

The Corporation of the City of Kawartha Lakes

By-Law 2024-XXX

A By-Law to Designate 91 William Street North, Town of Lindsay in the City of Kawartha Lakes

A By-law to designate 91 William Street North in the Town of Lindsay in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.
2. A Notice of Intention to Designate 91 William Street North, Town of Lindsay described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.
3. No objection to the proposed designation has been served on the Clerk of the City.
4. Council has consulted with its Municipal Heritage Committee.
5. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2024-XXX.

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law,

“alter” means to change in any manner and includes to restore, renovate, repair, erect, demolish, and disturb; and **“alteration”** and **“altering”** have corresponding meanings;

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“City Clerk” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City;

“Director of Development Services” means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council;

“Municipal Heritage Committee” means the Kawartha Lakes Municipal Heritage Committee which makes recommendations to Council and is established under Section 28 of the Ontario Heritage Act;

“Ontario Heritage Act” or **“the Act”** means the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended or any successor thereof;

“Property” means property as set out in Section 2.01.

1.02 Interpretation Rules:

(a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

(b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 Severability: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Designation of Property

2.01 91 William Street North, Town of Lindsay is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations that may be deemed necessary for the efficient use of the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the Land Registry Office.

2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

3.01 Enforcement: This by-law may be enforced by every municipal law enforcement officer and police officer.

3.02 Offence and Penalty: It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with

the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

- 4.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.
- 4.02 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 19th day of March, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2024-XXX

Being a By-law to designate 91 William Street North, Town of Lindsay in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

91 William Street North, Town of Lindsay

Section 2: Location of Property

Located on the south west corner of the intersection of William Street North and Bond Street West.

Section 3: Legal Description

LT 7 S/S BOND ST PL TOWN PLOT; PT LT 6 S/S BOND ST, 8 S/S BOND ST PL TOWN PLOT AS IN TL30707 AND VT94471; S/T AND T/W VT94471; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the historic telephone exchange building which is located on the east side of the property facing William Street North.

Section 5: Statement of Reasons for Designation

Design and Physical Value

91 William Street North has design and physical value as a unique example of a mid-twentieth century Stripped Classical telephone exchange in Lindsay. The building was constructed between 1948 and 1949 as a new telephone exchange for the Bell Telephone Company and is one of only a few examples of this style of industrial structures in Kawartha Lakes. The Neoclassical style was prevalent throughout the 1920s and 1930s in commercial and public architecture where it was adopted by a range of architects in different urban locations across North America. Although it had declined in popularity in Canada and the United States by the late 1940s when the subject property was constructed, it remained an important architectural form into the mid-twentieth century of which the subject property is a good example. The property is also representative of increasing technical requirements around telephone exchange construction in the first half of the twentieth century in response to new technologies and an increased demand for telephone services.

Historical and Associative Value

91 William Street North has historical and associative value in its association with the history of telecommunications in Lindsay. The building was constructed in 1949 as a replacement for the town's older telephone exchange and responded to a substantial increase in demand for telephone services in the community. The property yields information regarding the development of the telephone in Lindsay as it evolved from the late nineteenth to the mid-twentieth century as increasing numbers of residents and businesses installed telephones in the community. Similarly, it yields information regarding changes in the local

economy and workforce with the introduction of new technology, particularly automated switching which had a substantial impact on women in the workforce.

Contextual Value

91 William Street North has contextual value as part of the diverse historic landscape of William Street North. The William Street North corridor, which runs north from Kent Street West in close proximity to the Scugog River, include a wide range of historic buildings dating from the late nineteenth to the mid-twentieth century and includes both commercial and residential structures. Taken together these form a cohesive evolved landscape that demonstrates the development of this portion of Lindsay and the subject property is linked to its surroundings as part of this evolving development.

Section 6: Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Attributes

The design and physical attributes support the value of the property as a mid-twentieth century telephone exchange and a unique example of Stripped Classical architecture in Lindsay.

- Two storey red brick construction
- Flat roof
- Cornice
- Rectangular, symmetrical massing
- Low relief decorative brickwork and coursing
- Fenestration including:
 - Drip moulds
 - Low relief surrounds
 - Radiating voussoirs
 - Keystones
 - Hexagonal windows on front elevation
- Central entrance including:
 - Classical entrance surround

- Pilasters
- Entablature and decorative motifs
- “The Bell Telephone Company of Canada” signage
- Cornice
- Double entrance doors
- Transome with decorative grating

Historical and Associative Attributes

The historical and associative attributes support the value of the property in its role in the history of telecommunications in Lindsay.

- Association with the historic of telecommunications in Lindsay
- Relationship to 33 William Street North
- “The Bell Telephone Company of Canada” signage

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature of the mixed and evolved landscape of William Street North.

- Location along William Street North at the intersection of Bond Street West
- Views from the property along William Street North and Bond Street West
- Views of the property from William Street North and Bond Street West
- Set back from the sidewalk

The heritage attributes of the property do not include the modern rear addition to the building or its rear parking lot.

Section 7: Scope of Designation

The scope of the designation only includes the historic portion of the building, constructed in 1949 and located on the east side of the property, facing William Street. This area encompasses 632 m², including the historic structure and the directly adjacent front and side yards. The designation does not include in the 1970 rear addition or the existing parking lot on the rear of the lot with entrance from Bond Street West. This area encompasses 2,724 m² and includes the side yards directly adjacent to the 1970 addition and the parking lot to the rear of the building.