



MEMO

To:	Erica Rose, BES <i>Community Planner, Planning Services</i> Town of Collingwood
From:	Christy Kirwan, BA, Dipl., CAHP-Intern <i>Heritage Planner</i> MHBC
Date:	March, 2025
File:	22441A
Subject:	Addendum to Heritage Impact Assessment for 35 Elgin Street, Collingwood

MHBC prepared a Heritage Impact Assessment (HIA) for the property located at 35 Elgin Street, Town of Collingwood (the 'subject property'), which was submitted to City staff in 2023. The HIA was required given that the property is designated under Part V of the *Ontario Heritage Act* as part of the Collingwood Downtown Heritage Conservation District (CDHCD).

The previous HIA determined that the renovation and expansion of the existing garage with an accessory dwelling unit was in conformity with the accessory building guidelines of the CDHCD Plan and that the proposal would not result in any adverse impacts to the CDHCD.

The HIA was peer reviewed in December of 2024 by Archaeological Research Associates Ltd. and as a result, Town staff provided comments on the report and requested further information to be provided in an addendum to the report. The purpose of this addendum is to address the additional information and clarifications requested by Town staff with regard to the commentary presented in the peer review. Specifically, the following items will be addressed:

- A detailed site analysis that examines the physical site and context of the subject property to be provided;
- The existing garage's contribution to the HCD either as part of the subject property or part of Tremont Lane to be established;
- The significance of the adjacent properties to be established;
- A site plan to be provided; and
- The proposed renovation and expansion to be reviewed for conformity with the CDHCD's design guidelines for new residential construction.

A site plan which locates the proposed garage expansion within the subject property has been provided as **Attachment 1**.

1.0 Site Analysis

Description & Analysis of the Subject Property

The subject property currently contains a 2.5-storey red brick residential dwelling constructed in the late-19th to early 20th-century. The CDHCD Plan notes in the District's Statement of Cultural Heritage Value or Interest the importance of the original street and lot pattern of the area:

"Radiating from Hurontario Street is an important historic grid of streets, pedestrian lanes, and pathways. The area has a variety of residential neighbourhoods and enclaves of public and institutional buildings and parks that are important in chronicling the evolution of the town's development and economy."

The dwelling is situated on Elgin Street which interfaces with Ste. Marie Street, just off the downtown core. Elgin Street retains the majority of its original late-19th-early-20th century dwellings and is representative of one of the noted residential neighbourhoods which represent the Town's development and economy. As such, the existing red brick dwelling, including its setback and orientation, which are consistent with neighbouring original dwellings at 25 Elgin Street and 31 Elgin Street, contributes to the early residential character of the CDHCD.

No other features on the subject property appear to be original. Existing landscape features include an evergreen hedgerow at the south property boundary (which Google Streetview indicates was planted sometime between 2011 and 2015) open space, and some plantings. The property also includes a wood fence which Google Streetview indicates was installed replacing a previously-existing wood fence in a similar style sometime between 2015 and 2018. The existing paved driveway which interfaces with Elgin Street was added during the same time period as the fence, according to Google Streetview. The materials and techniques used in the construction of the existing garage indicate a likely construction date of the mid-20th century or later (see **Attachment 2**). As such, these features are not representative of the historic residential neighbourhood pattern which is indicated as significant in the District's Statement of Cultural Heritage Value or Interest. Therefore, the heritage value of the property and its contribution to the character of the CDHCD are considered to be solely vested in the existing red brick dwelling, inclusive of its setback and orientation.

Description of the Garage Proposed for Partial Removal

This application pertains to the partial removal of the existing one-storey garage, which includes the one-storey wood frame structure located at the east (rear) of the property. The Owner is proposing to retain the south wall of the existing garage and expand its footprint to accommodate 3 vehicles and to add a 2nd storey residential unit.

The existing garage has a square plan with a hip roof and two metal garage doors at its east (principal) elevation. The structure is partially clad in painted vertical wood siding and partially in painted wood shingles. The north elevation includes one inoperative 10-pane wood window, and the west elevation includes two original shed doors with two 6-pane wood windows; the original shed doors have been

permanently closed and sealed with wood lattice cladding on the exterior. The garage also includes a small rear (west) addition. An interior examination indicates that the garage is constructed of milled lumber in modern dimensions and metal fasteners with butt joinery, indicating a likely construction date in the mid-20th century or later. See **Attachment 2** for interior and exterior photographs of the existing garage.

Existing Condition of the Garage

The existing garage currently exhibits physical condition issues, including missing and deteriorated roof shingles, rotted and water damaged wood, broken window panes, and missing and deteriorated paint (see **Attachment 2**). The Owner proposes to salvage usable timbers from the portion of the structure proposed for removal for reuse rather than depositing in a landfill. Portions of the structure are proposed to be removed by manual demolition to facilitate the salvage of as many reusable components as possible, which is considered a positive outcome from a sustainability perspective.

2.0 Analysis of Existing Garage's Contribution to the CDHCD and/or Streetscape of Tremont Lane

Contribution to the CDHCD

As indicated above, the materials and techniques used in the construction of the existing garage indicate a likely construction date of the mid-20th century or later, and therefore, the existing garage is not considered to contribute to the historic residential neighbourhood pattern which is indicated as significant in the District's Statement of Cultural Heritage Value or Interest.

Contribution to Tremont Lane

Tremont Lane provides utilitarian access to the rear of properties fronting on Elgin Street, Ste. Marie Street, and St. Paul Street. The streetscape along Tremont Lane is not representative of a particular character, style, or era. It includes surface parking, rear additions to dwellings, and a number of accessory structures which are not uniform in era, architectural style, height, width, setback, materials, or colour palette (see **Attachment 3**).

As previously noted, the existing garage is in a deteriorated state and does not contribute to the identified Cultural Heritage Value or Interest of the CDHCD. While Tremont Lane does not exhibit a uniform character, style, or era, the removal of a structure in a deteriorated state which does not exhibit CHVI is anticipated to be a beneficial impact to the streetscape, providing its replacement conforms with all relevant CDHCD policies.

3.0 Significance of Adjacent Properties

As the adjacent (contiguous) properties located at 31 Elgin Street and 43 Elgin Street are located within the boundaries of the CDHCD, they are designated under Part V of the *Ontario Heritage Act*. Both properties include 2.5-storey red brick dwellings which exhibit a late-19th-early-20th-century

character and contribute to the identified CHVI of the CDHCD. The property at 43 Elgin Street includes a rear one-storey red brick addition which appears to have been constructed in the mid-20th century or later and is currently used for commercial purposes. The property also includes a large gravel parking pad at the rear lot line directly adjacent to Tremont Lane (see **Photo 9** in **Attachment 3**). The property at 31 Elgin Street includes a paved parking pad at the rear lot line adjacent to Tremont Lane (see **Photo 10** in **Attachment 3**).

While these properties contribute to the CHVI of the CDHCD, the heritage value of these properties appears to be solely invested in the original red brick dwellings on-site. No landscape or built feature at the rear of these properties appears to exhibit CHVI.

No construction activities are proposed to take place on the adjacent properties, and no original late-19th-early-20th-century features are located at the rear boundary of these properties in the immediate vicinity of the proposed garage expansion. Therefore, no adverse impacts are anticipated as a result of the proposed expansion to the heritage value of the adjacent properties as contributing properties to the character of the CHCD.

4.0 Conformity with the CDHCD's Design Guidelines for New Residential Construction

The previous HIA has demonstrated that the proposed design conforms to the design guidelines outlined in the CDHCD for New Accessory or Outbuildings. The CDHCD also provides guidelines for new construction within "House Form Areas" of the CDHCD, which can be found in Section 14.3 of the CDHCD Plan. "House Form Areas" are noted in the CDHCD Plan as areas with the following characteristics: *"heritage buildings outside the commercial core are detached dwellings, with a few examples of semi-detached and row or terrace housing"*

The overall guidance on new construction within "House Form Areas" provides that "New buildings should be compatible with the character of existing heritage buildings." To this end, checklists are provided which detail appropriate materials and treatments for new construction. **Table 1** below lists each feature of the proposed garage expansion and details the appropriate material which has been selected as part of the proposal.

Building Feature	Appropriate Treatment Selected
Exterior Finish	The proposed exterior finish will include the following appropriate materials: <i>Smooth, painted, wood board and batten siding.</i>
Exterior Accent Detail	As this building is an accessory structure, no exterior accent details are proposed.
Roofs	The proposed roof will include the following appropriate materials: <i>Asphalt shingles in different shapes and patterns, in a colour compatible with neighbourhood house colours.</i>
Doorcase	<i>Wood doors and frames, French doors for veranda, and single-bay wood paneled garage doors.</i> The proposed expansion does not include

	wood doors and frames, nor a wood paneled garage door. However, 5 structures currently provide garage door access to Tremont Lane via a total of 9 bays, and none of the currently existing accessory structures include wood-paneled garage doors. Additionally, many of the structures adjacent to Tremont Lane include rear doors which face the lane, and none of the currently existing doors are of wood construction. As Tremont Lane provides rear access to properties with frontage on Elgin Street, Ste. Marie Street, and St. Paul Street, its streetscape does not include principal elevations of structures which are meant to be viewed from the public realm with a scenic character, but rather, its function is utilitarian in nature and intended to provide rear vehicular access to adjacent properties. Therefore, the use of new and/or synthetic materials for rear doors and garage bays is considered appropriate to the context. No adverse impacts are anticipated as a result of the use of these materials.
Windows	The proposed windows will include the following appropriate materials: <i>Metal, vinyl, or vinyl or metal clad wood windows could be allowed where the look replicates wood and the selection is appropriate to the context.</i> Vinyl windows are the selected material for the proposed garage expansion. This option is considered appropriate to the context as the structure is proposed to be located to the rear of the subject property and will be mainly visible on Tremont Lane, where the context includes a variety of rear additions and accessory structures which have been constructed in different time periods. Additionally, a number of properties include rear additions and accessory structures with late-20th-early-21st century windows constructed from new materials which face Tremont Lane including the rear addition of St. Mary's Roman Catholic Church located at 63 Elgin Street, the rear addition to 57 Elgin Street, and the rear addition to 43 Elgin Street, among others.

Flashings	The proposed design does not include visible step flashings, therefore, there is no risk of non-conforming visible step flashings.
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5.0 Conclusion

In conclusion, the proposed garage expansion is considered appropriate to and compatible with the existing context of Tremont Lane in its design, height, massing, sitting, and materials. No adverse impacts are anticipated to the identified character of the CDHCD, nor to the existing streetscape of Tremont Lane.

Yours truly,

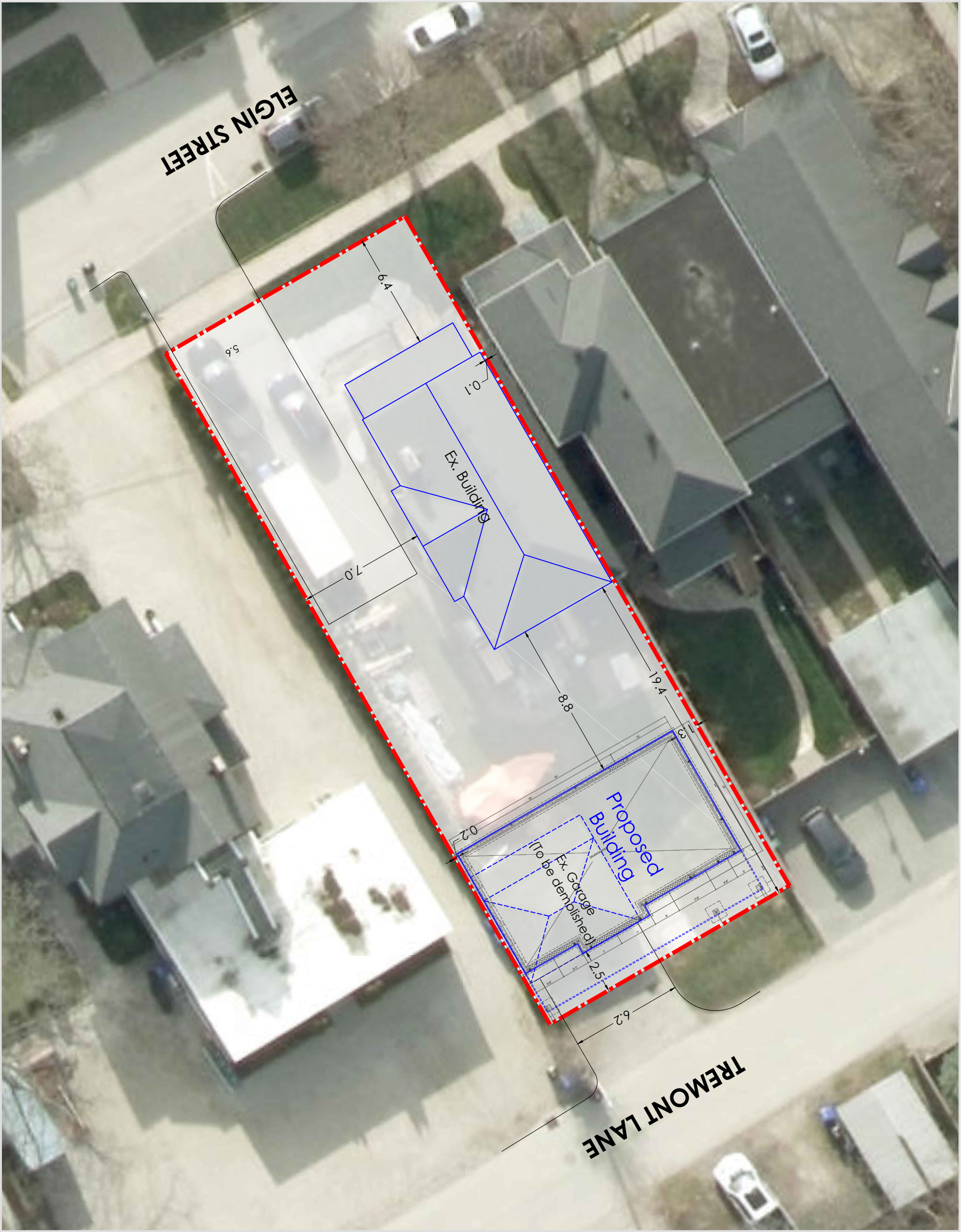
MHBC



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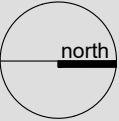


Site Plan Overlay

35 Elgin St.
Town of Collingwood
Simcoe County

LEGEND

 Subject Lands

DATE:	March 2025	
SCALE:	1:200	
FILE:	22441A	
DRAWN:	PL	

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Attachment 2: Photographic Documentation of the Rear Detached Garage Located at 35 Elgin Street

A site visit was conducted by MHBC on March 5, 2025 and the existing structure and surrounding context were evaluated. All photographs were taken by MHBC.

Primary (East) Elevation:





North Elevation:





West Elevation:

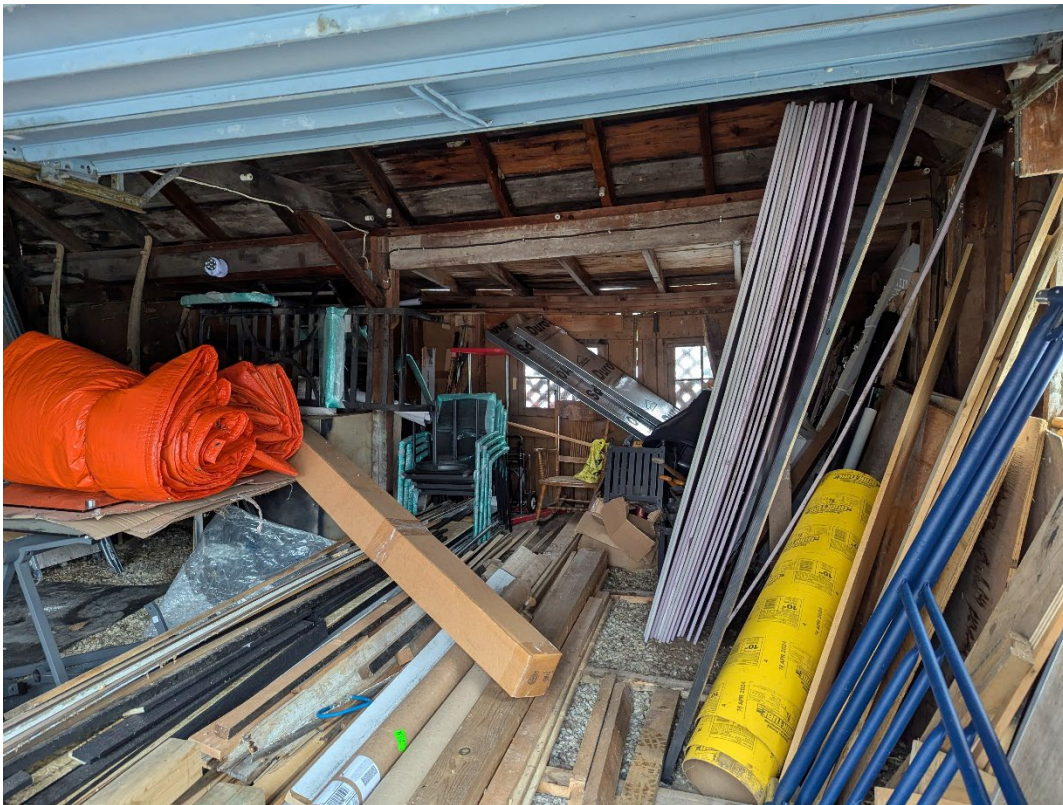


South Elevation:





Interior:





Condition Issues Noted:



Broken window panes noted with a red circle above.





Multiple signs of water damage noted on the interior of the roof above.



Damaged wood and deteriorated shingles noted at the roofline (west elevation) above.





Rotted and water damaged wood noted along the base of the structure and roofline at the north and east elevations above, along with badly deteriorated shingles at the roof peak.



Damaged roof at the small garage rear addition above.

Attachment 3: Tremont Lane Streetscape and Context

A site visit was conducted by MHBC on March 5, 2025 and the existing context of Tremont Lane was evaluated. All photographs were taken by MHBC.



Photo 1: Looking south along Tremont Lane from the subject property towards Ontario Street.



Photo 2: Looking southwest along Tremont Lane. The existing garage on the subject property is outlined in red.



Photo 4: Looking southeast down Tremont Lane from the subject property.



Photo 5: Looking northeast down Tremont Lane from the subject property towards Simcoe Street.



Photo 6: Looking northwest down Tremont Lane from the subject property.



Photo 7: Looking northwest down Tremont Lane towards the Collingwood Public Library building.



Photo 8: Looking southwest down Tremont Lane towards the rear of St. Mary's Roman Catholic Church.



Photo 9: View looking northwest down Tremont Lane with the location of the existing garage on the subject property noted in red.



Photo 10: View west across Tremont Lane towards the subject property. The location of the existing garage is noted in red.