

10 August 2021

Project No. 20140926

Penny Lane Eaves

Streetcar Developments
1230 Dundas Street East
Toronto, Ontario
M4M 1S3

**31 HURON STREET AND BOUNDARIES OF THE COLLINGWOOD DOWNTOWN HERITAGE
CONSERVATION DISTRICT, TOWN OF COLLINGWOOD, SIMCOE COUNTY, ONTARIO**

Dear Penny,

This letter serves as an addendum to the heritage impact assessment (HIA) that Golder Associates Ltd. (Golder) prepared on 11 November 2020 to support the Streetcar Developments (Streetcar) application for site plan approval (SPA) for 31 Huron Street in the Town of Collingwood. Although once part of the Collingwood Shipyards, all structures at 31 Huron Street were demolished beginning in the mid-1980s and the lot is currently vacant.

The HIA was conducted based on publicly available information and engagement with Town of Collingwood (the Town) staff, which suggested the boundaries of the Collingwood Downtown Heritage Conservation District (CDHCD) were associated with the current right-of-way (ROW) for Heritage Drive, and therefore the CDHCD was adjacent to—but outside—the 31 Huron Street parcel. From this understanding, Golder determined that the proposed development at 31 Huron Street would not result in direct impacts to the cultural heritage value or interest or heritage attributes of the CDHCD.

It has since been determined that the boundaries of the CDHCD are associated with the *previous* ROW for Heritage Drive and therefore a portion of the CDHCD is within the 31 Huron Street parcel (see APPENDIX A). Although the Town transferred the lands associated with the previous ROW to 31 Huron Street after it realigned Heritage Drive to the east, the boundaries of the CDHCDP were not adjusted to reflect this transfer. This was recognized in the 27 May 2021 SPA planning comments by Mark Bryan, Town Senior Planner:

Planning Services staff note that the boundaries of the Collingwood Downtown Heritage Conservation District Plan (CDHCDP) include a portion of the property that was previously under the ownership of the Town of Collingwood as part of the previous right of way for Heritage Drive. With a realignment of Heritage Drive to the east these lands were redundant from the Town's perspective and transferred to the owner of the rest of lands that now constitute 31 Huron Street but it does not appear that boundaries of the CDHCDP were adjusted. Thus it appears that the CDHCDP will need to be amended to reflect the land transfer.

Since it is understood that the Town will amend the CDHCDP boundaries to reflect the land transfer, the conclusions and recommendations of Golder's HIA remain valid. Golder therefore recommends that the Town:

- **Accept Golder's HIA dated 11 November 2020 as support for Streetcar's second SPA submission.**

If you require any further information or clarification about this recommendation, please contact the undersigned at henry_cary@golder.com or 506-540-1494.

Golder Associates Ltd.



Henry Cary, PhD, CAHP, RPA
Senior Cultural Heritage Specialist/ Senior Archaeologist



Michael Teal, MA
Associate, Senior Archaeologist

HC/MT/ly

Attachments: Appendix A – Plan of Survey

[https://golderassociates.sharepoint.com/sites/124861/project files/6 deliverables/addendum letter/20140926-1000-I01 10aug2021 streetcar 31 huron streetcollingwood.docx](https://golderassociates.sharepoint.com/sites/124861/project%20files/6%20deliverables/addendum%20letter/20140926-1000-I01%2010aug2021%20streetcar%2031%20huron%20streetcollingwood.docx)

APPENDIX A

Plan of Survey, 31 Huron Street,
Town of Collingwood.

