



Municipal Heritage Committee Report

Report Number: KLMHC2025-031

Meeting Date: April 17, 2025

Title: **Zoning By-law Amendment Application – 46-66 William Street North, Lindsay**

Description: Review of application for Zoning By-law Amendment for 46-66 William Street North, Lindsay

Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-031, **Zoning By-law Amendment Application – 46-66 William Street North, Lindsay**, be received; and

That comments be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has received the fifth submission of materials in support of a Zoning By-law Amendment (D06-2020-023) for the property known municipally as 46-66 William Street North, Lindsay. The applicant is proposing to construct an 8-storey building with 196 residential units and buildings at grade. The original application related to this property also included an application for an Official Plan Amendment (D01-2020-005) in support of this proposed use but, as a result of the Lindsay Secondary Plan being brought into effect, an Official Plan Amendment is no longer required for this site.

To facilitate the proposed development, the applicant is proposing as follows:

- a) The “Central Commercial (CC) Zone” in the Town of Lindsay Zoning By-law is proposed to be amended to permit the construction of an eight storey apartment building by amending provisions related setbacks, building height, lot coverage, density and parking. The applicant has requested the following zoning provisions changes to accommodate the project:

Lot Regulation	CC Zone	Proposed
Minimum front yard setback	4 metres	3.6 metres
Minimum exterior side yard setback	4 metres	0.24 metre
Minimum rear yard setback	4 metres	3.6 metres
Maximum building height	15 metres	41 metres
Maximum lot coverage	24%	56%
Maximum gross floor area as % of lot area	200%	382%
Minimum landscaped open space	40%	14.17%
Minimum parking spaces	104 spaces + 4 accessible spaces	177 spaces + 5 accessible spaces
Maximum density for commercial or mixed commercial/residential development	2 times the lot area	4.3 times the lot area
Maximum density of residential apartment building per gross hectare	100 units	690 units

Landscape buffer requirement around parking lot	1.8 metres	0.7 metres
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- b) The applicant is also proposing to define a new use, currently not permitted in the CC Zone, on the subject lands. This use would be known as an Independent Seniors' Apartment Building, with the intent to provide a living space for seniors who do not require care or services normally found in a Senior Citizens' Home. These units would be rental with full kitchens and common amenity spaces and areas for residents.

The Committee has reviewed this application twice in the past two years, in December 2023 and June 2024. Comments were submitted to the applicant in December 2023 and resubmitted with the June 2024 review. These comments are attached to this report as Appendix A. In general, the Committee in the past has been broadly supportive of the redevelopment of this site for both mixed commercial and residential use but has consistently emphasized the need for new construction that is in close proximity to the Downtown Lindsay Heritage Conservation District to be compatible with the historic nature of the downtown core and to support the preservation of the area's key attributes including its gateway views.

As part of the fifth submission for this application, the applicant has provided revised architectural drawings, a planning letter identifying how the proposed development complies with existing City policy, and specific comments related to the Committee's comments at its last submission. These are attached as Appendices B, C, and D respectively for the Committee's review and comments.

Rationale:

The Committee may wish to provide comments regarding the application as currently submitted, as well as the response to the Committee's previous comments from MHBC. The Committee may or may not agree with the comments provided by MHBC and should submit comments to confirm it has reviewed the response and any additional information it may wish to include. The comments should align with existing City policy related to heritage conservation in the City generally and specifically in Lindsay, as identified through the Lindsay Secondary Plan which is now in effect.

The applicant has also indicated that specific aspects related to urban and architectural design should be discussed as part of the Site Plan application process. This is also the position of staff. The Committee should acknowledge that it would like to continue to discuss architectural design as part of the SPA process, but does not need to provide comments related to specific aspects of building design.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Planning Staff

Applicant

Attachments:

Appendix A – 46-66 William Street North Municipal Heritage Committee Comments
(December 2023)



Adobe Acrobat
Document

Appendix B – Revised Architectural Drawings



Adobe Acrobat
Document

Appendix C – Planning Letter



Adobe Acrobat
Document

Appendix D – Response to MHC Comments



Adobe Acrobat
Document

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Department Head: Leah Barrie, Director of Development Services