

January 2, 2024

Breanna Veilleux
WSP Canada Inc.
100 Commerce Valley Drive West
Thornhill ON L3T 0A1

Dear Ms. Veilleux;

Re: D01-2020-005 and D06-2020-023, 46-66 William Street North, Lindsay

The Kawartha Lakes Municipal Heritage Committee has reviewed the current round of submissions for the Official Plan and Rezoning applications for the above noted applications. The subject property is located in close proximity to the Downtown Lindsay Heritage Conservation District. It is also adjacent to a listed property, 59-69 William Street North, which is located on the opposite side of William Street North and contains an Edwardian terrace. The Committee has reviewed the application based on its potential to impact the heritage attributes of the Downtown Lindsay Heritage Conservation District as a whole and some of its individual properties, notably St. Andrew's Presbyterian Church, which are in the immediate vicinity of the proposed development, as well as the adjacent listed property. The property also backs on to the Trent-Severn Waterway protected area and impacts heavily on the viewscales both onto and from those lands. The Committee would like to offer the following comments on the application:

- A Heritage Impact Assessment has been completed for this property and the response comments to the Committee from MHBC have been received and reviewed. The Committee is not satisfied that the comments received adequately address the impact of the proposed development on the adjacent heritage property (59-69 William Street North) or to the Downtown Lindsay HCD's viewscales.
- While the Committee is supportive of the reduction in height from the original application, it feels that eight storeys is still too large of a structure for this location. The height of the building has the potential to substantially change the existing streetscape which is comprised primarily of two to four storey buildings. This includes the adjacent two-storey listed terrace.
- New development on this site should respect a similar height of buildings in the surrounding area, most of which are approximately three storeys high. The Downtown Lindsay Heritage Conservation District Plan identifies appropriate

massing for a five-storey building within the district, as an example. A building adjacent to the district should follow similar height and massing. The Committee feels that a five storey building would be more appropriate to the site, particularly in light of the adjacent heritage property and the potential to impact that structure, which has not been fully explored by the proponent.

- There are a number of important views and vistas within this area of downtown Lindsay which will be impacted by the proposed development. These include the views to the downtown from various areas of the town, views from and along the Scugog River, and views of St. Andrew's Presbyterian Church and its bell tower which are local landmarks. It is likely that the proposed development will fully or partially obscure many of these character-defining views which, while are not protected under the Ontario Heritage Act, are important to the livability of Lindsay.
- The position of the building being at the end of William Street is directly visible from Kent Street and will interfere with the viewscape from the downtown by imposing its height, mass and contemporary style as a barrier.
- The Committee would suggest that the massing of the building be modified to include a step back at the third storey which would mitigate the height of the building from a pedestrian perspective. A step back would help mitigate the impact of a building of this height on the adjacent heritage property. This would necessitate a reduction in the density requested.
- The Committee would also suggest that landscaping be used to buffer the large massing of the building from the streetscape, adjacent heritage property, and pedestrian viewpoint. The Committee is not supportive of the proposed reduced setback.
- The Committee is not opposed to the redevelopment of this site for mixed-use residential purposes. However, new construction on this site must be compatible with the surrounding historic landscape in its height, massing, materials and architectural design so that it can blend harmoniously with the existing community.
- Although the Committee does not expect a new building to replicate a historic structure, the architectural design of new construction should take into consideration some of the design elements from the older construction in the surrounding area. This would include the use of elements such as red and/or buff brick, cornices, and gables. By doing so, the new construction would be more sympathetic to the surrounding historic area and be better integrated into Lindsay's unique historic downtown creating a softened impact at the end view of the Heritage Conservation District. The Committee is satisfied to address these architectural considerations through the Site Plan Approval process, as discussed in the response received from MHBC.

The Committee is supportive of new development and increased and diversified housing in downtown Lindsay. 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. While the Committee agrees that this site has the potential for redevelopment which will have a positive impact on downtown Lindsay, it does not feel that this proposal in its current form is compatible with the heritage character of the area, the adjacent listed property, and the Downtown Lindsay Heritage Conservation District.

Respectfully submitted,

A handwritten signature in cursive script, reading "Athol Hart".

Athol Hart
Chair, Kawartha Lakes Municipal Heritage Committee