

Date	Comments Received From:	Comment	Comments Related To:	Responded By:	Response/Action Item
Jun-23	Municipal Heritage Committee (MHC)	<p><i>Heritage Impact Assessment was completed when the application was originally filed but to a building design that was vastly different from what has been re submitted. The Committee requests that a revised HIA be submitted to reflect the new design and requested amendments to provide a more accurate assessment of the proposed building's impact on the adjacent and nearby heritage resources.</i></p>	Heritage Impact Assessment	MHBC	<p>The 2020 HIA assessed the impact of a 10 storey building on the nearby Downtown Lindsay Heritage Conservation District (HCD) and concluded that the building would not impact the HCD. The development concept has been revised to reduce the building height from 10 to 8 storeys and MHBC has reviewed the revised design. While the design has changed somewhat, it does not result in impacts to the HCD. The revised concept plan does not change the conclusions of the 2020 HIA.</p>

<p>Jun-23</p>	<p>Municipal Heritage Committee (MHC)</p>	<p><i>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.</i></p>	<p>Heritage Impact Assessment</p>	<p>MHBC</p>	<p>The subject lands are not part of a Heritage Conservation District, Cultural Heritage Landscape or other identified heritage area. There are no policies related to the management of character or context for the subject lands. The HIA concluded that the proposed development would not impact heritage resources. MHBC has reviewed the revised design and concludes that the design will equally have no impacts to heritage resources. To achieve “Compatible development” is not to have “the same as”, but rather to co-exist without impact. The HIA has identified that the proposed building will not adversely impact the HCD. With surrounding development planned to be the same height, and with no impacts identified on the adjacent heritage properties or HCD, the proposed 8 storey building is compatible.</p>
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Jun-23	Municipal Heritage Committee (MHC)	<i>The streetscape of this portion of William Street North is evolving. 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.</i>	Heritage Impact Assessment	MHBC	The subject lands are not within or adjacent to the Heritage Conservation District. The Plan does not apply to the subject lands.
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<p>Jun-23</p>	<p>Municipal Heritage Committee (MHC)</p>	<p><i>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.</i></p>	<p>Heritage Impact Assessment</p>	<p>MHBC</p>	<p>Neither the Official Plan or Heritage Conservation District Plan identify significant or important views to or from the subject lands. All identified views within the HCD Plan are to or from lands within the district, and do not apply to lands outside of the district. The HIA assessed the impacts of views and notes that while the building will be visible in the background from certain areas of the Town, it will not obstruct significant views identified in the HCD. Viewing opportunities south towards St. Andrew's Presbyterian Church and the HCD will be maintained from the public right of way along William Street North. Current views to the Scugog River are already partially obstructed by the existing building and treeline along the rear of the property. The new building will not obscure any significant or protected character defining view sheds.</p>
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Jun-23	Municipal Heritage Committee (MHC)	<i>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.</i>	Heritage Impact Assessment	MHBC	As noted, significant view sheds are not identified beyond those found within the Heritage Conservation District. The subject lands are not identified as a significant view shed. While the building will be visible in the background of the Kent Street view northwards, it will not negatively impact or obstruct significant viewing opportunities. The view from Kent Street is also further away from the building, and therefore its height will be less visible given the viewing distance
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Jun-23	Municipal Heritage Committee (MHC)	<i>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. This would necessitate a reduction in the density requested.</i>	Heritage Impact Assessment	MHBC	<p>The building design has incorporated various forms of building articulation to ensure appropriate placement and reduce the appearance of massing. These articulation measures include contrasting colours, projections/recessions, platform roof, accent lines, different types of glazing and building materials. The purpose of such measures is to create a pedestrian scaled building and promote ground floor interest by drawing the attention down to the pedestrian level. The design measures included for the proposed development should be sufficient to achieve an appropriate human scaled development, however, at the site plan stage consideration will be given to additional design measures.</p>
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Jun-23	Municipal Heritage Committee (MHC)	<i>The Committee is concerned about the impact of the vibration from underground construction on the foundations of historic buildings and would request that a vibration monitoring plan be prepared, as suggested in the Heritage Impact Assessment submitted with the initial submission</i>	Heritage Impact Assessment	MHBC	Agreed. No further response.
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<p>Jun-23</p>	<p>Municipal Heritage Committee (MHC)</p>	<p><i>The City's tourism and resident attraction strategies have aimed to attract visitors and new residents to local communities, including Lindsay, through their picturesque Victorian downtowns and unique architectural character. The proximity of this development to the downtown and its potential to alter the character of downtown Lindsay is in opposition to these strategies which identify the character of its commercial areas as an asset to be preserved and celebrated.</i></p>	<p>Heritage Impact Assessment</p>	<p>MHBC</p>	<p>The subject lands are not located within the Downtown Lindsay Heritage Conservation District or any other identified heritage area, and are therefore not subject to the HCD Plan policies. The Lindsay HCD has been recognized as a distinct area with a unique heritage character and has been established to protect the character and heritage attributes specific to this neighbourhood of Lindsay. The policies of the plan do not extend beyond the boundaries of the HCD. The character of the Downtown Lindsay HCD cannot be altered by development that occurs outside of it. While the development is of a larger scale than what exists within the Downtown Lindsay HCD, it will not impact the character of the HCD given that it is not within the HCD. The HIA completed in November of 2020 assessed the impacts of the proposed development on the HCD and concluded that it would not adversely impact the HCD. The character of downtown Lindsay will be maintained and will not be impacted by the proposed development. If there are concerns about the design of the building as it relates to conformity with the City's urban design objectives and policies, those concerns should be addressed through an urban design brief and site plan.</p>
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<p>Jun-23</p>	<p>Municipal Heritage Committee (MHC)</p>	<p><i>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.</i></p>	<p>Heritage Impact Assessment</p>	<p>MHBC</p>	<p>Compatible and compatibility have been defined through the Ontario Land Tribunal. Compatible does not mean “the same as”, but rather, means “the ability to coexist in harmony”. Harmony is achieved through the absence of impact. If there are negative impacts resulting from a land use change, then that land use change cannot be considered to be compatible with the adjacent or surrounding area.</p> <p>The HIA identified that the previous 10 storey building would not adversely impact the adjacent listed property or the Downtown Lindsay HCD.</p> <p>MHBC has reviewed the revised design and concludes there is no impact to heritage resources. The subject lands are nearby to, but outside of the Downtown Lindsay HCD. Therefore, the policies and guidelines of the HCD Plan do not apply. While the proposed building will be of a greater scale and height than what currently exists within the area, measures have been taken to reduce the appearance of massing. Such measures include the use of a flat roof, rather a gable or hip roof.</p> <p>Whereas a gable or hip roof would effectively increase the overall height of the building, a flat roof maintains that the maximum height of the building is truly 8 storeys. The design also uses different colours window sizes and glazing, where the ground floor is darker with larger floor to ceiling windows to draw the eyes down. This HIA has demonstrated that the proposed development will</p>
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<p>Jun-23</p>	<p>Municipal Heritage Committee (MHC)</p>	<p><i>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</i></p>	<p>Heritage Impact Assessment</p>	<p>MHBC</p>	<p>The final design of the building will be determined through the site plan approval process. This is a process required by the Town</p>
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