



Municipal Heritage Committee Report

Report Number: KLMHC2023-062
Meeting Date: September 7, 2023
Title: **Alteration Application – 2 Lindsay Street South, Lindsay**
Description: Proposed alteration to 2 Lindsay Street South, Lindsay (Academy Theatre)
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2023-062, **Alteration Application – 2 Lindsay Street South, Lindsay**, be received; and

That that the proposed alterations be approved with conditions.

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 2 Lindsay Street South is designated individually by By-laws 2018-163 and 2020-143. These modern by-laws were passed to replace an older Town of Lindsay by-law, By-law 1980-02, and update it in accordance with contemporary standards under the Ontario Heritage Act. The property has heritage value in its role as a longstanding theatre and performance venue in Kawartha Lakes. Constructed in 1892 as the Academy of Music, the property is a local landmark.

The proposed alterations are in relation to new signage to be installed on the front (west) and north elevations of the property. While the signage copy adheres to the general guidelines provided by the Downtown Lindsay Heritage Conservation District plan, as well as the City's Sign By-law, the applicant is proposing that the signs be internally illuminated by push through lettering where the letters will be illuminated against an unlit background at night. The proposal is not in compliance with either the by-law or the plan.

At present, Schedule E, which related specifically to downtown Lindsay, to the City's Sign By-law does not allow for internally illuminated or LED signage in downtown Lindsay; this by-law is supported by the Downtown Lindsay Heritage Conservation District Plan. However, a site specific exemption exists within the by-law for the Academy Theatre specifically because of its historic and continuing role as a theatre and the recognition that traditional theatre signage has historically been illuminated. At present, the site specific exception reads:

The Academy Theatre located at 2 Lindsay Street South, Lindsay shall be exempt from the provisions of Schedule "E" attached to and forming part of this by-law, with respect to the marquee sign, and the following site specific requirements will be imposed:

- i) Copy will remain static at all times;
- ii) Copy will be relevant to the theatre programming only; and
- iii) Display area will exhibit a white background with static letters and/or images.

The site specific exemption was put in place in 2016 when the Theatre was in the process of replacing aging signage in order to allow for an electronic marquee. The wording in the exemption related specifically to the present signage and does not extend to allowing for the Theatre to install other internally illuminated signage. The Chief Building Official has advised that, should a heritage permit be approved for the new signage, an amendment to the Sign By-law will be required in order to allow for a sign permit to be issued for the work. The amendment will require Council approval.

This report provides the background information for the Committee to review the proposed new signage for the property.

Rationale:

Staff are supportive, in part of the proposed new signage, subject to certain conditions. As the marquee is currently lit, staff are in support of its continued illumination, although the type of lighting is different from what is currently in place. Prior to 2016, the Theatre's marquee included static illuminated signage, similar to what is currently being proposed. Similarly, staff are also supportive of the installation of the blade sign as an illuminated blade sign of this size and design have historically been part of the Academy Theatres front façade. Staff are of the opinion that the illumination of these signs is in keeping with traditional lighting patterns found in historic theatres and, while not in compliance with the HCD Plan or Sign By-law, is appropriate given the historic and continuing use of the building.

Staff are not supportive of a lit sign on the north elevation of the building and would propose that the sign installed on this side of the building be unilluminated as an illuminated sign in this location has not been historically present and is not in keeping with the traditional lighting patterns found in historic theatres.

Other Alternatives Considered:

The Committee may choose to approve the signage as proposed, approve the signage with certain conditions or deny the approval of the application. Alternatively, the Committee may request that alternative lighting solutions be provided by the applicant.

The Committee may not request different copy outside of the scope of what is identified in the Downtown Lindsay Heritage Conservation District Plan as being prohibited in downtown signage, specifically phone numbers, websites, excessive graphics, and information outside of the name and function of the business.

If the Committee denies the application or imposes conditions for approval on the applicant, the applicant may appeal the decision to Council.

Financial/Operation Impacts:

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

Consultations:

Chief Building Official

Attachments:

Appendix A – Academy Theatre Elevations



Adobe Acrobat
Document

Appendix B – Proposed Blade Sign



Adobe Acrobat
Document

Appendix C – Proposed Marquee and Building Signage



Adobe Acrobat
Document

Appendix D – Historic and Current Signage



Historic Academy
Theatre Signage.docx

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