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January 24, 2024

City of Kawartha Lakes
26 Francis Street
Lindsay, Ontario K9V 5R8

Attention: Ms. Emily Turner, Economic Development Officer - Heritage Planning

Re: **Heritage Comments For 77-83 William Street, Lindsay ON**
Proposed 8 Storey Affordable Housing Development MDM Developments
File No. D19-2023-014
BBA Project No. 22042

Dear Ms. Turner:

As per your department's comments received in December 2023, per the attached correspondence in relation to the above noted file D19-2023-014 for the Proposed eight(8) Storey Affordable Housing Development at 77-83 William Street, Lindsay, ON. Please find below and the attached response addressing the items of concern from Heritage Planning at the City of Kawartha Lakes.

As per the attached revised rendering perspectives we have addressed the overall concerns in principle to align with key urban design principles and incorporated materials and details that reflect the importance and reference the heritage context within the Town of Lindsay.

As illustrated the base of the proposed development has been revised with a brick veneer for the bottom 2 levels creating a strong base, as well as a direct contextual relationship with the urban context within the Town's heritage centre. The bottom of the base is also detailed with 2 course of a limestone architectural block, for durability and grounding aesthetic. The brick veneer base is also detailed with regular spaced pilasters and inset bays, to break up the facade length and reference historical masonry construction of the area. With respect to the enclosed ground floor parking, similar detailing is continued along the facade, and inset glazing with black aluminum frames are set within the base to provide a more human scale urban aesthetic, and disguise the parking areas from the street view.

Moving up the facade, the EIFS tones for the opaque materials have been revised to develop a modern 'lightness' to the building in combination with the fenestration (glazing) openings of the residential units. A light grey tone of EIFS is used to balance out the heavy masonry base and compliment the proposed building's massing.

The Upper floors (seven and eight) are the treated with similar EIFS materials, however in a darker grey tone to accentuate the buildings 'Top' section of massing and position the buildings form with a classical massing organization as referenced in the urban design brief.

The fenestration elements (glazing) are un changed and provide a strong balance with the strong massing elements, for Juliet balcony and window openings of the residential units.

Common exterior green-space on the two terraces also delivers a modern balance to the overall massing and provides exterior amenity areas for residents that is not found on the ground plane area.

The revised design has also recognized an area on the ground floor masonry facade adjacent to the main entrance that can be used to provide glass interpretive panels, to be designed in detail at later date, on pinned signage mounts. The panel(s) would help provide education to residents and visitors of the area with reference to historical site and area landmarks. We feel that we can work with the committee to develop the design in further detail.


We feel these design changes, as illustrated in the attached have addressed the comments provided in your letter as well as the discussion in relation to the above noted site plan application for the proposed affordable housing development.

We look forward to your response to the above and attached, and we will be happy to submit further details (full coloured elevations, material breakdowns) in the following Site Plan Application submission after your comments regarding this correspondence.

If you have any questions or concerns, please do not hesitate to contact our office.

Yours very truly,

Barry Bryan Associates
Architects, Engineers, Project Managers

A handwritten signature in black ink, appearing to read 'Nick Swerdfeger', written over a horizontal line.

Nick Swerdfeger, OAA, MRAIC, Principal

NS/gs

