early 1840s. It, as well as its associated structures, is an important local institution with a long-standing presence in the community. The church and its strong associations with the neighbourhood also speak to the significant Irish community in the area who were many of the founding families of the church and formed the largest ethno-cultural group within the church and significant demographic group in Lindsay as a whole in the nineteenth century.

Historical and Associative Value		
		<p><b>3. Industrial Development</b>            Beginning with the first Purdy mill in the 1830s, the neighbourhood has had a strong association with industrial development, likely because of its proximity to the river. Industry developed along the length of the river through Lindsay in the second half of the nineteenth century, including in the study area which hosted several different industries during this period, although it has evolved into a primarily residential neighbourhood. The area is also associated with this theme because of the large amount of vernacular housing used by working class families in Lindsay in both the nineteenth and twentieth centuries. The occupants of many of these properties worked in a wide cross section of Lindsay's key nineteenth and early twentieth century industries and businesses.</p>
<p>Yields or has the potential to yield information that contributes to an understanding of the history of a community or area</p>	<p>Yes</p>	<p>The majority of the study area is located in an area of high archaeological potential due to its location on the Scugog River and its role as the original area of settlement in Lindsay. While the evolution of the area and the significant history of construction in this area mean that many sites are potentially disturbed, the archaeological potential remains high. These include indigenous pre-settlement sites, early settlement sites, and industrial sites. There is also a high potential for marine archaeological sites.</p> <p>The visible building stock also yields information about the history of Lindsay and its evolution from its earliest period</p>

Historical and Associative Value		
		of development beginning in the early nineteenth century. The evolved nature of the landscape shows the evolution of residential Lindsay.
Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community	No	The organic evolution of the neighbourhood means that it does not reflect the work of any one architect, builder or planner.

Contextual Value		
Criterion	Yes/No	Significance
Possesses a character that defines, maintains, or supports the area's history and sense of time and place	Yes	The present day character of the Old Mill neighbourhood reflects its early development as the original settlement site in what is now Lindsay and as an organically evolved neighbourhood. The significant number of both vernacular and early landmark properties in the area speaks to its development and the evolving history of settlement in the town.
Contains resources that are interrelated by design, history, use and/or setting	Yes	<p>The built and natural landscape of the area are connected as part of the development of the neighbourhood from the 1830s to the present day. The neighbourhood is historically and contextually linked to its natural surroundings by virtue of the fact that it developed around a mill site on the river. The residential properties are also contextually linked to the Old Mill itself which is an important community landmark and a key aspect of the area's history.</p> <p>St. Mary's Catholic Church is a focal point for the community and has been used by local residents since it was</p>

Contextual Value		
		constructed in 1859. The precinct, which has changed over the years, also provides an important focal point and centre for various services for the local community.
Is defined by, planned around, or is a landmark	Yes	<p>The neighbourhood is defined by its relationship to the Scugog River both historically and in the contemporary context. The river was the catalyst for its establishment and development because of the construction of the mill on the river within the study area. The river is a major landmark in the town of Lindsay and had a significant impact on the development of this neighbourhood.</p> <p>The neighbourhood is also defined by its relationship to the Old Mill. Although it is not the original mill from the Purdy period, the mill is an important landmark around which the community developed. Successive mills in this area were key economic and demographic drivers, bringing people into Lindsay and spurring additional development. The neighbourhood exists because of the mill and its predecessors and maintains the contextual connection to it.</p> <p>The neighbourhood is also defined by its relationship to St. Mary's Catholic Church which sits at the centre of the study area and is a major local landmark. While the neighbourhood was not planned around the church specifically, the church and its precinct form an important institutional nucleus to the neighbourhood and the area is heavily associated with the presence of the large nineteenth century church.</p>

Design and Physical Value		
Criterion	Yes/No	Significance
	o	

Design and Physical Value		
<p>Has a rare, unique, representative or early collection of a style, type, expression, materials or construction method</p>	<p>Yes</p>	<p>The study area is representative of vernacular housing in Lindsay dating from the mid-nineteenth to the mid-twentieth century. The plurality of properties in the study area are vernacular properties constructed prior to 1940 which are representative of the many residents who have lived in the area since the 1830s. This high level of concentration of historic properties of this type is important as a representative example of worker's housing which is less likely to be preserved than larger, more ornate examples from the same period.</p> <p>The area also contains a diverse range of Victorian and Edwardian housing and is representative of the wide range of housing types and styles used in Lindsay in its historic development from the mid-nineteenth century onward.</p> <p>Many of these properties are what could be called second generation buildings: that is structures which replaced the original, likely fairly rudimentary buildings from the 1830s with more substantial permanent structures as Lindsay developed in the second half of the nineteenth century.</p>
<p>Has a rare, unique, or representative layout, plan, landscape or spatial organization</p>	<p>Yes</p>	<p>The layout of the neighbourhood is representative of the grid pattern layout common in many Ontario towns as they were surveyed in the mid-nineteenth century. The streets notably do not respond to the topography or the curve of the river which defines the north and east sides of the area. This spatial layout has been retained unaltered from the mid-nineteenth century.</p> <p>The spatial organization is also defined by its street names, which are primarily taken from members of the British aristocracy and is related to the general street naming trends in the town of</p>



Design and Physical Value		
		<p>Lindsay in its early survey in the early nineteenth century when they were named. The street names are reflective of the British influence on the growth of the community.</p> <p>The street and block layout is unique within Lindsay.</p>
Displays a consistently high degree of overall craftsmanship or artistic merit	No	The level of craftsmanship varies throughout the district dependant on the property.

Social and Community Value		
Criterion	Yes/No	Significance
Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within a district	Yes	<p>The area yields information about the industrial and commercial development of Lindsay in the nineteenth and early twentieth century as the location of a significant amount of historic worker's housing. The area and its residents from the early nineteenth century onward reflect the wide range of economic opportunities in Lindsay that developed along with the community from its beginning in 1829.</p> <p>The area also yields information regarding the Catholic community in Lindsay beginning in the first half of the nineteenth century. St. Mary's Catholic Church and its associated buildings which are located in the centre of the study area were a focal point for Catholic life, community and culture in Lindsay and remain so in the present day.</p> <p>The area also maintains a distinct community identity through its moniker of Pumpkin Hollow which was applied to the area to the east of the church as a pejorative in the nineteenth century, but has gradually been adopted by this</p>

Social and Community Value		
		community to identify the area as a distinct neighbourhood within Lindsay.
Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community or plays an ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group or that people that is significant to a community	Yes	The area is historically linked to the significant Catholic community in Lindsay and, in particular, its Irish Catholic community which played an important part in the development of the local area and Lindsay as a whole. The study area is home to St. Mary's Catholic Church – the only Catholic Church in Lindsay – the Catholic rectory, and the former St. Joseph's convent. The Catholic Church precinct is a major group of built heritage resources in the study area and are landmarks within the community at large. The use of a portion of the area's nickname, Pumpkin Hollow, as a perjorative in the late nineteenth century likely reflects a strong anti-Catholic bias towards the local neighbourhood and is demonstrative of the wider negatives views of Catholics in English Canadian society at that time.

Natural and Scientific Value		
Criterion	Yes/No	Significance
Has a rare, unique, or representative collection of significant natural resources	Yes	The Scugog River is an important natural feature in the town of Lindsay and in the City of Kawartha Lakes. The river is an important and defining natural feature in both the contemporary landscape of the study area and in its historic context. The river runs from Lake Scugog to Sturgeon Lake and is identified as a key natural feature and landmark in Lindsay. The history and development of the river is significant to both indigenous and non-indigenous communities in Lindsay and the wider region.
Represents or is a result of a significant technical or scientific achievement	No	This criterion is not relevant to the area.

District Integrity		
Criterion	Yes/No	Significance
Visual, functional or historical coherence: consistency in the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics which relate to the cultural heritage values of the district.	Yes	The study area demonstrates a historic coherence through its relationship to the early development of Lindsay in the nineteenth century as well as an evolved, mixed residential neighbourhood with a high concentration of vernacular residential properties. The coherence between elements is thematic.
Authenticity: A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations or infills exist, they are generally sensitive, compatible, and reinforce the cultural heritage value of the district.	Yes	The study area has maintained its character as an evolving historic neighbourhood with a mix of residences and residents. While some buildings have been replaced in more modern times, the primary, noticeable alteration in the historic building stock is the replacement of wooden siding with vinyl or aluminium. It should also be noted that many of the original buildings (from the Purdy period) were replaced, but in the historic context (the late nineteenth and early twentieth centuries), which shows the evolution of the area in the past. Most of these second generation buildings remain in situ.



## 6: Community Engagement

An important aspect of the development of a heritage conservation district is engagement with the local community. It is the community that best understands the dynamics of their local area and future goals for its growth and development. Under the Ontario Heritage Act, community engagement and public meetings are not a statutory requirement for the development of a heritage conservation district study; however, it is widely recognized that early and frequent engagement with the local community is a best practice in the development of new heritage conservation districts.

This study was originally initiated by a petition presented to Council by local community members in 2018, indicating community support for this process. Council referred the matter back to staff at that time and, as staff investigated the potential of the area as a subject for a heritage conservation district, members of the public who were interested in the process continued to engage informally with staff and the Municipal Heritage Committee.

With the formal initiation of the study by Council in June 2020, formal community engagement and consultation was undertaken and continued throughout the study process. Consultation and engagement was undertaken using a variety of methods in order to engage as many community members as possible, respond to questions and concerns, and gather feedback on the study and heritage conservation district designation process.

The community engagement for this study was significantly complicated by the ongoing COVID-19 pandemic. In particular, it limited the ability of the City to hold in-person community meetings to gather feedback from residents, answer questions and provide information on the study process and its implications for local residents and property owners. As a result, the City had to be flexible with its engagement methods and ways of reaching people as part of the community engagement process.

The level of community participation in this process was relatively low, although City staff and the Municipal Heritage Committee provided a significant number of opportunities for engagement and the provision of feedback. While a number of community members participated in the process or provided strong opinions on the potential for the area to be designated as a district, there was no responses received or participation in public processes from the majority of residents. This does not necessarily indicate that there is not an appetite for district designation, but rather demonstrates that there is not a strong resistance locally to the protection of the area through designation under the Ontario Heritage Act. It is also likely indicative of the challenges in undertaking public engagement through the COVID-19 pandemic.

The community engagement process is outlined below. This includes an overview of the methodological approach, a statistical summary of the engagement methods and feedback received, and a high level summary of the

feedback received from the public highlighting major items raised in the public meetings, through surveys, and in informal engagement.

## **Methodology**

The study used a number of different methods of providing information and gathering feedback which are summarized below. The goal of using a range of different methods for interacting with the public was to engage as many community members as possible by providing a range of accessible options. A significant portion of the public engagement for this project was digitally-based, due in part to the challenges of the COVID-19 pandemic, which can be challenging for some members of the community and effort was made to ensure that those who were unable to access digital materials were included in the process and able to provide their input.

### **Online Public Engagement Sessions**

Due to the COVID-19 pandemic and the various restrictions with regard to in person gathering which were in place throughout the study, public meetings for this project were conducted virtually through Zoom. The public meetings were promoted through direct mail to property owners in the study area, through the City's website, through press releases and on social media.

The first two public meetings were held on August 13 and August 18, 2022. The content of these meetings was identical and was duplicated to provide scheduling options for residents, property owners, and members of the public. These meetings introduced the study, provided information on heritage conservation districts in general, discussed how the study would develop and provided an opportunity for questions and answers.

The second two public meetings were held on March 26 and March 27, 2022 and were also identical in content. These meetings provided a refresher on the background information on the study, an update on its current status, discussion regarding the boundary options and draft study, a timeline for study completion, and a question and answer period.

Recordings of the meetings were uploaded to the project's Jump In page for those who were unable to attend.

### **Direct Mail**

Property owners were sent direct mail twice during the study process in July 2020 and in February 2022. The direct mail was sent to the owners, as opposed to the residents, of the area as these are the mailing addresses available to City staff for each property. Owners were encouraged to also

provide the information to any tenants in their properties. Over 400 pieces of direct mail were sent in each July 2020 and February 2022.

The direct mail sent in July 2020 introduced the study to property owners and invited them to attend the first public engagement sessions held in August 2020. It also directed properties owners to the study's page on the City's website and the project Jump In page. It invited property owners to engage with the study through the Jump In page, the engagement sessions, and by reaching out directly to staff with questions or comments. The correspondence included an insert providing information on heritage conservation district designation and FAQs on the process.

The direct mail sent in February 2022 provided an update on the status of the study and directed property owners to the draft version of the study which had been released on the City's website and Jump In and included two options for proposed draft boundaries for a future heritage conservation district. The correspondence provided a variety of options for filling out a survey intended for property owners to provide specific input on the study; a paper copy of the survey was included in all of the letters. It also invited property owners to participate in public engagement session in late March 2022.

### **Jump In**

A Jump In page was created for the project in June 2020 to provide updates on the study and facilitate online public engagement for the project. Residents, property owners and members of the public were directed to the Jump In page throughout the project in order to access information and provide their feedback. Links to the page were provided in correspondence, press releases, and on the dedicated project page and the Major Projects page on the City's website.

The Jump In page included a range of opportunities for engagement. These included two surveys about the study and study area published in summer 2020 and spring 2022 respectively, an interactive map where members of the public could identify important historic properties and places, and a form for providing information on specific historic properties. It also provided opportunities to sign up for various community engagement groups regarding the study, discussed below in more depth.

Recordings of public meetings, slideshows, and pertinent information relating to the study were posted on the Jump In page as the study progressed.

### **Survey Monkey**

The survey released in spring 2022 to gather input on the study as a whole, as well as the draft study published on the City's website, was also published on Survey Monkey and the link provided in correspondence to owners, as well as

on the City's website. The Survey Monkey survey was identical to that on Jump In.

Staff decided to also allow owners to fill out the survey on Survey Monkey as well as Jump In due to the poor engagement with the first Jump In survey in 2020. Members of the public had expressed discomfort with using Jump In because it required registration prior to filling out surveys for the City and staff wanted to provide a variety of accessible options for property owners and residents to complete the survey in order to receive as much feedback from as many different community voices as possible.

### **Paper Surveys**

Paper surveys were included in the correspondence sent to property owners in February 2022 to provide an option for those who were not able or willing to provide information electronically. Property owners could return surveys by mail or in person to the Economic Development Office at 180 Kent Street West in Lindsay. These surveys were identical to those on Jump In and Survey Monkey. The intent of the paper survey was to provide an additional accessible opportunity for property owners to provide feedback on the study.

### **Non-Structured Engagement**

Throughout the study, staff were available for property owners, residents and members of the public more generally to answer questions, address concerns and take feedback on the study and study process by phone or email. The phone number and email address for the Economic Development Officer – Heritage Planning was included in all correspondence sent to owners, as well as on the study's page on the City's website and Jump In project page. A variety of inquiries and comments were received both by phone and through email throughout the study process.

Due to the COVID-19 pandemic and its associated restrictions, the opportunities for drop-in public engagement in-person with staff on the study were extremely limited. However, staff and members of the Kawartha Lakes Municipal Heritage Committee were able to provide in-person engagement as part of the property inventory and in-field survey process to interact with owners and residents. Multiple residents were engaged in this way and participated in a range of information conversations regarding the study and were directed to the website, Jump In, and the public meetings for additional information and opportunities for engagement.

### **City Website**

A dedicated project page was created for the study on the City's website and visitors to the website were directed to the page from the Heritage



Designation and Major Projects pages. The webpage was intended to provide information on the project and direct visitors to the Jump In page.

The page included information regarding the general background of the study, information on heritage conservation districts, information on community engagement, contact information for staff, and updates on the study as it progressed. There were no direct engagement opportunities on the project webpage; visitors were direct to Jump In for that purpose and invited to contact staff directly.

### **Community Engagement Groups**

At the beginning of the study, staff proposed the creation of a Community Advisory Group comprised of interested members of the community who wanted to have a more in-depth involvement in the study process, as well as a number of research groups for anyone who was interested in participating in the research and survey aspects of the study. The intention of these groups was to provide an additional opportunity for engagement for those members of the community who wanted to be more involved in the study to provide more information and feedback to staff on the study as it developed.

Residents and property owners were invited to participate in these groups at the study's initial public engagement meetings in August 2020, on the project's Jump In page, and on the project's page on the City's website. However, there was little interest from the community in participating in these types of groups as part of the study process and these groups were not pursued.

### **Stakeholder Engagement**

In addition to engagement with property owners and residents in the area, staff identified key stakeholders with a specific relationship to the district and sent specific tailored correspondence inviting them to participate in the study process and provide feedback. In general, these are organizations operating within or directly adjacent to the study area. The key stakeholders identified were:

- Parks Canada
- Roman Catholic Diocese of Peterborough and St. Mary's Roman Catholic Church
- Peterborough, Victoria, Northumberland and Clarington Catholic District School Board and St. Mary's Catholic Elementary School
- Kawartha Conservation
- Downtown Lindsay BIA
- Kawartha Lakes-Haliburton Housing Corporation
- Five Counties Children's Centre

- A Place Called Home
- Women's Resources of Kawartha Lakes
- Lindsay and District Chamber of Commerce
- Kawartha Lakes Real Estate Association
- Lindsay Masonic Temple

Correspondence inviting stakeholders to engage with the study process was sent in conjunction with the correspondence sent to property owners in July 2020 and February 2022. Stakeholders were invited to participate in the public engagement session and access the webpage and Jump In pages online. They were also invited to participate in individual engagement sessions with staff to discuss the project and the impact on their organization, should they wish to do so.

A response was received from the Roman Catholic Diocese of Peterborough through a representative of St. Mary's Roman Catholic Church, which is located within the study area. Staff engaged in a discussion with a representative of the church outlining the study process and opportunities for future participation by the church administration or congregation. No other stakeholders expressed interest in being involved in the study process.

### **First Nations Consultation**

Staff also reached out to local First Nations to invite them to engage with the study process. First Nations were invited to participate in the study through the public process or through individual meetings with City staff, which could include both informal discussion or formal consultation as decided by the First Nation. The following First Nations were invited to participate in the study:

- Alderville First Nation
- Beausoleil First Nation
- Chippewas of Georgina Island First Nation
- Chippewas of Rama First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Mississaugas of the Credit First Nation
- Mississaugas of Scugog Island First Nation

Correspondence was also sent to the solicitor for the Williams Treaty First Nations and the Metis Nation of Ontario.

An informal meeting was undertaken with Mississaugas of Scugog Island who indicated an interest in the study. The meeting included discussion regarding the study in general, the history of First Nations in Lindsay and area, and the historic impact of the Purdy Settlement and subsequent development of

Lindsay on their traditional territory and way of life. Formal consultation was not requested. No other First Nation indicated an interest in the study.

The engagement with First Nations aligns with Council’s draft First Nations Engagement Policy which is currently in development and directs staff to engage with First Nations on studies and plans which address cultural heritage resource management in the municipality.

## Engagement Statistics

The following provides a summary of the statistics for the various types of engagement undertaken as part of this project. The statistics for items such as website and Jump In page visits are accurate up to the end of April 2022.

<b>Jump In</b>	
Total Visits (July 2020-May 2022)	946
Aware	657
Informed	301
Engaged	21
Surveys Received (summer 2020)	7
Surveys Received (spring 2022)	11
My Property forms completed	9
Interactive Map pins	21

Jump In classifies visitors as Aware, Informed and Engaged based on their level of interaction with the project page as follows:

- Aware visitors visited the project page
- Informed visitors viewed a video or photo, visited an FAQ or Key Dates page, or downloaded a document
- Engaged visitors participated in surveys, contributed to forums, asked questions, or placed pins on places through the project’s Jump In page

<b>Webpage Engagement</b>	
Unique Page Views	464

The website was provided as an information source only and visitors were direct to the Jump In page or to contact staff directly to provide feedback or ask about the study.

<b>Direct Mail Engagement</b>	
Property Owner Letters Sent (July 2020 and February 2022)	407
Paper Surveys Received (spring 2022)	5

<b>Direct Mail Engagement</b>	
Stakeholder Letters Sent (July 2020 and February 2022)	14
Stakeholder Responses Received (summer 2020)	1
Stakeholder Responses Received (spring 2022)	0
First Nations Letters Sent (July 2020 and February 2022)	10
First Nations Responses Received (summer 2020)	1
First Nations Responses Received (spring 2022)	0

Direct mail was sent to property owners, key stakeholders and local First Nations in July 2020 and February 2022. Paper surveys were included in the correspondence set in February 2022 for property owners.

<b>Survey Monkey Engagement</b>	
Surveys Received (Spring 2022)	11

Only the survey released in spring 2022 was available on Survey Monkey and the link provided on both the City website and in the direct mail to area property owners.

<b>Public Meetings</b>	
August 13 Registered Attendees	17
August 13 Actual Attendees	11
August 18 Registered Attendees	16
August 18 Actual Attendees	12
March 26 Registered Attendees	9
March 26 Actual Attendees	6
March 27 Registered Attendees	19
March 27 Actual Attendees	14

Registration for the public meetings was required in advance on Zoom.

### **Summary of Feedback**

A high level summary of the feedback obtained through the various means of consultations is outlined below. The feedback was received both formally, such as through surveys and public meetings, and informally, through phone calls, emails and in-person interactions with community members.

## District Designation

In general, most individuals who provided feedback through surveys, the public meetings, and information consultation were supportive of the designation of all or part of the study area as a heritage conservation district. There were a number of individuals who were opposed to the district designation process, but they were in the minority. Many respondents who supported designation identified the importance of the area as the original settlement site of Lindsay, its historic properties, its neighbourhood spirit, and the need to protect the area from incompatible development as reasons to support district designation. Reasons that individuals opposed designation included not wanting the government to interfere with their private property, concern about property values, and a desire to redevelop their properties.

## Key Issues Identified

In the feedback received, there were several key issues and themes that were frequently identified by community members. This included both through surveys, the public meetings, phone calls and emails, and in-person interaction through the field work for the project. These items are summarized below:

- Important heritage attributes: in the surveys, respondents were specifically asked about what they saw as the important heritage attributes of the study area. This information was also provided by community members through informal consultation. These include:
  - Landmark buildings, such as St. Mary's Church and the Old Mill
  - The uniqueness of the mix of different types of historic homes in the areas
  - Landscaping such as trees, front lawns, and plantings
  - Historic sites with associations with specific events or local people
  - Neighbourhood character as a whole
  - Parks and open spaces
  - The relationship of the neighbourhood to the Scugog River
- Public space: a major item that was identified as being needed in the neighbourhood was continued access to the Scugog River for residents and families as well as to clean, usable greenspace. The community also identified streetscape and public realm improvements as important to maintaining and supporting the heritage assets in the area. With regard to the Scugog River, there were a number of comments regarding ensuring access and cleanliness of the river as of importance, as well as the potential for nice outdoors spaces and venues along the river and tasteful development along the waterfront.
- Negative impacts to the area: the surveys asked respondents what they regarded as things that would negatively impact the area. Popular

responses included: a lack of property maintenance; demolition of historic homes; inappropriate additions and changes to properties; and new large scale development.

- Property maintenance: there were a large number of community members who were concerned about general property maintenance in the area. There was a general feeling that certain portions of the study area were run down and
- Concerns regarding alterations to property: Many residents raised concerns and questions regarding how the designation of the area would impact their ability to make changes to their property, including both renovations and maintenance. Residents generally wanted to ensure that they would not be prevented from making changes to their properties if the area was designated as part of an HCD. This process is established through the City's existing heritage permitting process and guidelines and was and will continue to be communicated to residents and the project progresses.
- Design guidelines: Many residents wanted to know what the design guidelines for the area would be and how they would be able to provide input. The development of design guidelines is completed through the heritage conservation district plan phase and there will be many opportunities for local residents to provide input.
- New development: There was a significant concern among residents regarding new and incompatible development. This included infill development, the demolition of historic homes for new or larger homes, and the development of apartment buildings in the area. Many respondents did not want to see new development in the area which would impact the existing neighbourhood character. These concerns would be addressed through the development of a heritage conservation district plan and the establishment of development and design guidelines for the area. This process includes a significant amount of public engagement.

There were a number of other issues consistently identified through the public engagement that are not related to the designation of the area as a district. These are outlined at the end of this chapter for information as they do not fall under the jurisdiction of the Ontario Heritage Act or its processes.

## **Boundaries**

Two draft boundaries for a future district were released on the City's website in spring 2022 to solicit public feedback. The intention of requesting an opinion from residents was to see which area the local community felt better represented the character of the local area.

In general, the surveys and other feedback received indicated that the majority of residents preferred the smaller boundary option, although there were residents who believed that larger boundary option was better and others who wanted an even smaller boundary for a potential future district. During the second round of public meetings, the fact that the original Purdy mill site and the log house at 38 Water Street, which is the oldest property in the study area, were not included in the proposed smaller boundary was also raised. It was generally agreed upon that the cluster of wartime houses in the south east corner of the district was of a different character than and had a different history from the Victorian and Edwardian area of the neighbourhood.

### **District Name**

One of the questions asked in the surveys was with regard to the name of a future district and whether or not the name “Old Mill” was preferred. In general, respondents liked the name Old Mill, but many preferred that the area be called Pumpkin Hollow, in reference to the area to the east of St. Mary’s Catholic Church as the area was known historically by this name, including throughout the twentieth century. Some community members felt as though the name “Old Mill” did not reflect the lived community experience of the neighbourhood. Those who were in favour of the “Old Mill” name generally felt that the name reflected a current major landmark within the district study area and the community at large, as well as the importance of the neighbourhood as the site of Lindsay’s original mill.

### **Other Issues**

The feedback gathered from the community through both formal and informal channels raised a number of other issues which are not within the scope of the study or under the jurisdiction of the Ontario Heritage Act. While these issues cannot be addressed through this study or through the district designation process, it is worthwhile highlighting these issues for future discussion and consideration through other City programs and initiatives.

A major discussion during the study process was the future use of the Old Mill itself. The Old Mill is currently sitting as a ruin and a large number of individuals spoke to the idea of the structure being converted for commercial or institutional use. Some ideas included use as an art gallery, community space, restaurant, or space for small businesses. A significant concern that was raised was the fact that the mill is a significant local landmark in the town, but was not appropriately maintained or used.

One of the issues consistently brought up by community members was with regards to crime prevention. There is a significant concern in this neighbourhood with regard to crime, including drug use and vandalism, taking place in the area, particularly within the City-owned parks. The Old Mill Park

itself was identified as an area where there were issues with relation to crime because it was a public space where people could congregate.

There was also significant feedback with regard to gentrification and affordable housing, although not all respondents shared the same views with regard to this issue. There is a significant amount of rental housing within this area, and while some respondents were concerned about gentrification and the diminishing amount of affordable housing in the area, others wanted the area the amount of rental stock to decrease. There was a general consensus regarding the bigger issues with housing stock availability and affordable housing in Lindsay more broadly.

## Addressing Owner Concerns

There were a range of concerns identified as part of the community consultation regarding the potential designation of the area as a heritage conservation district. Concerns regarding designation are valid and need to be addressed as part of the district development process. Many of these items will be addressed through the plan development phase. Some of the items raised, as identified under Other Issues above, cannot be addressed through the heritage designation process as they do not fall under the jurisdiction of the Ontario Heritage Act and represent more complex issues within the community which need to be addressed by multiple departments, agencies or levels of government outside the scope of this study.

Major concerns addressed include:

- Process and restrictions regarding making changes to buildings
- Guidelines and requirements for new development
- Property maintenance
- Requirements for property owners post-designation
- Property values, resale and insurance

Many of these issues can all be addressed through the heritage conservation district plan which will include a wide range of method for public engagement to ensure that community voices and needs are integrated into a final plan for the area. The plan will also help to clarify items such as what types of alteration require heritage permits and the process for applying for one. Others can be addressed through other City policy or through public information and education, to ensure that property owners have accurate information on district designation and what it means for their property.





## 7: Policy Analysis

Heritage conservation in Kawartha Lakes is guided by federal, provincial and local policies and legislation and an overview of these guiding regulations is a key aspect of a heritage conservation district study. An examination of the existing policy direction in relation to the heritage conservation district study helps identify whether or not HCD designation is supported, particularly through municipal policies, and if there are any policy or process changes that need to be made in order to facilitate and support the creation of a new heritage conservation district; this is a required part of a heritage conservation district study as outlined in subsection 40(2) of the Ontario Heritage Act. As part of the study process, the current policy framework in place in Kawartha Lakes has been analyzed to ensure consistency between the recommendations of this report and existing policy and to make recommendations regarding policy changes, should they be necessary, to support the designation of all or part of the area as a heritage conservation district.

The designation of heritage conservation districts takes place within a wider context regarding how heritage conservation is undertaken, at the international, national, provincial and municipal levels. One of the most important trends is the increasing recognition of both cultural heritage landscapes and intangible cultural attributes as resources with a significant amount of value which are worth preserving. While, in the past, much of heritage conservation has focussed on the preservation of individual architectural structures with specific technical and artistic merit, there is now an understanding that landscapes, such as streetscapes, neighbourhoods, or rural areas, and their accompanying intangible attributes are important aspects of community identity and provide a strong sense of place that is unique to local areas. Early efforts on the part of UNESCO dating back to 1972 have protected internationally significant cultural heritage landscapes and the principles which arose from these early identification and preservation initiatives have informed the development of preservation mechanisms protecting landscapes and their physical and intangible attributes, such as the designation of heritage conservation districts in Ontario.

As development pressures in Ontario have increased, there has been increased litigation with regard to heritage conservation in Ontario as municipalities have had to balance the need to increase housing stock and employment lands with the conservation of cultural heritage resources in their communities. Litigation at both the provincial and federal level has reaffirmed the right of Ontario municipalities to protect their heritage resources but has also served to ensure that municipal processes are transparent and consistent with provincial legislation and policy. Decisions made at the municipal level must be informed by the decisions made through the court process. With regard to heritage conservation district designation, municipalities must take into account the role of HCDs and their scope within the context of legal decisions made in this area.

Changes to the Ontario Heritage Act made in 2019 through the More Homes, Choice Act, 2019, S.O. 2019, c. 9 – Bill 108, has made changes to the appeals process for heritage issues and the Conservation Review Board (CRB) no longer exists with regard to appeals to decisions about municipally designated heritage properties. The new body for appeals will be the Ontario Land Tribunal. This change came into effect on July 1, 2021. In the long term, it is not known how these changes will ultimately affect heritage conservation in Ontario but municipalities must be aware that decisions made by the OLT have the potential to impact heritage conservation decision making and processes.

The Ontario Heritage Act is the primarily piece of legislation which enables heritage conservation district designation, through Part V of the Act. However, the protection of heritage resources, and specifically heritage conservation districts, is supported by other pieces of legislation as well as federal, provincial, and local legislation, policies and plans. The primary, relevant policy pieces are discussed below. This is not an exhaustive list of all pieces of legislation or policy that mention heritage, but rather an overview of the key documents that support and enable heritage conservation and the designation of districts in Ontario.

## **Federal and Provincial Legislation and Policy Context**

The following provides an overview of the federal and provincial legislative and policy context which enable and support heritage conservation district designation. It identifies and discusses the key legislative and policy pieces which guide heritage conservation but does not address every piece of legislation with cultural heritage provisions. It also discusses Parks Canada and its management of the Trent Severn Waterway National Historic Site which is adjacent to the study area.

### **Ontario Heritage Act, R.S.O. c. O18**

Heritage conservation district designation is enabled under Part V of the Ontario Heritage Act. The Ontario Heritage Act is the primary piece of legislation which enables heritage conservation in the province including for individual properties, heritage conservation districts, and archaeological sites. It also includes processes for the alteration of heritage property and appeals as well as enforcement mechanisms. The key tools for preservation of historic properties include the following:

- Easements on heritage properties entered into with the Ontario Heritage Trust enabled by Part II Section 22 of the Act and with the municipality enabled by Part IV Section 37 of the Act
- Listing of property on the municipal Heritage Register under Part IV Section 27 of the Act

- Designation of individual properties by a municipality under Part IV Section 29 of the Act
- Designation of individual properties by the Minister of Heritage, Sport, Tourism and Culture Industries under Part IV Section 34.5 of the Act
- Designation of heritage conservation districts under Part V of the Act
- Designation of a property of archaeological significance under Part VI Section 52 of the Act

The Act also includes associated regulations which establish the criteria for local and provincial designation, archaeological licensing, standards for designation by-laws and appeals, and timelines related to prescribed events.

Part V enables the designation of areas of historic significance as heritage conservation districts and outlines the process that must be followed by a municipality. It includes guidance on what information must be included in an HCD study and plan. An HCD study must include:

- An examination of the character and appearance of the study area, including buildings, structures and other features of the area to determine if the area should be designated as a heritage conservation district
- Recommendations as to the geographic boundary of the district
- Recommendations regarding the objectives of the designation and content of the plan
- Recommendations regarding any changes that will be required to the municipality's official plan and any municipal by-laws in order to implement the plan

The Act does not include criteria for designation of an HCD.

Once a study has been completed and it is found that the area warrants designation as a district, a municipality may pass a by-law to designate the district and to adopt a heritage conservation district plan. The municipality must have wording enabling district designation in its official plan in order to designate districts under Part V of the Act. A district plan must include:

- A statement of objectives to be achieved in designating the area as a heritage conservation district
- A statement explaining the cultural heritage value or interest of the heritage conservation district
- A description of the heritage attributes of the heritage conservation district and of properties in the district
- Policy statements, guidelines, and procedures for achieving the stated objectives and managing change in the heritage conservation district

- A description of the alterations or classes of alterations which are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior or any structure or building on the property, without obtaining a permit under section 42

Subsection 41.1(6) specifies that, before designating the district by by-law and adopting the district plan, the municipality must hold at least one public meeting and Council must consult with its municipal heritage committee. When council passes the by-law designating the district, objections to the designation may be served on the clerk of the municipality within 30 days of the publication of the notice. Appeals are heard by the Ontario Land Tribunal, the decision of which is binding.

Section 42 of the Act states that no owner of a property designated as part of a heritage conservation district may alter, demolish, erect, or remove a structure on the property without first obtaining a permit from the municipality. This does not include changes to the interior of a property nor alterations which are classed as minor in the heritage conservation district plan. A decision must be made by Council within 90 days of receiving a complete application and Council may consent, consent with conditions, or deny an application. The ability to consent to permit applications may also be delegated to an employee or official of the municipality by by-law under subsection 42(16) of the Act, as is the case in Kawartha Lakes. Properties which have been designated individually under Part IV of the Act may be included in a heritage conservation district and, with regard to alterations, the provisions of the heritage conservation district plan apply. Alterations to interior designated features would still be regulated by the by-law passed under section 29 of the Act. Decisions on permit applications may be appealed by property owners to the Ontario Land Tribunal.

The Act outlines the roles of municipal heritage committees with regard to heritage conservation districts, if a committee has been established by the municipality. Council shall consult with its municipal heritage committee regarding the study (subsection 40(2)) and with regard to the plan (subsection 40(6)). After the designation of the district, the municipal heritage committee does not have a specific legislated role with regard to alterations to heritage properties, except when an application is received to demolish or remove a structure in the district when Council must consult with the committee prior to making a decision.

Subsection 39.1.1(1) specifically excludes properties owned by the Crown in Ontario or prescribed public bodies, which are identified under Ontario Regulation 157/10, from the provisions of a heritage conservation district plan. This includes properties owned by the provincial and federal governments and their agencies, such as Parks Canada. For the purposes of designating a district, it is advisable to exclude properties owned by other levels of

government from heritage conservation district boundaries, where possible, or to treat these properties as being excluded from heritage conservation districts.

### **Planning Act. R.S.O. 1990, c. P.13**

The Planning Act is the enabling piece of legislation of both municipal and provincial land use planning and for the Provincial Policy Statement which guides planning policy in the province. The Act addresses the preservation of built and cultural heritage and archaeology as one of the considerations in the land use planning process and a matter of provincial interest. It also enables municipalities to adopt community improvement plans through section 28 which many municipalities use to assist in the protection of heritage resources. Through section 34, it also allows municipalities to restrict development on significant archaeological sites.

### **Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (PPS) is enabled under Section 3 of the Planning Act and provide policy direction and guidance for land use planning decisions in Ontario. The current document took affect in May 2020 and replaced the Provincial Policy Statement, 2014. All land use planning decisions in Ontario must be consistent with the policies and intent of the PPS which “provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.”<sup>4</sup>

Section 2.6 of the PPS provides policy direction for the conservation of cultural heritage and archaeological resources. It states:

2.61. Significant built heritage resources and significant cultural heritage landscapes shall be preserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities 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.

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<sup>4</sup> *Provincial Policy Statement (2020)*, 1.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The designation of heritage conservation districts is a method of preserving built heritage resources and cultural heritage landscapes and the study process is intended to determine significance as defined by the PPS. The district designation also contributes to other stated community planning objectives identified in the PPS including section 1.5 which directs municipalities to promote community connectivity through public spaces and section 1.7 which encourages economic prosperity through placemaking, the promotion of well-designed built form, and the preservation of heritage resources.

### **Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Great Golden Horseshoe was first put in place in 2019 to address the challenges in urban growth and development which are anticipated to affect communities throughout the Greater Golden Horseshoe region. The plan identified built up areas that will be expected to take their share of growth as well as a built boundary for where that intensification will occur. The plan was last updated in 2019.

Section 4.2.7 addresses Cultural Heritage Resources and their preservation as part of the land use planning process. It states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

Kawartha Lakes is located in the outer ring of the growth plan area, meaning that, while it is expected to grow over the next several decades, it is not within the higher-growth area closer to the City of Toronto and, in fact, has been granted a reduced development target by the province. Lindsay has been identified as a built up area in the plan and it is anticipated that the town will receive increased growth and intensification over the next several decades. While it is expected that vacant land and brownfield development will occur

within the built boundary, it is also expected that these lands will become built out and increased development closer to the downtown core will need to occur in order to intensify. In particular, this will affect lower density residential neighbourhoods where they may be increased infill or potentially land assemblies to accommodate higher density redevelopment.

As a residential neighbourhood in directly adjacent to both downtown Lindsay and the Scugog River, the Old Mill area has the potential to face development pressures regarding intensification as Lindsay grows over the next several decades. In particular, the waterfront real estate within this neighbourhood may face proposed redevelopment to facilitate increased density because of the increased demand for housing options in waterfront areas. Through the policies in the PPS, the province recognizes that the preservation of cultural heritage must be balanced with the need to intensify and the identification and creation of guiding plans for historic neighbourhoods assists in sensitive and appropriate growth throughout the municipality.

#### **Ontario Building Code Act, 1992, S.O. 1992, c.23**

The Ontario Heritage Act is considered applicable law under the Ontario Building Code Act. The Chief Building Official cannot issue a permit under the Ontario Building Code (OBC) if applicable law is not met. Section 1.4.1.3, Definition of Applicable Law, of the OBC explicitly identifies the OHA as applicable law under the OBC:

(1) For the purposes of clause 8(2) (a) of the Act, applicable law means:

(a) The statutory requirements in the following provisions with respect to the following matters:

...

(xiii) subsection 30 (2) of the Ontario Heritage Act with respect to consent of the council of a municipality to the alteration or demolition of a building where the council of the municipality has given notice of intent to designate the building under subsection 29 (3) of the Act,

(xiv) section 33 of the Ontario Heritage Act with respect to the consent of a council of a municipality for the alteration of property,

(xv) section 34 of the Ontario Heritage Act with respect to the consent of the council of a municipality for the demolition of a building,

(xvi) section 34.5 of the Ontario Heritage Act with respect to the consent of a Minister to the alteration or demolition of a designated building,



(xvii) subsection 34.7 (2) of the Ontario Heritage Act with respect to a consent of the Minister to the alteration or demolition of a building where the Minister has given a notice of intention to designate under section 34.6 of the Act,

(xviii) section 42 of the Ontario Heritage Act with respect to the permit given by the council of a municipality for the erection, alteration or demolition of a building

(b) the following provisions of Acts and regulations:

...

(vii) subsection 27 (3) of the Ontario Heritage Act

...

(e) by-laws made under section 40.1 of the Ontario Heritage Act

The OBC also allows for compliance alternatives for heritage designated properties if compliance with the OBC would negatively affect the heritage attributes of the property. Section 10.4.1, Compliance Alternatives, reads:

#### 10.4.1.1.1 Substitution

(1) Except as provided in Sentence (3), a compliance alternative to a requirement contained in Part 3, 4, 6 or 8 that is shown in Tables 11.5.1.1.A, 11.5.1.1.B, 11.5.1.1.C, 11.5.1.1.D/E, or 11.5.1.1.F may be substituted for the requirement where the chief building official is satisfied that compliance with the requirements is impracticable because:

(a) of structural or construction difficulties, or

(b) it is detrimental to the preservation of a heritage building.

The OBC provisions regarding heritage properties are intended to allow municipalities to properly manage their heritage resources but it is important that appropriate communication exists between building and heritage planning staff to ensure that properties are not missed. The City of Kawartha Lakes has in place a heritage permitting standard operating procedure which fulfils this objective.

#### The Municipal Act, 2001, S.O. 2001, c. 25

Section 11 of the Municipal Act authorizes municipalities to pass by-laws, including those related to the protection of cultural heritage. Specifically, it allows municipalities to designate properties, both individually and by by-law, to protect their cultural heritage attributes. However, subsection 14 (1) states that:

14 (1) A by-law is without effect to the extent of any conflict with,

- (a) A provincial or federal Act or a regulation made under such an Act; or
- (b) An instrument of a legislative nature, including an order, licence or approval, made or issued under a provincial or federal Act or regulation.

This means that by-laws cannot be used to frustrate other legislation or regulations. With regard to Heritage Conservation Districts, this means that any plan adopted by by-law to designate an area under Part V of the Ontario Heritage Act must focus solely on the conservation of cultural heritage values and attributes and cannot dictate matters subject to other legislation such as land use planning decisions, which must be subject to the provisions of the Planning Act.

Section 365.2 of the Municipal Act also allows municipalities to provide tax relief for heritage properties which must be adopted by the municipality by by-law. This program, which is used in many municipalities throughout Ontario, can be used to incentivize and make more affordable heritage restoration and conservation projects which, in turn, assists municipalities in protecting and managing their heritage assets. The program is not currently in place in Kawartha Lakes although it has been enabled, in part, through the City's Community Improvement Plan. A by-law enabling the program would still be required to enact it.

#### **Environmental Assessment Act, R.S.O. 1990, c. E.18**

The Environmental Assessment Act, which was amended in 2019, is intended to protect and conserve the environment and environmental resources through the requirement for an environmental assessment prior to undertaking a public infrastructure project. Under the Act, the definition of "environment" includes both "the social, economic and cultural conditions that influence the life of humans or a community" and "any building, structure, machine or other device made by humans." This means that environmental assessments must consider cultural heritage and archaeological resources as part of the study and evaluation process in order to protect them from impact.

#### **Conservation Authorities Act, R.S.O. c. C.27**

A portion of the study area is under the jurisdiction of the Kawartha Region Conservation Authority (KRCA) and, by extension, the Conservation Authorities Act. The Act, which was amended in 2019, enables the creation of Conservation Authorities, local public bodies which undertake resource management programs, specifically around the issue of watershed management. Conservation Authorities may develop regulations and requirements regarding development, construction, and the alteration and replacement of buildings. While regulations made under the Conservation

Authorities Act have the potential to impact development on properties designated as part of a heritage conservation district, in the event of a conflict, the Ontario Heritage Act prevails.

### **Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33**

The Funeral, Burial and Cremation Services Act regulates burials in Ontario. It addresses heritage legislation insofar as Part XI Section 105 of the Act states that it prevails over the Part IV of the Ontario Heritage Act. It also outlines the role of the registrar in declaring a First Nations burial ground. Further, it addresses heritage through regulations regarding heritage cemeteries and archaeological investigations in Regulation 30/11. Specifically, it requires notice to be given with regard to cemeteries which are designated under the Ontario Heritage Act and requires a professional licensed archaeological to conduct archeological investigations with regard to burial sites.

There are no known burial sites in the study area. Should one be discovered in future through an archaeological investigation, regulations under the Funeral, Burial and Cremation Services Act would apply.

### **Parks Canada Plan and Policies**

The Trent Severn Waterway was designated as a National Historic Site in 1929 and is directly adjacent to the study area. Although it cannot be designated as part of a heritage conservation district and municipalities have no jurisdiction over federal lands, the cultural heritage attributes of the canal must be taken into account and inform municipal decision making when protecting heritage assets through district designation.

There are a number of key federal documents which inform the preservation and use of the Trent Severn Waterway, which functions as both a historic site and working canal system, relevant to heritage preservation. These include: Parks Canada Guiding Principles and Operational Policies, which contains policies on both National Historic Sites and Historic Canals; Cultural Resource Management Policy which provides policy guidance for manage Parks Canada's range of cultural heritage resources; and Guidelines for the Management of Archeological Resources. Parks Canada also developed and used the Standards and Guidelines for the Conservation of Historic Places in Canada which provides heritage conservation guidelines for conserving a variety of different building and property types and which the City adopted as its standard for conservation in 2019.

The Trent Severn Waterway and its management are governed by the Trent Severn Waterway Management Plan (2000). The plan supports the conservation of historic places adjacent to the National Historic Site and encourages municipalities to integrate policies within their planning framework to protect heritage assets.

## Local Heritage Policy Context

In general, the City of Kawartha Lakes has policies, plans and by-laws which support heritage conservation district designation. Many of these policies were put in place when the City designated its first two heritage conservation districts in 2017 and comply with current policy standards for heritage preservation in Ontario.

### City of Kawartha Lakes Official Plan

The City of Kawartha Lakes Official Plan was approved in 2012 and originally contained some limited policies related to heritage preservation, although those policies did not enable the designation of heritage conservation districts as required in the Ontario Heritage Act. Prior to the designation of the Downtown Lindsay and Oak Street Heritage Conservation Districts in 2017, policies were put in place to enable district designation and to generally strengthen heritage policies within the municipality. These policies were adopted by Council in April 2017 as Official Plan Amendment (OPA) 26.

The identified culture and heritage objectives of the Official Plan (Section 10), as stated in OPA 26, are:

- a) To conserve and enhance the City's cultural heritage resources. Features of particular interest include buildings, structures and significant structural remains, areas of unique or rare composition, landscapes of scenic value, artifacts, archaeological sites, cemeteries and burial grounds.
- b) To raise public awareness and celebrate the history of the community
- c) To encourage participation and involvement in conservation efforts and foster the community's understanding and appreciate of the area's heritage resources.

Section 10 includes polices regarding archaeology (10.3), the Municipal Heritage Committee (10.4) which was, at that time, known as Heritage Victoria, and general policies facilitating heritage conservation within the municipality which align with the objectives of PPS, Planning Act and Ontario Heritage Act (10.5). The OPA also includes direction with regard to the preparation of heritage impact assessments where a proposed development is on or adjacent to a designated or listed property.

Section 10.6 contains policies enabling the designation of heritage conservation districts in the municipality and outlining the process for doing so. These policies are consistent with the legislative requirements under the Ontario Heritage Act and the policy guidance on cultural heritage resources contained in the PPS.

The Official Plan does not require additional amendments and policy changes to facilitate the designation of new districts. The new policies adopted in 2017 under OPA 26 are compliant with current provincial planning policy and legislation and do not require changes at this time.

The land use designations for Lindsay are identified in the Town of Lindsay Official Plan.

### **Town of Lindsay Official Plan**

The Town of Lindsay Official Plan was approved by the Ontario Municipal Board in December 2000. When it was originally written, it contained few policies regarding built and cultural heritage and it was amended in 2017 to reflect the designation of the Downtown Lindsay HCD and provide direction specific to heritage preservation in Lindsay. These policies were put in place by Official Plan Amendment 51.

The new policies are reflective of and similar to the new heritage policies enabled by OPA 26 to the City of Kawartha Lakes Official Plan. They include policies within the Town of Lindsay Official Plan which directly enable the designation of heritage conservation districts which are consistent with the requirements of the Ontario Heritage Act and PPS. It also prioritized the Downtown Lindsay as a candidate area for district designation, but did not limit the municipality to considering other areas within the former town of Lindsay as potential heritage conservation districts.

The land use designations for this area specified in the Lindsay Official Plan are generally consistent with the existing built fabric of the area and its various uses. The majority of this area is designated for residential use, with areas set aside as Central Business District Commercial, Residential-Commercial, Institutions and Community Facilities, and Open Space. These high level land use designations are unlikely to negatively impact the historic fabric of the area and were put in place after the majority of the area was built up.

The Town of Lindsay Official Plan will be superseded by the Lindsay Secondary Plan which is currently under appeal.

### **Lindsay Secondary Plan**

The Secondary Plan for Lindsay is currently under appeal. It was developed in 2012 to update and replace the Town of Lindsay Official Plan.

The provisions for heritage conservation (Section 31.2.2.9) in the Lindsay Secondary Plan is limited, but still support, in general, the conservation of heritage properties within the town and, by extension, the creation of heritage conservation districts. Specifically, it directs heritage conservation in Lindsay to be directed by the PPS and Section 10 of the City of Kawartha Lakes Official Plan. As required by the Ontario Heritage Act, the enabling policies for district

designation are found in the Official Plan, as opposed to the Lindsay Secondary Plan. The adoption of the Secondary Plan will not impact the ability of the area to be designated as a heritage conservation district as the Ontario Heritage Act only requires specific policies regarding district designation to be included in municipal official plans.

The Secondary Plan also include additional policies regarding developments along the Scugog River which are relevant to the Old Mill study area. Specifically, it directs development to take advantage of views and frontage along the river and be connected to open spaces. It also directs buildings along the river to have entrances and windows facing the river or facing streetscapes adjacent to open space along the river. Future development in the Old Mill area will need to respond to this direction and development policy included in a future Old Mill area HCD plan will need to balance this direction with appropriate streetscape guidance that responds to the historic development patterns of the area and supports local character.

#### **The Natural and Cultural Heritage Policy Paper for Kawartha Lakes Community Based Secondary Plans (2012)**

The Natural and Cultural Heritage Policy Paper for Kawartha Lakes Community Based Secondary Plans was written in 2012 by Dillon Consulting as one of several policy papers for the new secondary plans for Lindsay, Fenelon Falls, Bobcaygeon, Omemee, and Woodville. These policy papers addressed legislation and policy which would inform the secondary plans and any issues that would need to be addressed in the development of the new plans. Regarding cultural heritage, the paper made a number of recommendations intended to strengthen cultural heritage preservation within the municipality as follows:

**Policy Direction #10:** That the Secondary Plans contain policies on the establishment of Heritage Conservation Districts and on the retention of cultural heritage resources, whenever possible. The Districts would also contain policies encouraging and supporting the revitalization of downtowns. Policies should support the inclusion of the input from landowners when designating the Districts.

**Policy Direction #11:** The Official Plan and Secondary Plans should encourage the listing and designation of cultural heritage resources as a means of protection and conservation, which is permitted under the Ontario Heritage Act.

**Policy Direction #12:** That the Secondary Plans include policies preventing the demolition, destruction, inappropriate alteration or use of designated heritage properties.

**Policy Direction #13:** That the Secondary Plans bring forward the recommendations of the Heritage Master Plan for the City of Kawartha Lakes which apply to the Settlement Areas.

**Policy Direction #14:** That the Official Plan and Secondary Plan contain policies on the preparation of heritage impact assessments. The Plans should provide guidance to staff and Council when reviewing applications or development on or adjacent to a property with a heritage designation or within a Heritage District. The policies should indicate when the assessments are required, who is qualified to prepare it, the scope of the assessment and the inclusion of the recommendations or the assessment on the development proposal.

**Policy Direction #15:** That the Official and Secondary Plans contain policies on the inclusion of mitigative measures and/or alternative development approaches in development applications when the development or site alteration is on or adjacent to a heritage property.

The paper also contains directions specific to Lindsay:

**Policy Directions #10 to #15:** In Lindsay, these policy directions will focus on the creation of a Heritage Conservation District in the downtown area. The City should develop a business plan and an action plan in collaboration with the property owners, Heritage Victoria, and other volunteer organizations in order to encourage the preservation and protection of the rich cultural heritage resources in the community. The City should also work with Parks Canada in order to enhance the park area surrounding the Trent Severn Waterway to improve the existing and/or create additional accommodations for residents and visitors (i.e. comfort stations, benches, trail connections, dockings etc.).

This document was created prior to the changes made to the Provincial Policy Statement in 2014 and 2020 which both mandated greater protections for heritage resources; however, its recommendations are still valid. A number of the recommendations of the policy paper, specifically the provision for designating heritage conservation districts in the Kawartha Lakes Official Plan, have already been implemented. Similarly, policies regarding heritage impact assessments have been integrated into the Official Plan and implemented as part of the development process with clear terms of reference which guide their preparation.

#### **Town of Lindsay Zoning By-law**

The study area is subject to the zoning by-law for the Town of Lindsay, By-law 2000-75, which predates amalgamation. There are 7 zones within the study boundary: Residential Two (R2), Residential 3 (R3), Residential Multiple 1 (RM1), Mixed Residential Commercial (MRC), Central Commercial (CC), Community Facility (CF) and Open Space (OS).

The majority of the properties within the study area are zoned R2, which permits single detached dwellings. A summary of the R2 Zone requirements is listed below:

Minimum lot area	360.0 sq. m
Minimum lot frontage	12.0 m
Minimum front yard setback	7.5 m
Minimum exterior side yard setback	3.0 m
Minimum interior side yard setback	1.25 m
Minimum rear yard setback	7.5 m
Maximum building height	10.5 m
Maximum lot coverage for all buildings	35%

The current R2 zoning requirements reflects the historic character of this neighbourhood which is primarily comprised of single family homes on lots of varying sizes and which includes a number of infill lots created in the early twentieth century from larger parcels. The smaller lot size from the R1 zoning requirements, which are generally comparable, correspond with some of the smaller lots in the study area and may allow for the development of sensitive infill on select larger lots throughout the district. The maximum building height for these properties is 10.5 metres (approximately three storeys) which is appropriate for the heritage character of the area.

With regard to residential properties, there are also several properties within the study area zoning Residential Three (R3) which permits single-detached dwellings, semi-detached dwellings, and duplexes. This zoning is reflective of the small number of historic semi-detached dwellings in this areas, as well as a number of dwellings originally constructed as single detached dwellings which have been converted into duplexes. The maximum height for these properties is also 10.5 metres and is appropriate.

With a few exceptions, the majority of the CC and MRC zoned properties are located along Lindsay Street. This is appropriate for the use and character of this transportation corridor, despite the fact that a large number of these properties have been converted from historically residential uses. The MCR Zone allows for both commercial and residential use, but generally restricts the building fabric to smaller, shorter structures, including a maximum height of 10.5 metres and maximum lot coverage of 30%. This is consistent with the majority of MCR-zoned buildings within the study area which are historic single family homes which have been converted to commercial use. The CC zone, however, allows for a much larger, higher and denser building envelope and streetscape. This puts a number of the smaller buildings under this designation under risk of redevelopment as much larger commercial buildings would be allowed on many of the commercial lots.



There are several properties in this area zoned Community Facility. These primarily relate to St. Mary's Church and its associated properties. The built form requirements and restricted use for these properties supports the overall character of the study area and the historic importance of the church and its auxiliary buildings. Similarly, those properties zoned Open Space are City parks, which contribute to the neighbourhood character of the area and provide important views and vistas to the Scugog River.

The ongoing project to consolidate the City's pre-amalgamation by-laws for its settlement areas to create a comprehensive urban zoning by-law for the municipality will need to take into consideration the need to reinforce the built form character of this neighbourhood when discussing zoning provisions for this area. At present, the current zones are generally compatible with the use and character of the area and should be retained to ensure that future development adheres to similar use, height, setback and lot size that supports the heritage attributes of the study area. However, should the study be designated under Part V of the Ontario Heritage Act, the consolidation should take into effect policies which support the preservation of the heritage character of this area. There may be the opportunity to create specific policies related to heritage character areas within the urban settlement boundaries, such as heritage overlays, which respond directly to the heritage character of certain older areas of the municipality, including the Old Mill area.

#### **Council Policy CP2021-040 (Heritage Applications Policy)**

Council Policy CP2021-040 was adopted in September 2021 to guide the process for receiving, reviewing and approving applications made regarding heritage properties within the municipality. This includes both applications made under the Ontario Heritage Act and applications made under the Planning Act which impact heritage properties. The policy responds to legislative direction which instructs Council to identify submission requirements for certain types of applications as well as new requirements under Ontario Regulation 385/21 which set mandatory minimum submission requirements for properties designated under Part IV of the Act.

The policy aligns the submission requirements for properties designated under Part V of the Act with those required for Part IV designated properties under O. Reg. 385/21. Properties located within an eventual heritage conservation district in this area would be subject to the provisions of this policy, as well as By-law 2019-154, as amended, which delegates approval authority for certain types of alterations to staff, and outlines other heritage specific policies within the municipality, notably with regard to heritage permitting and grants and the interpretation of demolition under the Act.

### Downtown Lindsay Streetscape and Façade Guidelines (2016)

Streetscape and Façade Guidelines for Downtown Lindsay were approved by Council in December 2016. Only properties on the east side of Lindsay Street between Russell Street East and the Scugog River were included as part of the Lindsay Downtown Streetscape and Façade Guidelines area. These properties, along with the properties on the east side of Lindsay Street South between Russell Street East and Durham Street East, form the vast majority of commercial properties within the study area. However, the many of the guidelines in this document are also relevant throughout the study area and should be considered as part of the development of an HCD plan to ensure consistency across heritage properties throughout the City.

### Heritage Master Plan (2012)

The City of Kawartha Lakes developed a Heritage Master Plan in 2012 which was adopted by Council in 2016. The central goal of the plan is “promoting the intrinsic value of heritage”<sup>5</sup> and identified the following objectives:

- Defining and profiling the cultural heritage assets of the City of Kawartha Lakes to create a “starting point” or baseline on which to build a sense of place and an effective strategy
- Developing a “scorecard” for the current management of these assets, measured against federal and provincial guidelines
- Creating a long term strategy to “identify, research, collect, protect, conserve and promote” built and cultural heritage
- Determining the most effective organizational format within the City and the volunteer sector to guide this long term strategy
- Evaluating how this Heritage Master Plan fits within the overall municipal planning framework and how it relates to other plans
- Connecting the Heritage Master Plan to long term community and economic goals

Much of this plan is not relevant to statutory built heritage preservation because it also focuses on cultural tourism and the development of the museum sector. However, its recommendations regarding built heritage preservation remain relevant and support the development of new conservation districts. However, as this plan is significantly out of date with regard to how built heritage is approached at the municipality, the City should consider the creation of a new Heritage Master Plan to reflect the municipality’s current conditions regarding built heritage preservation and to focus the plan on statutory heritage planning.

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<sup>5</sup> Richard Fortin Associates, *Heritage Master Plan for the City of Kawartha Lakes* (2012), 10.

## Cultural Master Plan (2020-2030)

The 2020-2030 Cultural Master Plan was adopted by Council at its meeting of February 18, 2020. Its goal is the provision of a long term vision and strategies for growing the local cultural economy, enhance local quality of life, and to contribute to placemaking within Kawartha Lakes communities.

The plan is primarily focused on the development of the creative economy and the growth and support of arts, culture and heritage-based organizations. However, it addresses built heritage conservation under Priority Three: Improve Cultural Spaces and Places. Objective 7 under this strategic priority states:

**Objective 7:** Heritage assets are protected and conserved and contribute to a thriving local economy.

### Actions

- Work with the City's Heritage Planning program to maximize the conservation of CKL heritage assets

### Progress Indicators

1. Number of Part IV designations
2. Number of Heritage Conservation Districts
3. Number of listed heritage properties
4. Inventory of heritage properties completed

The Cultural Master Plan as adopted supports the designation of new conservation districts as outlined in its progress indicators and as part of its overarching vision. The designation of new districts helps achieve the objectives outlined in the plan.

## Kawartha Lakes Strategic Plan

The Kawartha Lakes Strategic Plan for 2020-2023 was adopted by Council in January 2020 and replaced the 2016-2019 Strategic Plan. This plan provides and overarching vision for the municipality and guides its direction, major projects, and focus over the timeframe of the plan. It provides a number of guiding principles and strategic priorities which outline goals and action items for the municipality to achieve its mandate.

Heritage preservation is addressed as part of the strategic priority, An Exceptional Quality of Life, which identifies supporting and promoting arts, culture and heritage as an important aspect of community building. It is also supported through economic development action items regarding support for downtown revitalization. The designation of districts supports this objective of the Strategic Plan.

### **Integrated Community Sustainability Plan (2014)**

In 2014, Kawartha Lakes developed its Integrated Sustainability Plan. The vision of the plan was Kawartha Lakes as “a uniquely sustainable place where cultural heritage, natural heritage and economic vitality are preserved for the benefit of present and future generations.”<sup>6</sup> It identifies key sustainability issues and action items for each to promote long term sustainable management and growth in the municipality.

Cultural heritage is identified as a priority area which contributes to sustainability. Three goals for this sector were identified:

- Establish a strategic approach to identify, research, collect, protect, conserve and promote the cultural assets of the City
- Develop a plan to leverage these assets in ways that help grow the economy and enhance quality of life
- Strengthen networking and collaboration among cultural organizations and activities.

The development of new heritage conservation districts contributes to the first goal of identifying and conserving cultural assets and is part of a strategic approach with specific steps identified and mandated by provincial legislation.

### **Strategic Community Improvement Plan (2018)**

In 2018, the City developed a Strategic Community Improvement Plan as enabled under Section 28 of the Planning Act. Community Improvement Plans are used by municipalities as strategic tools for maintenance, rehabilitation and development in specific areas by allowing Council to make grants and/or loans to businesses and property owners. The goal is to develop a program of improvement and stimulate private sector investment throughout the municipality.

The primary goal the Kawartha Lakes CIP is the revitalization of downtown and main street areas in order to attract residents and visitors and stimulate economic growth. The CIP aligns with City priorities and identifies four key aims:

- Derelict building repairs and improvements to functionality
- Heritage districts and building restoration and improvements
- Affordable rental housing retrofits in mixed-use buildings
- Downtown main street revitalization and enhancement

This aims are supported by a range of financial incentive programs which have the potential to impact heritage properties including a heritage conservation grant and heritage property tax relief. The grants administered under the CIP

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<sup>6</sup> *Integrated Community Sustainability Plan (2014)* 19.

are solely for commercial properties, with the exception of the heritage incentive programs which are also available to the owners of residential heritage properties which are designated under Parts IV and V of the Act.

The Kawartha Lakes CIP area covers the entirety of the municipality, although it also contains a number of focus areas which include the downtown areas in several communities. Downtown Lindsay is one of these focus areas and includes a number of the commercial properties on the western edge of the heritage conservation district study area. However, the designation of the district also aligns with the aim of the plan to promote and enhance heritage districts within the municipality.

### **Kawartha Region Conservation Authority Plan Review and Regulations Policy (2013)**

A portion of the study area is located within the jurisdiction of the Kawartha Region Conservation Authority (KRCA); this includes the properties along the Scugog River. Its primary document for considering and reviewing planning applications is its Plan Review and Regulations Policies (2013). Planning applications located in the KRCA regulatory area within the HCD study area will be required to comply with its policies and seek approval from the conservation authority under the Conservation Authorities Act.

The primary focus of the policies is natural heritage, in line with the KRCA's mandate, and there are few references to cultural and built heritage conservation and management. However, the plan discusses cultural heritage under its valleyland specific policies (Policy 3.4.1) where these areas are identified as being important to the history and cultural of the region. In particular, it identifies First Nations archaeological sites as a key consideration in the management of these areas.



## 8: Recommendations

## General Recommendations

A portion of the Old Mill study area merits designation as a heritage conservation district under Part V of the Ontario Heritage Act based on an analysis of its history and character. The proposed boundaries for a future HCD are discussed below. It is recommended that a heritage conservation district plan be prepared and additional stakeholder consultation be undertaken in order to manage change and development within the neighbourhood to conserve its cultural heritage value.

The portion of the neighbourhood not recommended for designation as part of a future district does not align with the historic character of the recommended area. The rationale for the proposed boundaries is outlined below. An alternative boundary has also been proposed which is smaller than the recommended boundary and excludes additional properties, based on the rationale that they would be better protected separately from the bulk of the study area.

## Statement of Cultural Heritage Value

The Old Mill neighbourhood is the oldest area of Lindsay and provides information on the development of the town from the earliest days of settlement. The neighbourhood's cultural heritage value is based on its age and associations with the early history of Lindsay, its associations with the growth of industry and the Catholic Church, and its design and physical value with its concentration of Victorian and Edwardian dwellings including a large number of vernacular single family residential properties. It is an important example of an evolved cultural landscape in Lindsay.

The historical and associative value of the Old Mill area is derived from its evolution and development from pre-settlement into the twentieth century. The study area was originally along a traveling route for the Mississauga who would travel from the area which is now Lake Scugog to Sturgeon Lake along the Scugog River. The rapids which used to exist on the river in this area made a portage necessary along the shore at this spot. It has been speculated that a campsite known as "Onigahning" was located in the study area, but this has not been confirmed by archaeological, documentary or oral evidence.

The mid-1820s survey of Ops Township set aside a mill site which was later developed by William Purdy and his sons beginning around 1829. A rudimentary settlement grew up around the mill site which was eventually incorporated into the Town of Lindsay. By the late 1850s, the area was subdivided and sold into lots, beginning its evolution into a residential neighbourhood adjacent to Lindsay's commercial core and in close proximity to its growing industrial developments. Throughout the next hundred years, the area continued to grow and evolve to become a diverse residential area with a range of housing types and styles for a unique cross section of Lindsay residents. Two areas in this larger neighbourhood emerged: an area comprised

of larger houses occupied by wealthier members of Lindsay's business and professional class near the west end of Russell Street East and along Mill Street, and an area of smaller working class homes to the east of St. Mary's Church and closer to the river that was known locally as Pumpkin Hollow. Key phases of development include: the Purdy's Mill period (1829-1857), late nineteenth century development (1857-1900), and early twentieth century development (1900-1950).

The area also has a strong association with the establishment of the Catholic Church in Lindsay. Many early settlers in Ops Township, particularly those from Ireland who arrived either as part of or after the Robinson Settlement, were Catholics and the establishment of St. Mary's Catholic Church in 1840 provided an important community and religious hub for this group of citizens. As the community grew, the church grew into a new building – the present church – and added a convent, school and rectory to its precinct based on Russell Street East. The area is the original centre of the Catholic community in Lindsay and has strong cultural and historical associations with this denomination in the town.

Architecturally, the area represents a wide cross section of architectural styles and types, particularly from the Victorian and Edwardian periods, and contains an important grouping of vernacular housing from the nineteenth and early twentieth century. It has architectural value as a representative collection of architectural types and of an organically evolved neighbourhood dating from the earliest period of Lindsay's settlement. Residential properties form the bulk of built structures in the area and represent a significant number of architectural styles popular from the middle of the nineteenth until the end of the twentieth century. The organic growth of the area and its socioeconomic diversity allows for a representative array of properties to be built there. In particular, it possesses significant collection of worker's housing from a range of different historic periods which provide insight into the conditions of the majority of families in Lindsay throughout its history and the type of homes they occupied.

Important landmarks contribute to the heritage value of the neighbourhood. These help to create a sense of place through their history, use and association with the local community. They include the Old Mill itself which is an important character defining feature of the area and harks back to the origins of the area and its industrial history; St. Mary's Catholic Church and its surrounding precinct which has served the local community since the 1850s; and the Scugog River which defines the edge of the neighbourhood and was the key factor in its early development.

## **Heritage Attributes**

The heritage attributes of the area are the physical, associative and contextual elements which define its heritage character and support its cultural heritage





38 Water Street

value. Its historic and associative attributes support its importance as the original settlement site that would eventually become the Town of Lindsay, as well as its association with the growth of the community, its industry and religious community. The contextual attributes support the sense of place, defining it as a residential neighbourhood in close proximity to central Lindsay. Its design and physical attributes support its character as an organically evolved neighbourhood representing a cross section of different residential property types and style, with particular emphasis on the Victorian and Edwardian periods. Natural attributes represent natural and environmental features which contribute to the area's character, history and sense of place.

These attributes may include built structures, spatial patterns and open spaces that are important the community, its history, and its growth, and may be both tangible and intangible features.

**Historical and Associative Attributes**

- The historic site of the Purdy Mill, subsequent mills, and the original settlement of Lindsay
- Association with early industries in Lindsay

- Association with the growth of Catholicism in Lindsay and the provision of social, religious and cultural services by the Church

### **Contextual, Social and Community Attributes**

- The neighbourhood's historically important location adjacent to the Scugog River and downtown Lindsay
- Its primarily residential land use
- St. Mary's Catholic Church and precinct, including St. Mary's School and Rectory and the former St. Joseph's Convent, which are important community landmarks and representative of the history of the Catholic Church in Lindsay

### **Design and Physical Attributes**

- Uniform block size and street grid pattern
- Significant concentration of Victorian and Edwardian residential properties
- Large number of extant historic vernacular single family dwellings
- Neighbourhood residential character

### **Natural Attributes**

- The Scugog River, which provides a natural boundary and green edge to the northern and eastern sides of the neighbourhood
- Tree canopy
- Soft front yard landscaping

### **Views and Vistas**

- Views to and from the Scugog River
- Views to and from the Old Mill
- Views to and from St. Mary's Catholic Church
- Views to and from Lock 33
- Views along residential streets

### **Cultural Heritage Landscapes**

While the area identified in the proposed boundaries (below) itself forms a holistic and distinct cultural heritage landscape, there are also several smaller landscapes within the area which merit recognition and protection based on their own, specific heritage attributes.

#### **St. Mary's Precinct**

The St. Mary's Precinct includes the current and former properties of the Roman Catholic Church in this area of Lindsay. They are concentrated at the intersection of Huron Street and Russell Street East. The presence of the church and its associated structures is an important heritage asset in the study area as a whole but these structures also independently relate to one another as the centre of the Catholic community in Lindsay. The collection of properties includes both Victorian and modern buildings and represents the evolution of the church and its role in the community from the earliest days of



Twentieth century homes on Russell Street East

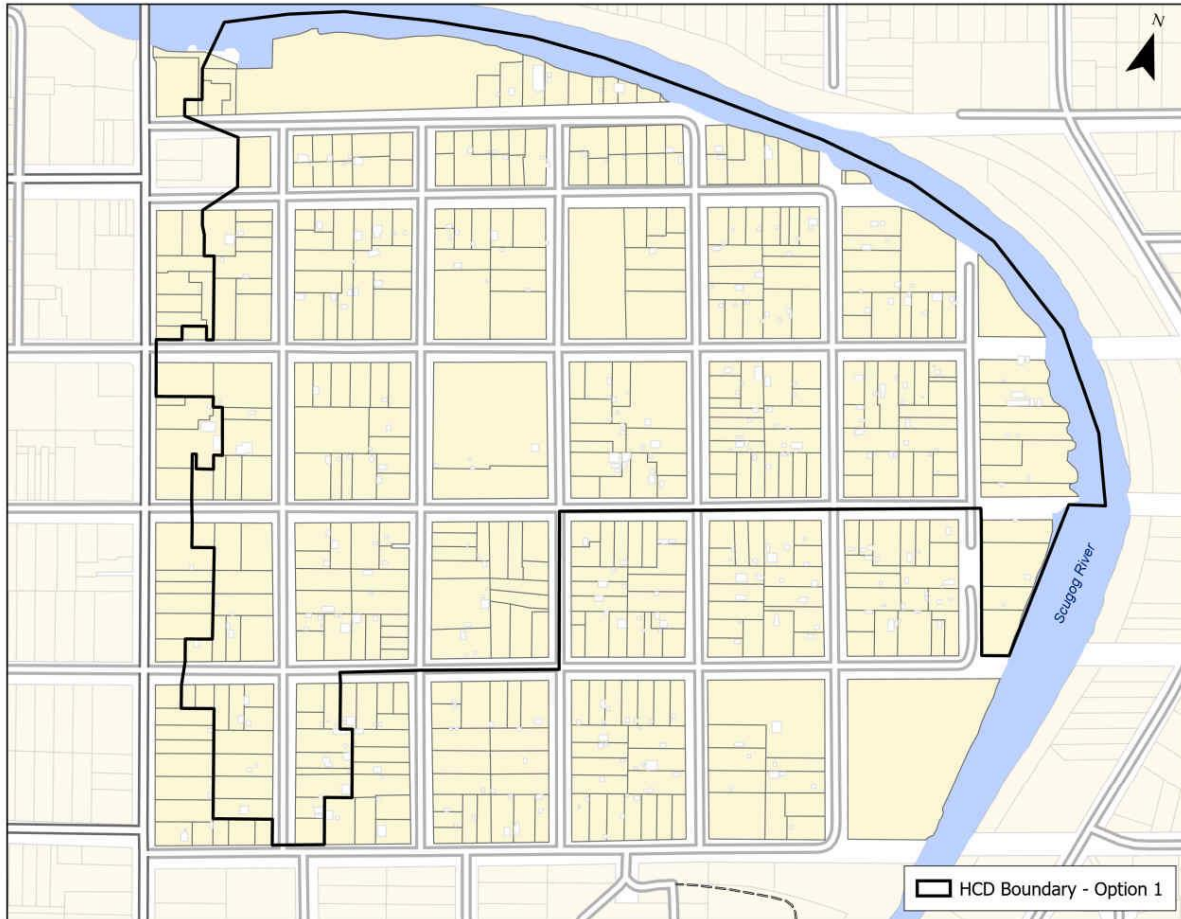
the settlement. The properties which form this cultural heritage landscape are: 22 Russell Street East, 29 Russell Street East, 40 Russell Street East, and 30 Glenelg Street East.

**Old Mill Park**

Old Mill Park, located on Kent Street East, is a large, city-owned open space centred on the ruins of the former Needler and Sadler mill. The ruins take on a prominent place in the landscape and define the space which has evolved from an industrial centre to a recreation area. This landscape, which is comprised of the park and its frontage on the Scugog River, represent the evolution of the study area and of Lindsay as a whole as a symbolic representation of the community’s development.

**Proposed Boundaries**

The results of the Character Analysis and Evaluation of Significance have helped establish a proposed boundary for a future district. There are two



Recommended boundary

proposed boundaries presented in this report, a recommended boundary and an alternative boundary.

### Recommended Boundary

The recommended boundary for the potential district encompasses a large portion of the study area but excludes the south eastern portion of the neighbourhood and the properties addressed along Lindsay Street South. This boundary excludes the majority of the wartime houses in the south eastern corner of the study area as well as more contemporary properties which are more concentrated in this geographic area. It excludes the properties addressed along Lindsay Street due to their orientation towards a major thoroughfare as opposed to being part of the suburban neighbourhood that characterizes the majority of the study area. It also excludes Durham Street East, including the three commercial properties on the its west end as they do not fit with the historic residential character of the area. However, within these areas, there are historic properties which are worthy of listing. These are outlined below.

The rationale for excluding this portion of the study area is its high concentration of contemporary properties which do not contribute to the character of the study area as defined in the heritage evaluation of the property. Similarly, this area also includes a high concentration of war time houses which, while adhering to the heritage attributes identified for a potential district, have a unique physical form and history. Due to their uniqueness, they may warrant protection separately from the older homes within the study area which is more specifically tailored to this type of residential property.

This boundary option was presented for public consultation and input in February 2022 and excluded the small block that is bounded by Water Street, Georgian Street, and the Scugog River and contains 4 residential properties (26, 28, 34 and 38 Water Street). During the public consultation, it was requested that this area be added back into the boundary option because it has significant cultural value both for Lindsay as a whole and in relation to the heritage value of the study area as the original site of the Purdy Mill at the foot of Georgian Street. It also contains the oldest property in the study area. As a result, the boundary has been extended to include this block.

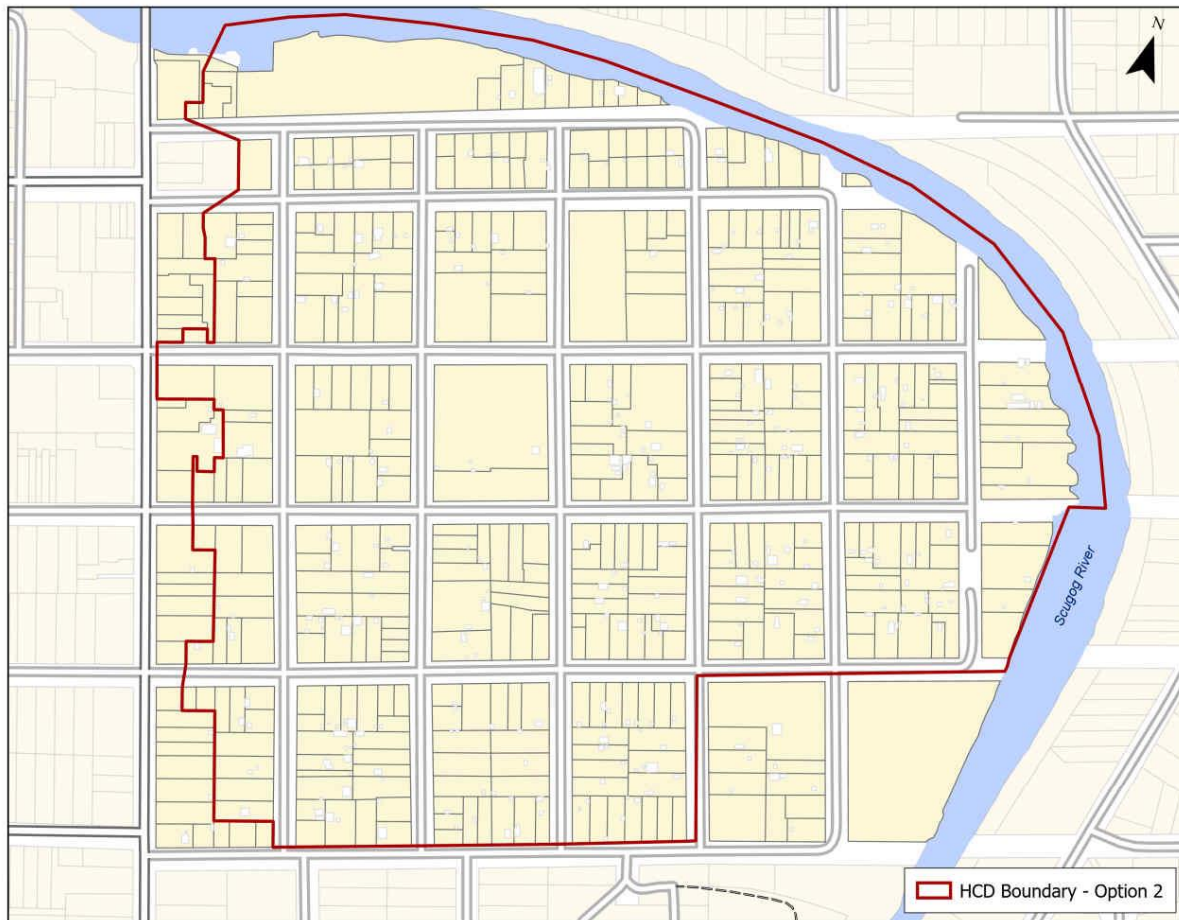
From the public consultation, this was also the preferred boundary option of local residents who provided feedback on the study. It was also the preferred option for the Municipal Heritage Committee's Old Mill HCD Subcommittee which assisted with the study and provided input throughout the process.

The boundary includes 266 properties, including 2 City owned parks and key landmarks (Old Mill Park and St. Mary's Catholic Church).

### **Alternative Boundary**

The alternate boundaries for an Old Mill HCD encompass a larger portion of the study area than the recommended boundary and excludes only a small portion of the south eastern corner of the neighbourhood as well as the properties addressed along Lindsay Street South. It reflects the development of the area prior to around 1950. The properties in the southeast corner have been excluded because they are primarily contemporary properties and do not fit the general historic character of the district. As in the recommended boundary, the properties along Lindsay Street South and the southeast end of Durham Street also do not fit the character of the district because they are oriented towards a major thoroughfare and do not possess the same residential suburban character as the majority of the neighbourhood. This boundary was also presented during the public consultation as a potential HCD boundary, but was not the preferred option.

The alternate boundary includes the large concentration of wartime houses in the southeastern corner of the neighbourhood which have been excluded from the recommended boundary, recognizing that these properties have cultural heritage value in their architectural and historical associations. They also align with both the heritage attributes of the proposed district and the cultural



Alternative boundary

heritage value of the district as a whole as an evolved historic residential neighbourhood.

The boundary includes 352 properties, including 2 City-owned parks and key landmarks (Old Mill Park and St. Mary's Catholic Church).

## District Name

The surveys which were used as part of the public consultation for this project asked respondents if they considered "Old Mill" to be an appropriate name for this area; this was the name that was suggested when the district study was initially proposed but it was not known if this name accurately reflected the community's understanding of their own neighbourhood. Many respondents were happy with the name Old Mill as it reflected a major historic structure in the area, but there were also a large number of respondents, including long time residents of the neighbourhood, who preferred that the area be named Pumpkin Hollow in recognition of the name that a large portion of the area,

particularly that to the east of St. Mary's Catholic Church, was historically known as. They noted that the area had consistently been referred to as Pumpkin Hollow and that the Old Mill name did not necessarily reflect the community's historic identity.

The recommendation is to include both of these names in the name of a potential future district as "Old Mill-Pumpkin Hollow." The use of both names helps to identify the area both for those who associate it with the former mill, and those who may be new to the community for whom the mill is a major local landmark, and for those for whom the area has always been known as Pumpkin Hollow.

## Objectives for HCD Plan

The primary objective for every heritage conservation district is the preservation and management of significant cultural heritage landscapes in a municipality. Through designation and the adoption of a heritage conservation district plan, the area's architectural, historical, and cultural significance is able to be managed over the long term through defined policies and guidelines.

The following objectives specific to the Old Mill neighbourhood were identified through public engagement and the analysis of the neighbourhood's history and character:

- Retain, conserve enhance the historic buildings, vistas, and natural heritage features which contribute to the cultural heritage value of the Old Mill neighbourhood.
- Ensure that properties related to the early history of Lindsay are preserved.
- Permit alterations to existing historic properties that maintain their heritage character both individually and in relation to the district as a whole.
- Ensure that new development and alterations are consistent with the identified heritage attributes and character of the district through their form, massing, scale, height and architectural details.
- Ensure a high quality of architecture and design in new development and additions that is complementary to the neighbourhood's heritage value.
- Conserve and enhance the neighbourhood's natural heritage features, namely the Scugog River shoreline, the tree canopy and parks that support its cultural heritage value.
- Conserve and enhance the district's Part IV designated and listed properties.
- Ensure that development adjacent to the district conserves its cultural heritage value.

## Contributing and Non-contributing Properties

Properties within the proposed Old Mill HCD were individually evaluated to determine whether they contribute to the neighbourhood's heritage value. Contributing properties are those which have design, historical and/or contextual value that contribute to the neighbourhood's overall heritage character. Properties were identified as contributing if they satisfied at least one of the following criteria:

- They were constructed during one of the key phases of development as identified in the statement of significance
- They relate directly to a key cultural landscape within the neighbourhood
- They relate directly to key persons, events, or institutions in the neighbourhood's history (i.e. early industrial history; the Catholic Church; nineteenth and early twentieth century residential development; William Purdy)

There are 199 contributing and 67 non-contributing properties in the recommended HCD boundary.

In the alternative boundary, there are 248 contributing and 104 non-contributing properties.

The contributing and non-contributing properties for each boundary alternative are listed in Appendix A.

In general, the non-contributing properties are the modern residential properties which were constructed in the area in the post-1950 period. However, there are three modern properties, which fall within both boundary alternatives, which have been identified as contributing properties: 22 Russell Street East (St. Joseph's Convent/Women's Resource Centre), 30 Glenelg Street East (St. Mary Catholic Elementary School), and 12 Ridout Street (Lindsay Masonic Lodge). The first two properties have been identified as contributing specifically because of their institutional connection to the Catholic precinct centre on St. Mary's Catholic Church and the history of the Church within the study area. 22 Russell Street East is also architecturally significant in its own right as an important example of a modernist institutional structure from the 1960s in Lindsay. Similarly, 12 Ridout Street has been identified due to its importance as a community facility and for its sympathetic architecture which aligns with the general character of the study area.

In addition to the properties within the proposed HCD boundaries, properties located in the study area but outside the proposed boundaries were also evaluated at a high level to determine if they merited further heritage protection either as listed properties or, subject to further evaluation and study, designation under Part IV of the Ontario Heritage Act. These include properties which pre-date 1940 as well as a large collection of wartime or



Victory houses constructed between 1940 and 1940. The pre-1940 residential properties are:

- 2-16 Lindsay Street North
- 62 Lindsay Street South
- 72 Lindsay Street South
- 74 Lindsay Street South
- 84 Lindsay Street South
- 86 Lindsay Street South
- 90 Lindsay Street South
- 92 Lindsay Street South
- 96 Lindsay Street South
- 98 Lindsay Street South
- 100 Lindsay Street South
- 102 Lindsay Street South
- 104 Lindsay Street South
- 106 Lindsay Street South
- 108 Lindsay Street South
- 112 Lindsay Street South
- 14 Durham Street East
- 28 Georgian Street
- 29 Georgian Street
- 32 Georgian Street
- 34 Georgian Street
- 35 Georgian Street
- 35 Glenelg Street East
- 39 Glenelg Street East
- 47 Glenelg Street East
- 51 Glenelg Street East
- 59 Glenelg Street East
- 61 Glenelg Street East
- 65 Glenelg Street East
- 67 Glenelg Street East
- 71 Glenelg Street East
- 47 Huron Street
- 50 Huron Street
- 25 Melbourne Street East
- 33 Melbourne Street East
- 35 Melbourne Street East
- 38 Melbourne Street East
- 40 Melbourne Street East
- 70 Melbourne Street East
- 41 Simcoe Street
- 43 Simcoe Street
- 51 Simcoe Street
- 59 Simcoe Street
- 60 Simcoe Street
- 61 Simcoe Street
- 62 Simcoe Street
- 36 St. Lawrence Street
- 40 St. Lawrence Street
- 43 St. Lawrence Street
- 46 St. Lawrence Street
- 50 St. Lawrence Street
- 52 St. Lawrence Street
- 54 St. Lawrence Street

The wartime or Victory houses constructed between 1940 and 1950 are:

- 34 Durham Street East
- 36 Durham Street East
- 38 Durham Street East
- 40 Durham Street East
- 42 Durham Street East
- 44 Durham Street East
- 46 Durham Street East
- 37 Melbourne Street East
- 39 Melbourne Street East
- 41 Melbourne Street East
- 43 Melbourne Street East
- 45 Melbourne Street East
- 47 Melbourne Street East
- 49 Melbourne Street East
- 60 Melbourne Street East
- 46 Simcoe Street
- 48 Simcoe Street
- 50 Simcoe Street
- 52 Simcoe Street
- 54 Simcoe Street

- 60 Simcoe Street
- 62 Simcoe Street

- 63 Simcoe Street

It is recommended that these properties be listed on the Heritage Register as properties of cultural heritage value or interest. They may warrant individual designation at a future time, which would require additional study through a Cultural Heritage Evaluation Report. There is no intention to pursue the designation of these properties at this time. At this time, the listing of these properties will also ensure that any future development proposed for them is evaluated with regard for their heritage value.

The protection of the wartime houses in this area may be more effectively achieved through specific zoning provisions or a separate heritage conservation district plan. There is likely merit in examining wartime houses in the town as a whole separately as a specific and unique collection of heritage resources and protecting them together.

Should the alternate boundary be chosen as the preferred boundary for the district, the properties which fall outside the future district should also be protected through listing on the Heritage Register, although this would include a much smaller number of properties than in the recommended boundaries. In this case, the wartime houses would be included in the boundary and would not warrant further study or discussion regarding the most appropriate method of protection.

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## Appendix A: Contributing and Non-Contributing Properties

### Recommended Boundary

#### Georgian Street

Contributing Properties	Non-Contributing Properties
2 Georgian Street	4 Georgian Street
3 Georgian Street	5 Georgian Street
6 Georgian Street	8 Georgian Street
7 Georgian Street	15 Georgian Street
10 Georgian Street	18 Georgian Street
12 Georgian Street	19 Georgian Street
17 Georgian Street	24 Georgian Street
22 Georgian Street	

#### Glenelg Street East

Contributing Properties	Non-Contributing Properties
2 Glenelg Street East	15 Glenelg Street East
3 Glenelg Street East	40 Glenelg Street East
4 Glenelg Street East	52B Glenelg Street East
4 ½ Glenelg Street East	60 Glenelg Street East
5 Glenelg Street East	
6 Glenelg Street East	
9 Glenelg Street East	
10 Glenelg Street East	
12 Glenelg Street East	
14 Glenelg Street East	
16 Glenelg Street East	
17 Glenelg Street East	
20 Glenelg Street East	
21 Glenelg Street East	
27 Glenelg Street East	
29 Glenelg Street East	
30 Glenelg Street East	
31 Glenelg Street East	
33 Glenelg Street East	
35 Glenelg Street East	
36 Glenelg Street East	
38 Glenelg Street East	
46 Glenelg Street East	
48 Glenelg Street East	
52 Glenelg Street East	
54 Glenelg Street East	

Contributing Properties	Non-Contributing Properties
56 Glenelg Street East	
58 Glenelg Street East	
62 Glenelg Street East	
66 Glenelg Street East	
70 Glenelg Street East	
74 Glenelg Street East	
78 Glenelg Street East	

### Huron Street

Contributing Properties	Non-Contributing Properties
2 Huron Street	8 Huron Street
9 Huron Street	16 Huron Street
11 Huron Street	25 Huron Street
18 Huron Street	26 Huron Street
20 Huron Street	27 Huron Street
22 Huron Street	28 Huron Street
29 Huron Street	30 Huron Street
47 Huron Street	32 Huron Street
	40 Huron Street
	45 Huron Street

### Kent Street East

Contributing	Non-Contributing
6 Kent Street East	31 Kent Street East
8 Kent Street East	41 Kent Street East
14-40 Kent Street East	61 Kent Street East
19 Kent Street East	63 Kent Street East
21 Kent Street East	65 Kent Street East
23 Kent Street East	
33 Kent Street East	
42 Kent Street East	
43 Kent Street East	
44 Kent Street East	
45 Kent Street East	
48 Kent Street East	
52 Kent Street East	
56 Kent Street East	
58 Kent Street East	
60 Kent Street East	
62 Kent Street East	
64 Kent Street East	

### Melbourne Street East

Contributing Properties	Non-Contributing Properties
1 Melbourne Street East	8 Melbourne Street East
3 Melbourne Street East	32 Melbourne Street East
4 Melbourne Street East	
5 Melbourne Street East	
6 Melbourne Street East	
7 Melbourne Street East	
12 Melbourne Street East	
14 Melbourne Street East	
18 Melbourne Street East	
20 Melbourne Street East	
22 Melbourne Street East	
30 Melbourne Street East	

### Mill Street

Contributing Properties	Non-Contributing Properties
5 Mill Street	7 Mill Street
6 Mill Street	13 Mill Street
8 Mill Street	21 Mill Street
9 Mill Street	32 Mill Street
10 Mill Street	34 Mill Street
11 Mill Street	40 Mill Street
12 Mill Street	
24 Mill Street	
25 Mill Street	
26 Mill Street	
28 Mill Street	
30 Mill Street	
31 Mill Street	
33 Mill Street	
36 Mill Street	
39 Mill Street	
41 Mill Street	
42 Mill Street	
45 Mill Street	
46 Mill Street	
47 Mill Street	
48 Mill Street	
49 Mill Street	
51 Mill Street	
52 Mill Street	
54 Mill Street	
58 Mill Street	

### Ridout Street



Contributing Properties	Non-Contributing Properties
11 Ridout Street	29 Ridout Street
12 Ridout Street	35 Ridout Street
16 Ridout Street	46 Ridout Street
18 Ridout Street	49 Ridout Street
19 Ridout Street	51 Ridout Street
21 Ridout Street	61 Ridout Street
22 Ridout Street	62 Ridout Street
23 Ridout Street	64 Ridout Street
24 Ridout Street	E/S Georgian Street
25 Ridout Street	
27 Ridout Street	
28 Ridout Street	
30 Ridout Street	
31 Ridout Street	
32 Ridout Street	
34 Ridout Street	
36 Ridout Street	
37 Ridout Street	
42 Ridout Street	
48 Ridout Street	
50 Ridout Street	
54 Ridout Street	
56 Ridout Street	
57 Ridout Street	
58 Ridout Street	
59 Ridout Street	
62 Ridout Street	
66 Ridout Street	
67 Ridout Street	
68 Ridout Street	
69 Ridout Street	
70 Ridout Street	
71 Ridout Street	
73 Ridout Street	

### Russell Street East

Contributing Properties	Non-Contributing Properties
1 Russell Street East	11 Russell Street East
4 Russell Street East	37 Russell Street East
7 Russell Street East	50 Russell Street East
8 Russell Street East	52 Russell Street East
10 Russell Street East	54 Russell Street East
12 Russell Street East	61 Russell Street East
13 Russell Street East	64 Russell Street East
14 Russell Street East	66 Russell Street East

Contributing Properties	Non-Contributing Properties
15 Russell Street East	67 Russell Street East
16 Russell Street East	68 Russell Street East
17 Russell Street East	70 Russell Street East
18 Russell Street East	
19 Russell Street East	
21 Russell Street East	
22 Russell Street East	
29 Russell Street East	
39 Russell Street East	
40 Russell Street East	
41 Russell Street East	
42 Russell Street East	
45 Russell Street East	
47 Russell Street East	
51 Russell Street East	
55 Russell Street East	
57 Russell Street East	
58 Russell Street East	
60 Russell Street East	
63 Russell Street East	
65 Russell Street East	
71 Russell Street East	
72 Russell Street East	

St. Lawrence Street

Contributing Properties	Non-Contributing Properties
2 St. Lawrence Street	9 St. Lawrence Street
6 St. Lawrence Street	15 St. Lawrence Street
7 St. Lawrence Street	17 St. Lawrence Street
8 St. Lawrence Street	38 St. Lawrence Street
18 St. Lawrence Street	
19 St. Lawrence Street	
20 St. Lawrence Street	
22 St. Lawrence Street	
23 St. Lawrence Street	
24 St. Lawrence Street	
25 St. Lawrence Street	
28 St. Lawrence Street	
29 St. Lawrence Street	
31 St. Lawrence Street	
33 St. Lawrence Street	
34 St. Lawrence Street	
35 St. Lawrence Street	
37 St. Lawrence Street	

## Water Street

Contributing Properties	Non-Contributing Properties
1 Water Street	9 Water Street
3 Water Street	14 Water Street
6 Water Street	15 Water Street
8 Water Street	19 Water Street
11 Water Street	22 Water Street
13 Water Street	26 Water Street
12 Water Street	28 Water Street
18 Water Street	34 Water Street
24 Water Street	
38 Water Street	

## Alternative Boundary

### Durham Street East

Contributing Properties	Non-Contributing Properties
14 Durham Street East	16 Durham Street East
28 Durham Street East	28A Durham Street East
34 Durham Street East	30 Durham Street East
36 Durham Street East	48 Durham Street East
38 Durham Street East	50 Durham Street East
40 Durham Street East	
42 Durham Street East	
44 Durham Street East	
46 Durham Street East	

## Georgian Street

Contributing Properties	Non-Contributing Properties
2 Georgian Street	4 Georgian Street
3 Georgian Street	5 Georgian Street
6 Georgian Street	8 Georgian Street
7 Georgian Street	15 Georgian Street
10 Georgian Street	18 Georgian Street
12 Georgian Street	19 Georgian Street
17 Georgian Street	24 Georgian Street
22 Georgian Street	25 Georgian Street
28 Georgian Street	30 Georgian Street
29 Georgian Street	31 Georgian Street
32 Georgian Street	34 Georgian Street
35 Georgian Street	

## Glenelg Street East

Contributing Properties	Non-Contributing Properties
2 Glenelg Street East	15 Glenelg Street East
3 Glenelg Street East	40 Glenelg Street East
4 Glenelg Street East	41 Glenelg Street East
4 ½ Glenelg Street East	43 Glenelg Street East
5 Glenelg Street East	45 Glenelg Street East
6 Glenelg Street East	51 Glenelg Street East
9 Glenelg Street East	51B Glenelg Street East
10 Glenelg Street East	52B Glenelg Street East
12 Glenelg Street East	53 Glenelg Street East
14 Glenelg Street East	60 Glenelg Street East
16 Glenelg Street East	61 Glenelg Street East
17 Glenelg Street East	63 Glenelg Street East
20 Glenelg Street East	71 Glenelg Street East
21 Glenelg Street East	
27 Glenelg Street East	
29 Glenelg Street East	
30 Glenelg Street East	
31 Glenelg Street East	
33 Glenelg Street East	
35 Glenelg Street East	
36 Glenelg Street East	
38 Glenelg Street East	
39 Glenelg Street East	
46 Glenelg Street East	
47 Glenelg Street East	
48 Glenelg Street East	
52 Glenelg Street East	
54 Glenelg Street East	
56 Glenelg Street East	
58 Glenelg Street East	
59 Glenelg Street East	
62 Glenelg Street East	
65 Glenelg Street East	
66 Glenelg Street East	
67 Glenelg Street East	
69 Glenelg Street East	
70 Glenelg Street East	
74 Glenelg Street East	
78 Glenelg Street East	

## Huron Street

Contributing Properties	Non-Contributing Properties
2 Huron Street	8 Huron Street

Contributing Properties	Non-Contributing Properties
9 Huron Street	16 Huron Street
11 Huron Street	25 Huron Street
18 Huron Street	26 Huron Street
20 Huron Street	27 Huron Street
22 Huron Street	28 Huron Street
29 Huron Street	30 Huron Street
46 Huron Street	32 Huron Street
47 Huron Street	40 Huron Street
48 Huron Street	45 Huron Street
50 Huron Street	49 Huron Street
	52 Huron Street

### Kent Street East

Contributing	Non-Contributing
6 Kent Street East	31 Kent Street East
8 Kent Street East	41 Kent Street East
14-40 Kent Street East	61 Kent Street East
19 Kent Street East	63 Kent Street East
21 Kent Street East	65 Kent Street East
23 Kent Street East	
33 Kent Street East	
42 Kent Street East	
43 Kent Street East	
44 Kent Street East	
45 Kent Street East	
48 Kent Street East	
52 Kent Street East	
56 Kent Street East	
58 Kent Street East	
60 Kent Street East	
62 Kent Street East	
64 Kent Street East	

### Melbourne Street East

Contributing Properties	Non-Contributing Properties
1 Melbourne Street East	8 Melbourne Street East
3 Melbourne Street East	17 Melbourne Street East
4 Melbourne Street East	19 Melbourne Street East
5 Melbourne Street East	21 Melbourne Street East
6 Melbourne Street East	32 Melbourne Street East
7 Melbourne Street East	42 Melbourne Street East
12 Melbourne Street East	44 Melbourne Street East
14 Melbourne Street East	46 Melbourne Street East
18 Melbourne Street East	48 Melbourne Street East

Contributing Properties	Non-Contributing Properties
20 Melbourne Street East	66 Melbourne Street East
22 Melbourne Street East	84 Melbourne Street East
25 Melbourne Street East	86 Melbourne Street East
30 Melbourne Street East	
31 Melbourne Street East	
33 Melbourne Street East	
35 Melbourne Street East	
36 Melbourne Street East	
37 Melbourne Street East	
38 Melbourne Street East	
39 Melbourne Street East	
40 Melbourne Street East	
41 Melbourne Street East	
43 Melbourne Street East	
45 Melbourne Street East	
47 Melbourne Street East	
49 Melbourne Street East	
60 Melbourne Street East	
70 Melbourne Street East	
78 Melbourne Street East	
80 Melbourne Street East	

#### Mill Street

Contributing Properties	Non-Contributing Properties
5 Mill Street	7 Mill Street
6 Mill Street	13 Mill Street
8 Mill Street	21 Mill Street
9 Mill Street	32 Mill Street
10 Mill Street	34 Mill Street
11 Mill Street	40 Mill Street
12 Mill Street	
24 Mill Street	
25 Mill Street	
26 Mill Street	
28 Mill Street	
30 Mill Street	
31 Mill Street	
33 Mill Street	
36 Mill Street	
39 Mill Street	
41 Mill Street	
42 Mill Street	
45 Mill Street	
46 Mill Street	
47 Mill Street	

Contributing Properties	Non-Contributing Properties
48 Mill Street	
49 Mill Street	
51 Mill Street	
52 Mill Street	
54 Mill Street	
58 Mill Street	

### Ridout Street

Contributing Properties	Non-Contributing Properties
11 Ridout Street	29 Ridout Street
12 Ridout Street	35 Ridout Street
16 Ridout Street	46 Ridout Street
18 Ridout Street	49 Ridout Street
19 Ridout Street	51 Ridout Street
21 Ridout Street	61 Ridout Street
22 Ridout Street	62 Ridout Street
23 Ridout Street	64 Ridout Street
24 Ridout Street	E/S Georgian Street
25 Ridout Street	
27 Ridout Street	
28 Ridout Street	
30 Ridout Street	
31 Ridout Street	
32 Ridout Street	
34 Ridout Street	
36 Ridout Street	
37 Ridout Street	
42 Ridout Street	
48 Ridout Street	
50 Ridout Street	
54 Ridout Street	
56 Ridout Street	
57 Ridout Street	
58 Ridout Street	
59 Ridout Street	
62 Ridout Street	
66 Ridout Street	
67 Ridout Street	
68 Ridout Street	
69 Ridout Street	
70 Ridout Street	
71 Ridout Street	
73 Ridout Street	

### Russell Street East

Contributing Properties	Non-Contributing Properties
1 Russell Street East	11 Russell Street East
4 Russell Street East	37 Russell Street East
7 Russell Street East	50 Russell Street East
8 Russell Street East	52 Russell Street East
10 Russell Street East	54 Russell Street East
12 Russell Street East	61 Russell Street East
13 Russell Street East	64 Russell Street East
14 Russell Street East	66 Russell Street East
15 Russell Street East	67 Russell Street East
16 Russell Street East	68 Russell Street East
17 Russell Street East	70 Russell Street East
18 Russell Street East	
19 Russell Street East	
21 Russell Street East	
22 Russell Street East	
29 Russell Street East	
39 Russell Street East	
40 Russell Street East	
41 Russell Street East	
42 Russell Street East	
45 Russell Street East	
47 Russell Street East	
51 Russell Street East	
55 Russell Street East	
57 Russell Street East	
58 Russell Street East	
60 Russell Street East	
63 Russell Street East	
65 Russell Street East	
71 Russell Street East	
72 Russell Street East	

### St. Lawrence Street

Contributing Properties	Non-Contributing Properties
2 St. Lawrence Street	9 St. Lawrence Street
6 St. Lawrence Street	15 St. Lawrence Street
7 St. Lawrence Street	17 St. Lawrence Street
8 St. Lawrence Street	38 St. Lawrence Street
18 St. Lawrence Street	39 St. Lawrence Street
19 St. Lawrence Street	41 St. Lawrence Street
20 St. Lawrence Street	45 St. Lawrence Street
22 St. Lawrence Street	47 St. Lawrence Street
23 St. Lawrence Street	49 St. Lawrence Street
24 St. Lawrence Street	51 St. Lawrence Street
25 St. Lawrence Street	53 St. Lawrence Street



Contributing Properties	Non-Contributing Properties
28 St. Lawrence Street	
29 St. Lawrence Street	
31 St. Lawrence Street	
33 St. Lawrence Street	
34 St. Lawrence Street	
35 St. Lawrence Street	
36 St. Lawrence Street	
37 St. Lawrence Street	
40 St. Lawrence Street	
43 St. Lawrence Street	
46 St. Lawrence Street	
50 St. Lawrence Street	
52 St. Lawrence Street	
54 St. Lawrence Street	

### Water Street

Contributing Properties	Non-Contributing Properties
1 Water Street	9 Water Street
3 Water Street	14 Water Street
6 Water Street	15 Water Street
8 Water Street	19 Water Street
11 Water Street	22 Water Street
12 Water Street	26 Water Street
13 Water Street	28 Water Street
18 Water Street	34 Water Street
24 Water Street	35B Water Street
31 Water Street	
35 Water Street	
38 Water Street	

## Appendix B: Summary of Property Data

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
4 Durham Street East	post-1950	Modern	2	Concrete	Commercial
6 Durham Street East	post-1950	Modern	2	Concrete	Commercial
8 Durham Street East	post-1950	Modern	1	Concrete	Commercial
10 Durham Street East	post-1950	Modern	1	Concrete	Commercial
14 Durham Street East	1870-79	Gothic Revival	1.5	Brick	Residential
16 Durham Street East	post-1950	Modern	1	Brick	Residential
28 Durham Street East	1900-09	Vernacular	1	Siding	Residential
28A Durham Street East	post-1950	Vernacular	2	Siding	Residential
30 Durham Street East	post-1950	Modern	1	Siding	Residential
34 Durham Street East	1940-49	Victory	1	Siding	Residential
36 Durham Street East	1940-49	Victory	1	Siding	Residential
38 Durham Street East	1940-49	Victory	1.5	Siding	Residential
40 Durham Street East	1940-49	Victory	1.5	Siding	Residential
42 Durham Street East	1940-49	Victory	1.5	Siding	Residential
44 Durham Street East	1940-49	Victory	1.5	Siding	Residential
46 Durham Street East	1940-49	Victory	1.5	Siding	Residential
48 Durham Street East	post-1950	Vernacular	1	Siding	Residential
50 Durham Street East	post-1950	Victory	1.5	Siding	Residential
56 Durham Street East	post-1950	Modern	1	Brick	Residential
2 Georgian Street	1870-79	Vernacular	1	Siding	Residential
3 Georgian Street	1860-69	Vernacular	1.5	Siding	Residential
4 Georgian Street	post-1950	Modern	1.5	Brick	Residential
5 Georgian Street	1910-19	Vernacular	1.5	Siding	Residential
6 Georgian Street	post-1950	Vernacular	1	Siding	Residential
7 Georgian Street	1910-19	Regency	1	Brick	Residential
8 Georgian Street	post-1950	Modern	1.5	Brick	Residential
10 Georgian Street	1870-79	Vernacular	1	Siding	Residential
12 Georgian Street	1870-79	Vernacular	2	Siding	Residential
15 Georgian Street	post-1950	Modern	1	Stone	Residential
17 Georgian Street	1870-79	Vernacular	1.5	Siding	Residential
18 Georgian Street	1900-90	Vernacular	1	Siding	Residential
19 Georgian Street	post-1950	Modern	1	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
22 Georgian Street	1860-69	Vernacular	1.5	Siding	Residential
24 Georgian Street	post-1950	Modern	1	Siding	Residential
25 Georgian Street	post-1950	Modern	1	Brick	Residential
28 Georgian Street	1940-49	Vernacular	1.5	Siding	Residential
29 Georgian Street	1900-09	Vernacular	2	Stone	Residential
30 Georgian Street	post-1950	Modern	1	Brick	Residential
31 Georgian Street	post-1950	Vernacular	1	Siding	Residential
32 Georgian Street	1870-79	Vernacular	1	Siding	Residential
34 Georgian Street	1890-99	Vernacular	1	Siding	Residential
35 Georgian Street	1910-19	Vernacular	1.5	Siding	Residential
44 Georgian Street	N/A	N/A	N/A	N/A	Greenspace
45 Georgian Street	post-1950	Modern	1.5	Brick	Residential
47 Georgian Street	post-1950	Modern	1	Brick	Residential
49 Georgian Street	post-1950	Modern	1	Brick	Residential
51 Georgian Street	post-1950	Modern	1	Brick	Residential
2 Glenelg Street East	1890-99	Victorian	2	Brick	Residential
3 Glenelg Street East	1890-99	Vernacular	1.5	Stucco	Residential
4 Glenelg Street East	1920-29	Arts and Crafts	1.5	Brick	Residential
4 ½ Glenelg Street East	1870-79	Vernacular	2	Siding	Residential
5 Glenelg Street East	1890-99	Vernacular	1.5	Brick	Residential
6 Glenelg Street East	1890-99	Queen Anne	2.5	Brick	Residential
9 Glenelg Street East	1870-79	Georgian	2	Brick	Residential
10 Glenelg Street East	1870-79	Italianate	2.5	Brick	Residential
12 Glenelg Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
14 Glenelg Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
15 Glenelg Street East	post-1950	Modern	1	Brick	Residential
16 Glenelg Street East	1890-99	Queen Anne	2.5	Brick	Residential
17 Glenelg Street East	1880-89	Georgian	2	Brick	Residential
20 Glenelg Street East	1900-09	Vernacular	1.5	Brick	Residential
21 Glenelg Street East	1900-09	Vernacular	1.5	Brick	Residential
27 Glenelg Street East	1920-29	Vernacular	1.5	Brick	Residential
29 Glenelg Street East	1870-79	Vernacular	1.5	Siding	Residential
30 Glenelg Street East	post-1950	Modern	2	Brick	Institutional

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
31 Glenelg Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
33 Glenelg Street East	1880-89	Georgian	2	Brick	Residential
35 Glenelg Street East	1870-79	Vernacular	1.5	Siding	Residential
36 Glenelg Street East	1870-79	Gothic Revival	1.5	Brick	Residential
38 Glenelg Street East	1870-79	Victorian	1.5	Brick	Residential
39 Glenelg Street East	1870-79	Vernacular	1.5	Brick	Residential
40 Glenelg Street East	post-1950	Modern	1	Siding	Residential
41 Glenelg Street East	post-1950	Modern	2	Brick	Residential
43 Glenelg Street East	post-1950	Modern	1	Brick	Residential
45 Glenelg Street East	post-1950	Modern	1	Siding	Residential
46 Glenelg Street East	post-1950	Modern	1	Siding	Residential
47 Glenelg Street East	1890-99	Vernacular	2	Siding	Residential
48 Glenelg Street East	1900-09	Vernacular	1.5	Brick	Residential
51 Glenelg Street East	1900-09	Vernacular	1	Siding	Residential
51B Glenelg Street East	post-1950	Modern	1	Brick	Residential
52 Glenelg Street East	1880-89	Tudor Revival	1.5	Stucco	Residential
52B Glenelg Street East	post-1950	Modern	1	Brick	Residential
53 Glenelg Street East	post-1950	Modern	1	Brick	Residential
54 Glenelg Street East	1940-49	Victory	1	Siding	Residential
56 Glenelg Street East	1940-49	Victory	1	Siding	Residential
58 Glenelg Street East	1940-49	Victory	1	Siding	Residential
59 Glenelg Street East	1870-79	Vernacular	1.5	Siding	Residential
60 Glenelg Street East	post-1950	Modern	1	Siding	Residential
61 Glenelg Street East	1870-79	Vernacular	1	Siding	Residential
62 Glenelg Street East	1900-09	Vernacular	1.5	Siding	Residential
63 Glenelg Street East	post-1950	Modern	1	Siding	Residential
65 Glenelg Street East	1860-65	Gothic Revival	1.5	Siding	Residential
66 Glenelg Street East	1900-09	Vernacular	1.5	Siding	Residential
67 Glenelg Street East	1900-09	Vernacular	1.5	Brick	Residential
69 Glenelg Street East	post-1950	Modern	1.5	Brick	Residential
70 Glenelg Street East	1880-89	Vernacular	1.5	Siding	Residential
71 Glenelg Street East	1870-79	Vernacular	1	Siding	Residential
74 Glenelg Street East	1900-09	Vernacular	1.5	Siding	Residential
78 Glenelg Street East	1890-99	Vernacular	2	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
2 Huron Street	post-1950	Vernacular	1.5	Siding	Residential
8 Huron Street	post-1950	Vernacular	3	Stucco	Multi-residential
9 Huron Street	1870-79	Victorian	1.5	Siding	Residential
11 Huron Street	1870-79	Victorian	1.5	Siding	Residential
16 Huron Street	post-1950	Modern	1.5	Brick	Residential
18 Huron Street	1920-29	Vernacular	1.5	Brick	Residential
20 Huron Street	1910-19	Vernacular	1.5	Brick	Residential
22 Huron Street	1860-69	Vernacular	1.5	Siding	Residential
25 Huron Street	post-1950	Modern	1.5	Siding	Residential
26 Huron Street	post-1950	Modern	1	Stucco	Residential
27 Huron Street	post-1950	Modern	1	Brick	Residential
28 Huron Street	post-1950	Modern	1	Brick	Residential
29 Huron Street	post-1950	Modern	1	Brick	Residential
30 Huron Street	post-1950	Modern	2	Brick	Residential
32 Huron Street	post-1950	Modern	1	Brick	Residential
40 Huron Street	post-1950	Modern	2	Siding	Residential
45 Huron Street	post-1950	Modern	1	Brick	Residential
46 Huron Street	1940-49	Victory	1.5	Siding	Residential
47 Huron Street	1900-09	Vernacular	1.5	Siding	Residential
48 Huron Street	1940-49	Victory	1.5	Siding	Residential
49 Huron Street	post-1950	Modern	1	Siding	Residential
50 Huron Street	1890-99	Vernacular	1.5	Brick	Residential
52 Huron Street	post-1950	Modern	1	Siding	Residential
6 Kent Street East	1870-79	Vernacular	2	Siding	Commercial
8 Kent Street East	1870-79	Vernacular	2	Siding	Commercial
14-40 Kent Street East	1860-69	N/A	N/A	N/A	Greenspace
19 Kent Street East	1910-19	Vernacular	1	Brick	Residential
21 Kent Street East	1910-19	Vernacular	1	Brick	Residential
23 Kent Street East	1850-59	Vernacular	2	Siding	Residential
31 Kent Street East	post-1950	Modern	2	Siding	Commercial
33 Kent Street East	1900-09	Vernacular	1.5	Siding	Residential
41 Kent Street East	post-1950	Modern	1	Stucco	Residential
42 Kent Street East	1880-89	Vernacular	1.5	Siding	Residential
43 Kent Street East	1940-49	Victory	1.5	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
44 Kent Street East	1890-99	Vernacular	2	Siding	Residential
45 Kent Street East	1940-49	Victory	1.5	Siding	Residential
48 Kent Street East	1870-79	Gothic Revival	1.5	Siding	Residential
52 Kent Street East	1920-29	Vernacular	1.5	Brick	Residential
56 Kent Street East	1890-99	Neoclassical	1.5	Siding	Residential
58 Kent Street East	1900-09	Vernacular	1.5	Siding	Residential
60 Kent Street East	1910-19	Vernacular	2	Siding	Residential
61 Kent Street East	post-1950	Modern	1.5	Siding	Residential
62 Kent Street East	1910-19	Vernacular	2	Siding	Residential
63 Kent Street East	post-1950	Modern	1.5	Siding	Residential
64 Kent Street East	1900-09	Vernacular	1.5	Siding	Residential
65 Kent Street East	post-1950	Modern	1	Siding	Residential
2 Lindsay Street North	1870-79	Second Empire	2.5	Stucco	Commercial
22 Lindsay Street South	post-1950	Modern	1	Brick	Commercial
34 Lindsay Street South	1870-79	Italianate	3	Brick	Commercial
40 Lindsay Street South	post-1950	Modern	1	Stucco	Commercial
50 Lindsay Street South	post-1950	Modern	1	Stucco	Commercial
52 Lindsay Street South	post-1950	Modern	1	Siding	Commercial
56 Lindsay Street South	1860-69	Gothic Revival	1.5	Siding	Residential
60 Lindsay Street South	1900-09	Edwardian Classical	1.5	Siding	Commercial
62 Lindsay Street South	1880-89	Queen Anne	2	Brick	Commercial
64 Lindsay Street South					Institutional
72 Lindsay Street South	1870-79	Vernacular	1.5	Siding	Commercial
74 Lindsay Street South	1880-89	Queen Anne	2.5	Brick	Commercial
80 Lindsay Street South	post-1950	Modern	1	Concrete	Commercial
84 Lindsay Street South	1870-79	Vernacular	1.5	Brick	Residential
86 Lindsay Street South	1870-79	Vernacular	1.5	Siding	Residential
88 Lindsay Street South	post-1950	Modern	1	Brick	Commercial
90 Lindsay Street South	1880-89	Victorian	2	Brick	Residential
92 Lindsay Street South	1880-89	Victorian	1.5	Siding	Commercial
96 Lindsay Street South	1920-29	Edwardian Classical	2.5	Brick	Residential
98 Lindsay Street South	1900-09	Edwardian Classical	2.5	Brick	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
100 Lindsay Street South	1900-09	Edwardian Classical	2.5	Brick	Commercial
102 Lindsay Street South	1870-79	Gothic Revival	1.5	Brick	Residential
104 Lindsay Street South	1870-79	Regency	1	Brick	Institutional
106 Lindsay Street South	1870-79	Regency	1	Brick	Commercial
108 Lindsay Street South	1900-09	Queen Anne	2.5	Brick	Residential
112 Lindsay Street South	1860-69	Vernacular	1.5	Siding	Residential
1 Melbourne Street East	1920-29	Vernacular	1.5	Brick	Residential
3 Melbourne Street East	1920-29	Arts and Crafts	1.5	Brick	Residential
4 Melbourne Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
5 Melbourne Street East	1900-09	Edwardian Classical	2.5	Brick	Residential
6 Melbourne Street East	1870-79	Vernacular	1.5	Siding	Residential
7 Melbourne Street East	1900-09	Edwardian Classical	2.5	Brick	Residential
8 Melbourne Street East	post-1950	Modern	1	Brick	Residential
12 Melbourne Street East	1880-89	Italianate	2	Brick	Residential
14 Melbourne Street East	1900-09	Vernacular	1.5	Brick	Residential
15 Melbourne Street East					Empty Lot
17 Melbourne Street East	post-1950	Modern	1	Brick	Residential
18 Melbourne Street East	1890-99	Vernacular	2	Siding	Residential
19 Melbourne Street East	post-1950	Modern	1	Brick	Residential
20 Melbourne Street East	1900-09	Vernacular	1.5	Siding	Residential
21 Melbourne Street East	post-1950	Modern	1	Brick	Residential
22 Melbourne Street East	1940-49	Vernacular	2	Concrete	Residential
25 Melbourne Street East	1860-69	Vernacular	1	Brick	Residential
30 Melbourne Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
31 Melbourne Street East	post-1950	Modern	1.5	Siding	Residential
32 Melbourne Street East	post-1950	Modern	1	Brick	Residential
33 Melbourne Street East	1880-89	Edwardian Classical	1.5	Siding	Residential
35 Melbourne Street East	1900-09	Vernacular	1.5	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
36 Melbourne Street East	1890-99	Dutch Colonial Revival	1.5	Brick	Residential
37 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
38 Melbourne Street East	1940-49	Vernacular	2	Siding	Residential
39 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
40 Melbourne Street East	1940-49	Vernacular	2.5	Siding	Residential
41 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
42 Melbourne Street East	post-1950	Modern	1	Brick	Residential
43 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
44 Melbourne Street East	post-1950	Modern	1	Brick	Residential
45 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
46 Melbourne Street East	post-1950	Modern	1	Brick	Residential
47 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
48 Melbourne Street East	post-1950	Modern	1	Brick	Residential
49 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
60 Melbourne Street East	1940-49	Victory	1.5	Siding	Residential
66 Melbourne Street East	post-1950	Modern	1	Brick	Residential
70 Melbourne Street East	1870-79	Vernacular	1.5	Siding	Residential
71 Melbourne Street East	post-1950	Modern	2	Brick	Residential
76 Melbourne Street East	post-1950	Modern	1	Brick	Residential
78 Melbourne Street East	post-1950	Modern	1.5	Siding	Residential
80 Melbourne Street East	1880-89	Vernacular	2	Siding	Residential
84 Melbourne Street East	post-1950	Modern	1	Brick	Residential
86 Melbourne Street East	post-1950	Modern	1	Brick	Residential
5 Mill Street	1900-09	Edwardian Classical	2.5	Brick	Residential
6 Mill Street	1870-79	Vernacular	1.5	Siding	Residential
7 Mill Street	post-1950	Modern	1	Brick	Residential
8 Mill Street	1870-79	Georgian	2	Brick	Residential
9 Mill Street	1910-19	Edwardian Classical	2	Brick	Residential
10 Mill Street	1850-59	Regency	1.5	Stucco	Residential
11 Mill Street	1870-79	Georgian	2	Brick	Residential
12 Mill Street	1910-19	Edwardian Classical	1.5	Brick	Residential



Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
13 Mill Street	1940-49	Vernacular	1	Brick	Residential
21 Mill Street	1870-79	Vernacular	2	Siding	Residential
24 Mill Street	1860-69	Georgian	2	Brick	Commercial
25 Mill Street	1860-69	Victorian	2	Brick	Residential
26 Mill Street	1880-89	Italianate	2	Brick	Residential
28 Mill Street	1870-79	Vernacular	1.5	Siding	Residential
30 Mill Street	1880-89	Victorian	2	Brick	Residential
31 Mill Street	1870-79	Vernacular	1	Other	Residential
32 Mill Street	1900-09	Vernacular	1	Siding	Residential
33 Mill Street	1880-89	Vernacular	2	Brick	Residential
34 Mill Street	post-1950	Modern	1.5	Siding	Residential
36 Mill Street	1900-09	Vernacular	2	Siding	Residential
39 Mill Street	1900-09	Regency	1	Brick	Residential
40 Mill Street	post-1950	Modern	1	Brick	Residential
41 Mill Street	1940-49	Victory	1.5	Brick	Residential
42 Mill Street	1860-69	Vernacular	1.5	Brick	Residential
45 Mill Street	1900-09	Regency	1.5	Brick	Residential
46 Mill Street	1900-09	Vernacular	1.5	Brick	Residential
47 Mill Street	1870-79	Vernacular	1.5	Brick	Residential
48 Mill Street	1890-99	Victorian	1.5	Brick	Residential
49 Mill Street	1890-99	Edwardian Classical	2.5	Brick	Residential
51 Mill Street	1910-19	Vernacular	2	Brick	Residential
52 Mill Street	1890-99	Victorian	2	Brick	Residential
54 Mill Street	1890-99	Vernacular	2	Stucco	Residential
58 Mill Street	1890-99	Vernacular	1	Brick	Residential
11 Ridout Street	1870-79	Georgian	2	Brick	Residential
12 Ridout Street	post-1950	Modern	1	Brick	Residential
16 Ridout Street	1910-19	Vernacular	1.5	Brick	Residential
18 Ridout Street	1910-19	Vernacular	1.5	Brick	Residential
19 Ridout Street	1870-79	Vernacular	1.5	Siding	Residential
21 Ridout Street	1870-79	Queen Anne	2	Siding	Residential
22 Ridout Street	1870-79	Vernacular	2	Siding	Residential
23 Ridout Street	1870-79	Neoclassical	2	Siding	Residential
24 Ridout Street	1890-99	Victorian	2	Brick	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
25 Ridout Street	1870-79	Vernacular	1.5	Siding	Residential
27 Ridout Street	1890-99	Victorian	2	Brick	Residential
28 Ridout Street	1890-99	Edwardian Classical	2	Brick	Residential
29 Ridout Street	1860-69	Vernacular	1	Brick	Residential
30 Ridout Street	1860-69	Regency	1	Brick	Residential
31 Ridout Street	1870-79	Vernacular	2	Siding	Residential
32 Ridout Street	1890-99	Victorian	2	Brick	Residential
34 Ridout Street	1930-39	Vernacular	2	Siding	Residential
35 Ridout Street	post-1950	Modern	1	Stone	Residential
36 Ridout Street	1940-49	Victory	1.5	Siding	Residential
37 Ridout Street	1870-79	Victorian	2.5	Brick	Residential
38-40 Ridout Street	1900-09	Georgian	2	Brick	Residential
39 Ridout Street	1870-79	Georgian	2	Brick	Residential
42 Ridout Street	1870-79	Vernacular	1.5	Brick	Residential
46 Ridout Street	post-1950	Modern	1	Siding	Residential
48 Ridout Street	1910-19	Vernacular	1.5	Siding	Residential
49 Ridout Street	post-1950	Modern	1	Brick	Residential
50 Ridout Street	1850-59	Vernacular	1	Siding	Residential
51 Ridout Street	post-1950	Modern	1	Siding	Residential
54 Ridout Street	1850-59	Neoclassical	1.5	Siding	Residential
56 Ridout Street	1850-59	Vernacular	1	Siding	Residential
57 Ridout Street	1850-59	Vernacular	1	Siding	Residential
58 Ridout Street	1860-69	Vernacular	1	Siding	Residential
59 Ridout Street	1870-79	Victorian	1.5	Brick	Residential
61 Ridout Street	post-1950	Modern	1	Siding	Residential
62 Ridout Street	1860-69	Vernacular	1	Siding	Residential
63 Ridout Street	post-1950	Modern	1	Siding	Residential
64 Ridout Street	N/A	N/A	N/A	N/A	Vacant Lot
66 Ridout Street	1890-99	Edwardian Classical	2.5	Brick	Residential
67 Ridout Street	1870-79	Vernacular	1.5	Siding	Residential
68 Ridout Street	1890-99	Vernacular	1.5	Siding	Residential
69 Ridout Street	1870-79	Vernacular	1	Siding	Residential
70 Ridout Street	1880-89	Vernacular	2.5	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
71 Ridout Street	1870-79	Vernacular	1.5	Siding	Residential
73 Ridout Street	1870-79	Regency	1	Siding	Residential
E/S Georgian Street	post-1950	Modern	1	Brick	Infrastructure
1 Russell Street East	1890-99	Queen Anne	2.5	Brick	Commercial
4 Russell Street East	1880-89	Regency	1	Brick	Commercial
7 Russell Street East	1860-69	Italianate	2	Brick	Institutional
8 Russell Street East	1870-79	Queen Anne	2.5	Brick	Residential
10 Russell Street East	1860-69	Gothic Revival	2	Brick	Residential
11 Russell Street East	post-1950	Modern	1	Brick	Residential
12 Russell Street East	1850-59	Neoclassical	2	Brick	Residential
13 Russell Street East	1940-49	Arts and Crafts	1.5	Brick	Residential
14 Russell Street East	1900-09	Edwardian Classical	2.5	Brick	Residential
15 Russell Street East	1940-49	Edwardian Classical	2	Brick	Residential
16 Russell Street East	1910-19	Edwardian Classical	2.5	Brick	Residential
17 Russell Street East	1920-29	Neoclassical Revival	2.5	Brick	Residential
18 Russell Street East	1900-09	Edwardian Classical	2.5	Brick	Residential
19 Russell Street East	1920-29	Edwardian Classical	2.5	Brick	Residential
20 Russell Street East	1870-79	Italianate	2	Brick	Residential
21 Russell Street East	1860-69	Gothic Revival	1.5	Brick	Residential
22 Russell Street East	post-1950	Modern	1	Brick	Institutional
29 Russell Street East	1850-59	Gothic Revival	Over 5 stories	Brick	Institutional
Lot 9 and 10 North Russell Street East	N/A	N/A	N/A	N/A	Surface parking
37 Russell Street East	post-1950	Modern	1	Brick	Residential
39 Russell Street East	1880-89	Regency	1	Brick	Residential
40 Russell Street East	1850-59	Gothic Revival	2.5	Brick	Institutional
41 Russell Street East	pre-1850	Neoclassical	1.5	Siding	Residential
42 Russell Street East	1850-59	Victorian	2	Brick	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
45 Russell Street East	1850-59	Victorian	1.5	Brick	Residential
47 Russell Street East	1920-29	Edwardian Classical	2.5	Brick	Residential
50 Russell Street East	post-1950	Modern	1	Brick	Residential
51 Russell Street East	1860-69	Vernacular	1.5	Brick	Residential
52 Russell Street East	post-1950	Modern	1	Brick	Residential
54 Russell Street East	post-1950	Modern	1	Brick	Residential
55 Russell Street East	1870-79	Gothic Revival	1.5	Brick	Residential
57 Russell Street East	1870-79	Vernacular	1.5	Siding	Residential
58 Russell Street East	1870-79	Regency	1	Brick	Residential
60 Russell Street East	1870-79	Gothic Revival	1.5	Brick	Residential
61 Russell Street East	1900-09	Vernacular	1.5	Siding	Residential
63 Russell Street East	1860-69	Vernacular	1.5	Siding	Residential
64 Russell Street East	post-1950	Modern	1	Brick	Residential
65 Russell Street East	1900-09	Vernacular	2	Siding	Residential
66 Russell Street East	1940-49	Vernacular	1	Siding	Residential
67 Russell Street East	post-1950	Modern	1	Brick	Residential
68 Russell Street East	1807-79	Vernacular	1	Siding	Residential
70 Russell Street East	post-1950	Modern	1	Siding	Residential
71 Russell Street East	1870-79	Vernacular	1.5	Siding	Residential
72 Russell Street East	1910-19	Vernacular	2.5	Brick	Residential
1 Simcoe Street	1880-89	Regency	1	Brick	Residential
2 Simcoe Street	1870-79	Vernacular	1	Siding	Residential
7 Simcoe Street	1900-09	Regency	1	Siding	Residential
9 Simcoe Street	1880-90	Victorian	2	Brick	Residential
10 Simcoe Street	1860-69	Victorian	1.5	Brick	Residential
11 Simcoe Street	post-1950	Modern	1	Stone	Residential
12 Simcoe Street	1880-89	Vernacular	2	Brick	Residential
14 Simcoe Street	post-1950	Modern	2	Siding	Residential
20 Simcoe Street	1910-19	Victorian	2	Brick	Residential
24 Simcoe Street	1910-19	Vernacular	1.5	Siding	Residential
26 Simcoe Street	1910-19	Edwardian Classical	2.5	Brick	Residential
28 Simcoe Street	1910-19	Edwardian Classical	2	Brick	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
30 Simcoe Street	1910-19	Arts and Crafts	1.5	Brick	Residential
32 Simcoe Street	1910-19	Arts and Crafts	1.5	Brick	Residential
33 Simcoe Street	post-1950	Modern	1.5	Brick	Residential
34 Simcoe Street	1890-99	Vernacular	1.5	Brick	Residential
36 Simcoe Street	post-1950	Modern	1	Brick	Residential
41 Simcoe Street	1870-79	Vernacular	1.5	Siding	Residential
43 Simcoe Street	1900-09	Edwardian Classical	2.5	Brick	Residential
46 Simcoe Street	1940-49	Vernacular	1	Siding	Residential
46 ½ Simcoe Street	post-1950	Modern	1.5	Siding	Residential
47 Simcoe Street	post-1950	Modern	2	Siding	Residential
48 Simcoe Street	1940-49	Victory	1.5	Siding	Residential
49 Simcoe Street	post-1950	Modern	1	Brick	Residential
50 Simcoe Street	1940-49	Victory	1.5	Siding	Residential
51 Simcoe Street	1870-79	Vernacular	1	Siding	Residential
52 Simcoe Street	1940-49	Victory	1	Siding	Residential
54 Simcoe Street	1940-49	Victory	1	Siding	Residential
58 Simcoe Street	post-1950	Modern	1	Brick	Residential
59 Simcoe Street	1890-99	Vernacular	1.5	Siding	Residential
60 Simcoe Street	1940-49	Victory	1.5	Siding	Residential
61 Simcoe Street	1890-99	Vernacular	1.5	Siding	Residential
62 Simcoe Street	1940-49	Victory	1.5	Siding	Residential
63 Simcoe Street	1940-49	Victory	1.5	Siding	Residential
64 Simcoe Street	post-1950	Modern	2	Siding	Residential
2 St. Lawrence Street	1940-49	Victory	1.5	Siding	Residential
6 St. Lawrence Street	1900-09	Victorian	2	Brick	Residential
7 St. Lawrence Street	1860-69	Regency	1	Stucco	Residential
8 St. Lawrence Street	1900-09	Vernacular	1	Siding	Residential
9 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
15 St. Lawrence Street	1900-09	Vernacular	1.5	Siding	Residential
17 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
18 St. Lawrence Street	1920-29	Vernacular	1.5	Brick	Residential
19 St. Lawrence Street	1900-09	Vernacular	1.5	Brick	Residential
20 St. Lawrence Street	1920-29	Edwardian Classical	2	Brick	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
22 St. Lawrence Street	1920-29	Vernacular	1.5	Brick	Residential
23 St. Lawrence Street	1910-19	Arts and Crafts	1.5	Brick	Residential
24 St. Lawrence Street	1900-09	Edwardian Classical	2.5	Brick	Residential
25 St. Lawrence Street	1890-99	Vernacular	2	Brick	Residential
28 St. Lawrence Street	1880-89	Italianate	2	Brick	Residential
29 St. Lawrence Street	1890-99	Vernacular	2	Brick	Residential
31 St. Lawrence Street	1910-19	Victorian	2.5	Brick	Residential
33 St. Lawrence Street	1910-19	Victorian	2.5	Brick	Residential
34 St. Lawrence Street	1910-19	Edwardian Classical	2.5	Concrete	Residential
35 St. Lawrence Street	1910-19	Victorian	2.5	Brick	Residential
36 St. Lawrence Street	1900-09	Vernacular	1	Brick	Residential
37 St. Lawrence Street	1910-19	Victorian	2.5	Brick	Residential
38 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
39 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
40 St. Lawrence Street	1920-29	Edwardian Classical	2.5	Brick	Residential
41 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
43 St. Lawrence Street	1900-09	Queen Anne	2.5	Brick	Residential
45 St. Lawrence Street	post-1950	Modern	1	Siding	Residential
46 St. Lawrence Street	1920-29	Vernacular	2.5	Brick	Residential
47 St. Lawrence Street	post-1950	Modern	1	Siding	Residential
48 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
49 St. Lawrence Street	post-1950	Modern	1	Siding	Residential
50 St. Lawrence Street	1910-19	Vernacular	1	Siding	Residential
51 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
52 St. Lawrence Street	1910-19	Vernacular	1	Siding	Residential
53 St. Lawrence Street	post-1950	Modern	1	Brick	Residential
54 St. Lawrence Street	1910-19	Vernacular	2	Siding	Residential
1 Water Street	1940-49	Vernacular	1	Siding	Residential
Lots 2, 3, 4, E/S Water Street	N/A	N/A	N/A	N/A	Greenspace
3 Water Street	1890-99	Vernacular	1.5	Siding	Residential
6 Water Street	1870-79	Vernacular	1.5	Siding	Residential
8 Water Street	1870-79	Vernacular	1.5	Siding	Residential

Address	Date of Construction	Style	Height (storeys)	Cladding	Current Use
9 Water Street	post-1950	Modern	1	Brick	Residential
11 Water Street	1940-49	Vernacular	1	Siding	Residential
12 Water Street	1940-49	Vernacular	1.5	Siding	Residential
13 Water Street	1880-89	Vernacular	1.5	Siding	Residential
14 Water Street	post-1950	Modern	1	Siding	Residential
15 Water Street	post-1950	Modern	1	Siding	Residential
18 Water Street	1910-19	Vernacular	1.5	Siding	Residential
19 Water Street	post-1950	Modern	2	Siding	Residential
22 Water Street	post-1950	Modern	1.5	Siding	Residential
24 Water Street	1910-19	Vernacular	1.5	Siding	Residential
26 Water Street	post-1950	Modern	2	Siding	Residential
27 Water Street	post-1950	Modern	1	Siding	Residential
28 Water Street	post-1950	Modern	1	Brick	Residential
31 Water Street	1890-99	Vernacular	1.5	Siding	Residential
34 Water Street	post-1950	Modern	1.5	Siding	Residential
35 Water Street	1900-09	Vernacular	1.5	Siding	Residential
35 ½ Water Street	1940-49	Vernacular	1	Siding	Residential
38 Water Street	pre-1850	Vernacular	1.5	Log	Residential

## Appendix C: Property Photographs

Appendix C will be provided as a separate document.