



Municipal Heritage Committee Report

Report Number: KLMHC2023-061

Meeting Date: September 7, 2023

Title: **Alteration Application – 6697 Highway 35,
Geographic Township of Bexley**

Description: Proposed alteration to 6697 Highway 35, Geographic Township of Bexley (Coboconk Train Station)

Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2023-061, **Alteration Application – 6697 Highway 35, Geographic Township of Bexley (Coboconk)**, be received; and

That that the proposed alterations be approved.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

The property known municipally as 6697 Highway 35 in Coboconk is designated individually by By-law 2022-127. The property contains the former Coboconk Train Station which was moved to this location after the closure of the rail line to Coboconk and is a significant local landmark. The property is owned by the City of Kawartha Lakes and its designation was undertaken as a condition of site plan approval for the current development ongoing at the property.

At its meeting of June 8, 2023, the Municipal Heritage Committee received an application for alteration for the subject property. The application detailed the project proposal to convert the train station into a medical and wellness centre by extending the building to the rear and adding a new basement onto the structure, as well as extensive landscaping. The approval sought was for the entirety of the project, with the understanding that the project would be undertaken in a phased approach. The phases include the movement of fill around the site to facilitate the new structure, the lifting of the existing train station and reconstruction of the foundation, including a foundation and basement for the addition, the construction of the new addition, and finishing, including landscaping.

After reviewing the project proposal, the Committee passed the following resolution:

KLMHC2023-076

Moved By Councillor Ashmore

Seconded By W. Bateman

That Report KLMHC2023-045, **Alteration Application – 6697 Highway 35, Geographic Township of Bexley (Coboconk)**, be received; and

That that the proposed alterations be approved subject to the submission of phased drawings.

Carried

The permit and notice of conditional approval, subject to the submission of detailed drawings as the project proceeded, were issued to the application.

The project is now underway and drawings have been submitted for the Municipal Heritage Committee's review related to the demolition and reconstruction of the foundation. The existing foundation, which is not original to the building, will be demolished and a new foundation for the train station and the new addition to the building will be constructed. The one-storey addition on the north side of the structure, which is also not original to the building, will be permanently removed. The train station itself will be stabilized, protected and temporarily relocated on the property while the work is underway.

The drawings related to the demolition and reconstruction of the foundation are attached to this report as Appendix A and B respectively.

Rationale:

Staff are supportive of the approval of this permit. This is a substantial adaptive reuse project in Kawartha Lakes which supports the continued use of the historic train station. The approach to moving the historic train station and reconstructing the foundation in anticipation of its redevelopment is an appropriate and sound approach to the conservation of the historic structure.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no direct financial implications as a result of the recommendations of this report.

Consultations:

Applicant

Attachments:

Appendix A – Demolition and Stabilization Drawings



Adobe Acrobat
Document

Appendix B – Foundation Drawings



Adobe Acrobat
Document

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services