

December 12, 2023

Maryann Hunt
Supervisor, Development Planning
Development Services, Planning Division
180 Kent Street West
Lindsay ON K9V 2Y6

Dear Ms. Hunt,

RE: D19-2023-014, 77-83 William Street North, Lindsay

The Kawartha Lakes Municipal Heritage Committee has reviewed the Site Plan Application related to the property at 77-83 William Street North in Lindsay. The subject property is in close proximity to the Downtown Lindsay Heritage Conservation District as well as several other properties which are listed on the City's Heritage Register. The property itself contains a late nineteenth century commercial structure which, while it does not have any statutory protection, has undergone preliminary evaluation and has been demonstrated to have cultural heritage value.

The Committee has reviewed the application based on its potential to impact the heritage attributes of the Downtown Lindsay Heritage Conservation district, the historic streetscape of William Street North and Wellington Street, and the historic building located on the property itself. The Committee would like to offer the following comments on the application at this time:

- The Committee is supportive of the step back on the east elevation of the structure as this mitigates the impact of the building's height on the surrounding streetscape. However, the Committee would prefer to see a step back also included on the south elevation to balance the building and provide additional mitigation for its height.
- The Committee is generally concerned about the very modern aesthetic of the building. While the Committee recognizes that new development does not need to replicate existing historic forms, the Committee would like to see some design elements included in the new building to help integrate it into the surrounding streetscape and lessen its visual impact. Design elements might include:
 - The use of buff and/or red masonry to link the building with the surrounding historic structures and soften its visual impact.
 - The use of brick veneer, particularly on the first two storeys of the building, to break up the overall massing of the building and provide visual linkages to the streetscape as a whole.

- Window treatments such as curved lintels, contrasting sills and window surrounds.
- The integration of prevalent historic architectural elements from buildings in the local areas, such as decorative brickwork or cornices.
- The Committee finds the yellow metal accents on the building particularly jarring and would suggest that these are replaced with a colour that is less vibrant and with lower contrast to the surroundings colours. The yellow accent wall at the entry could perhaps become a mural, mosaic or some other element depicting the streetscape and capture the existing building which will be removed.
- The Committee recognizes that the existing structure on the site will be removed to facilitate the new construction on the property and would like to see the former use of the site commemorated in some way. The Committee would like to see an interpretive panels or similar recognition of the site's former use, such as enlargement of photographs of the historic streetscape, included in the design. This would be of interest to both future residents and pedestrians and would provide a good opportunity to link the old development with the new.

The Committee is supportive of new development and increased and diversified housing in downtown Lindsay. It is particularly supportive of new rental housing in Lindsay for which there is a demonstrated need and the Committee would like to commend the applicant for the proposal to develop new affordable units in the community. However, the Committee is committed to ensuring that new development is compatible with the town's historic character and its wide array of heritage properties and areas. The Committee looks forward to further reviewing this file and a modified version of this proposal which takes into consideration the need for architectural compatibility with the existing heritage downtown.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart
Chair, Kawartha Lakes Municipal Heritage Committee