



## Council Report

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**Report Number:** PLAN2024-041

**Meeting Date:** June 25, 2024

**Title:** **Removal of Holding (H) Symbol at 77-83 William Street North, Former Town of Lindsay**

**Description:** An application to amend the Town of Lindsay Zoning By-Law 2000-75 to remove the Holding (H) symbol at 77-83 William Street North, Former Town of Lindsay, City of Kawartha Lakes

**Author and Title:** Leah Barrie, Director of Development Services

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### Recommendations:

**That** Report **PLAN2024-041, Removal of Holding (H) Symbol at 77-83 William Street North, Former Town of Lindsay**, be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix 'B' to Report **PLAN2024-041**, be approved by Council; and

**That** the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## Background:

The purpose of the application is to remove the Holding (H) symbol on the subject property located at 77-83 William Street North in the former Town of Lindsay to facilitate development of an 8-storey 108-unit rental apartment building.

Owner:	Muskoka D&M Corp.
Applicant:	EcoVue Consulting Services Inc.
Legal Description:	Town Plan Part Lot 6 North, Wellington Town Plan Part Lot 6, S Bond St, Former Town of Lindsay, City of Kawartha Lakes
Designation:	Residential (Lindsay Secondary Plan)
Zoning:	Central Commercial Special Eleven Holding 'CC-S11(H)' Zone Site-specific By-law 2023-104 (Town of Lindsay Zoning By-law 2000-75)
Site Servicing:	Municipal water and sanitary sewers
Existing Uses:	Commercial building (pending demolition)
Adjacent Uses:	Commercial and Residential

## Rationale:

The property is located on the northwest corner of William Street North and Wellington Street on the edge of downtown Lindsay. The property is bounded by a mixture of commercial and residential uses (See Appendix 'A'). The property is subject to site-specific Zoning By-law 2023-104 that includes a Holding (H) symbol to require that a series of conditions be met prior to the development of the site. The following summary indicates how each condition has been met:

**(a) Peer review of the traffic assessment to the satisfaction of the City;**

Confirmation of the completion of the peer review was received on October 17, 2023.

**(b) Entering into a Site Plan Agreement with the City;**

Staff are of the opinion that the Site Plan Agreement is substantially complete.

**(c) Identification of all measures needed to comply with the Ontario Heritage Act and applicable provincial and local Heritage policies for incorporation into the Site Plan Agreement, which can include the submission of a Heritage Impact Assessment;**

Staff are of the opinion that the adopted changes to the façade of the proposed building align with the vision of the City, as vetted through staff and the Heritage

Committee, and will fit within the character of the streetscape. The changes have been included in the Site Plan Agreement.

**(d) Identification of daylighting triangle needs for incorporation into the Site Plan Agreement;**

A daylight triangle has been incorporated into the Site Plan for the subject lands and included in the Site Plan Agreement.

**(e) Confirmation and physical accommodation of long term infrastructure needs adjacent to the property in the Site Plan Agreement;**

A companion Development Agreement has been prepared to address long term infrastructure needs on lands adjacent to the subject property.

**(f) Inclusion in the Site Plan agreement of a 3 metre setback between adjacent municipal road allowances and the building for a future road allowance.**

The required 3 metre setback is identified on Registered Plan 57R-11172 (Part 2 and Part 3), and included in the Agreement.

**Applicable Provincial Policies:**

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 including Amendment 1, 2020 and is consistent with the Provincial Policy Statement, 2020.

**Official Plan Conformity:**

The lands are designated 'Residential' in the OLT-approved Lindsay Secondary Plan, which encourages a range of residential uses, densities and tenure arrangements. The proposed development conforms to the applicable policies of the designation.

**Zoning By-law Compliance:**

The subject land is zoned Central Commercial Special Eleven Holding 'CC-S11(H)' Zone Site-specific By-law 2023-104. The Holding (H) Symbol is no longer necessary for the appropriate development of the land given the conditions have been satisfied. Removing the Holding (H) Symbol will allow for future development of the subject lands in accordance with the provisions of the Zoning By-law.

**Other Alternatives Considered:**

No other alternatives have been taken into consideration.

## **Alignment to Strategic Priorities**

The 2024-2027 Kawartha Lakes Strategic Plan identifies the following four strategic priorities:

1. A Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

In alignment with the strategic priorities, the development will help the City achieve its target of constructing 6,500 housing units by 2031 as stated in the Housing Pledge adopted by Council on November 21, 2023.

## **Financial/Operation Impacts:**

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Ontario Land Tribunal.

## **Servicing Implications:**

The development is to be serviced by municipal water and sanitary sewers.

## **Consultations:**

Notice of this application was given in accordance with the Planning Act.

## **Development Services - Planning Division Comments:**

Staff support the application based on the information contained in this report and as such, respectfully recommends that the proposed application to remove the Holding (H) Symbol be approved and adopted by Council.

## **Attachments:**

### **Appendix A – Location Map**



PLAN2024-041 H  
Removal Location Ma

## **Appendix B – Zoning By-law Amendment**



PLAN2024-041 H  
Removal By-law MDM

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**Department Head:** **Leah Barrie, Director of Development Services**

**Department File:** **D06-2022-033**