



Municipal Heritage Committee Report

Report Number: KLMHC2024-026
Meeting Date: April 4, 2024
Title: **Planning Act Application Review – 77-83 William Street North, Lindsay**
Description: Review of second site plan submission for 77-83 William Street North, Lindsay
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-026, **Planning Act Application Review – 77-83 William Street North, Lindsay**, be received; and

That comments be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At its meeting of December 7, 2023, the Municipal Heritage Committee received and commented on an application for the property known municipally as 77-83 William Street North. The application was the first submission for site plan approval to permit an 8-storey residential apartment building containing 108 rental units. The building is to contain one level of underground parking, one level of at grade parking, 6 stories of residential apartments, and a final partial floor for indoor and outdoor amenities. An application for Official Plan and Zoning By-law amendments to permit this use was previously reviewed by the Committee and approved by Planning Advisory Committee and Council in summer 2023.

The Committee submitted comments related to the architectural design of the proposed building through the Chair at its December 7 meeting. These comments are attached as Appendix A to this report. In general, the Committee was concerned about the architectural compatibility of the new building with the surrounding area which includes a large number of two to three storey historic residential buildings. The new building is also in close proximity to the Downtown Lindsay Heritage Conservation District. Subsequent to the submission of these comments, staff met with the applicant to review Committee and staff comments regarding the application and discuss potential mitigation measures to integrate the building into the existing neighbourhood.

The applicant has now submitted a second Site Plan submission including revised architectural drawings that respond to comments received. These revised drawings are attached as Appendix B. The applicant has also provided a letter outlining the modifications made in response to heritage-related concerns. This letter is attached as Appendix C. The applicant has also committed to including an interpretive panel on the exterior of the building in the public realm to provide interpretation regarding the site and local neighbourhood.

This report provides the second submission for Site Plan Approval for the Committee's review and comments.

Rationale:

While the property itself does not have any heritage status, it is located in an area with a high concentration of historic properties, although most of these are not listed or designated. While higher density housing is expected in Lindsay, the architectural design of these new buildings should take into account the existing neighbourhood and

fit into Lindsay’s existing built fabric. The applicant has made a significant number of modifications in response to the Committee’s previous comments that are presented in this report for review. The Committee may wish to provide additional comments relating to these changes.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Planning Staff

Applicant

Attachments:

Appendix A – Municipal Heritage Committee Comments (December 2023)



Adobe Acrobat
Document

Appendix B – Revised Architectural Drawings 77-83 William Street North SPA



Adobe Acrobat
Document

Appendix C – Response Letter 77-83 William Street North SPA



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services