

April 23, 2025

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 Zoning By-law Amendment application 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:

- The Committee remains concerned regarding the potential to impact the viewscales of the Downtown Lindsay Heritage Conservation District and the adjacent listed property, given the size and massing of the building. The Committee recognizes and supports the reduction in height from the original proposal and the additional of a landscaping buffer on the front the building.
- 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. The Committee would also suggest visual cues to differentiate the first two or three storeys from the storeys above to mitigate the height of the building and create pedestrian scale along William Street North. 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.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart  
Chair, Kawartha Lakes Municipal Heritage Committee