



Realty Services – Legal Services
26 Francis Street, P.O. Box 9000
Lindsay, Ontario K9V 5R8
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March 22, 2024

VIA E-MAIL: wfound@linborough.com

Linborough Property Corp.

189 Kent Street West
Suite 213
Lindsay, ON K9V 5G6

Attention: Wesley Found, President

Dear Mr. Found:

Re: Request to Purchase Road Allowance adjacent to 189 Kent Street West
(Sylvester Lane)
Our File No.: L06-18-RS013

We confirm your above-noted request was re-reviewed by the Land Management Team at their meeting on March 11, 2024. Unfortunately, the Team members could not approve your request to purchase the road allowance due to the following reasons:

1. A storm sewer is located within the road allowance. It has been confirmed by City staff that the storm sewer cannot be relocated. Accordingly, the Team felt that it is in the City's best interest to retain ownership of property on which City infrastructure is located; and
2. A sale of the road allowance would cut off access to the rear of several privately owned properties.

The Team was agreeable to offering an Encroachment Agreement (to be registered on title) for the proposed walkway and colonnade, as well as allow for maintenance, improvements, etc. to the entire road allowance. The City, as owner of the road allowance, would retain unfettered access for repair, maintenance, etc. of the storm sewer.

Should you not agree with this decision you are able to make a deputation directly to Council. Please note that deputations are scheduled through the Clerk's office and delegations are limited to a time period of not more than five (5) minutes inclusive of all speakers. The application form and additional information on this process can be found on the City of Kawartha Lakes website: <https://www.kawarthalakes.ca/en/municipal->

[services/speak-before-council.aspx](#). The Clerk's office can be reached by telephone at: 705-324-9411 ext. 1341 or by e-mail: clerks@kawarthalakes.ca.

Sincerely,

The Corporation of the City of Kawartha Lakes

A handwritten signature in blue ink, appearing to read 'SDyer', is positioned below the text 'The Corporation of the City of Kawartha Lakes'.

Sharri Dyer
Manager – Realty Services
SD:lc

cc Charlie McDonald, Deputy Mayor – Ward 7

LINBOROUGH PROPERTY CORP.

Suite 213, 189 Kent Street West
Lindsay, ON K9V 5G6
Ph. 705.324.2185 Email: wfound@linborough.com

February 15, 2024

Sharri Dyer, Chair
Land Management Team
26 Francis Street, Lindsay, Ontario
K9V 5R8

Dear Ms. Dyer,

**Re: Request to Purchase Road Allowance adjacent to 189 Kent Street West
(Sylvester Lane)
File No.: L06-18-RS013**

A Letter of correspondence from Realty Services – Legal Services dated January 16, 2024 was received by Linborough Property Corp. The details therein confirmed our request and was reviewed by the Land Management Team at their meeting of January 8, 2024.

In that meeting it was decided the Team would like to see a concept plan to assist in visualizing our future plan for the property, inclusive of the road allowance (Sylvester Lane).

Accompanying this letter is a concept plan completed by EcoVue Consulting Services Inc.

A summary of the concept plan is detailed below.

Five story mixed-use building on the northeastern intersection of Victoria St and Russell St:

- 6,500 square feet of retail/service commercial and 9,024 square feet of residential amenity areas on ground floor.
- Floor two to five is 14,700 square feet of residential space per floor; accommodating a total of 72 residential units.
- Rooftop landscaped amenity space.

Two story underground parking garage and reconfiguration of above ground parking:

- The underground parking garage encroaches on Sylvester Lane and maintains a 2-meter minimum distance from the existing storm water line.
- Reconfiguration of at grade parking and landscape to enhance pedestrian use with a campus community style streetscape.

- Pedestrian entrance to underground parking lot located at the southwesterly portion of Sylvester Lane.

Restoration of 19 Cambridge:


- To compliment Linborough Property Corp's effort to develop the lands south of Sylvester Lane with a campus community streetscape, with the restoration of 19 Cambridge, we are erecting a colonnade on the northern portion of 19 Cambridge to (a) provide a safe walkway to Cambridge St. S. and (b) to protect the building from future vehicular damage.
- The colonnade encroaches on Sylvester Lane. The remaining road allowance well exceeds the 6 meter minimum required to maintain vehicular access to adjacent lands.

General Parking Supply:

- The concept plans parking statistics are inclusive of (a) the above ground parking on the lot northeast of the Victoria St. S. and Russell St. W. intersection; (b) underground parking on the northeastern lot of same intersection; and (c) parking on the northwestern gravel lot of same intersection.
- The total current supply of parking is 123 spaces
 - 83 spaces on the northeastern lot
 - 40 spaces on the northwestern lot
- The total supply of parking in the concept plan is 300 spaces.
 - 40 at grade spaces on the northwestern gravel lot
 - 49 at grade spaces on the northeastern lot
 - 100 spaces at underground level 1
 - 111 spaces at underground level 2
- This yields a surplus above the 116 spaces for the proposed development of:
 - 144 spaces at the northeastern lot behind Sylvester Lane
 - Inclusive of the northwestern gravel lot, 61 spaces above existing conditions.

Should you or the Land Management Team have any questions about this application, please do not hesitate to contact me.

Sincerest regards,



Wesley Found M.A., B.A.
President