



Municipal Heritage Committee Report

Report Number: KLMHC2024-024

Meeting Date: April 4, 2024

Title: **Proposed Heritage Designation of 16-22 King Street East, Village of Omemee**

Description: Proposed heritage designation of 16-22 King Street East (Commercial House Hotel) under Part IV of the Ontario Heritage Act

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

Recommendations:

That Report KLMHC2024-024, **Proposed Heritage Designation of 16-22 King Street East, Village of Omemee**, be received;

That the designation of the property known municipally as 16-22 King Street East be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

16-22 King Street East, also known as the Commercial House Hotel, was constructed in 1893 as a hotel and a representative example of Second Empire style architecture in Omemee. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023.

16-22 King Street East has been prioritized as an important commercial block in downtown Omemee and due to the potential for development pressures on the site in future as a serviced property on a main thoroughfare in the village. It has a high degree of architectural and historical value in Omemee and is a key building block of Omemee's historic downtown core. This property was identified by staff as a priority property. Staff have undertaken a site visit to and heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provides the background information regarding the cultural heritage value of the property.

Rationale:

16-22 King Street East has cultural heritage value as a representative example of Second Empire style commercial architecture in Omemee and as a former hotel, the Commercial House Hotel. Constructed in 1893, the property displays key characteristics of the Second Empire style as executed in commercial architecture in Ontario in the second half of the nineteenth century, particularly with regard to its distinctive mansard

roof with dormer windows. The property has historical value as the former Commercial House Hotel where it is directed related to both Omemee's economic development throughout the second half of the nineteenth century and the role of the hospitality industry in the community during this period. It also yields information regarding the adoption of the local option in Omemee in 1908 and the impact of the temperance movement in early twentieth century Ontario. The property is a contributing feature to the historic landscape of downtown Omemee as one of a collection of late nineteenth century Second Empire style commercial buildings along King Street East.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes it attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

Consultations:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 16-22 King Street East



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services