

Everlove



Re LT 36 E/S Elgin Street PI 55AKA PL282; Town of Collingwood; County of Simcoe

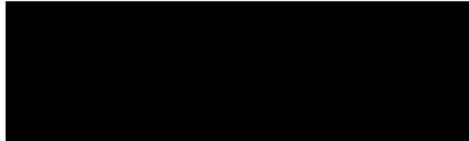
Can't wait to see you get that permit for your garage build you been talking about for 3 years. With Ever Love's property and Some Where Inn's property improvements. The graffiti garage clean up will just bring added value to all surrounding area. We look forward to the living space above the garage. Great for our staff as an option!!!.

Dan Fotopoulos

Ariana Novak

Justin Hyde

www.tryeverlove.com



Kevin Gough

[REDACTED]

Collingwood On [REDACTED]

Re LT 36 EIS Elgin Street PI 55AKA PL282; Town of Collingwood; County of Simcoe

I am aware of the proposal and zero setback of lot line for building expansion of my neighbours existing garage. I look forward to the cleanup and have no concerns of the expansion to a two story accessory dwelling with living space above. The expansion will be an added improvement to Tremont lane.

[REDACTED]

Kevin Gough

Owner of [REDACTED]

Erica Rose

From: Yahoo! Mail [REDACTED]
Sent: Wednesday, October 2, 2024 3:54 PM
To: Erica Rose
Cc: Tim Fryer
Subject: zoning amendment 35 Elgin St

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To Whom it may concern,

As the property owner of [REDACTED], I am submitting my opposition of the application for proposed zoning amendment and proposed coach house to be built at 35 Elgin Street and backing onto Tremont Lane. First I would like to say that as a resident of [REDACTED] for the past 39 yrs, I find it very disheartening that this once quiet "heritage" neighbourhood has been allowed to be turned into a Very Noisy, Busy neighbourhood with no regards for the permanent residents of the neighbourhood. These people are coming to Collingwood, buying residences and deciding that they should be allowed to build bigger and higher, property line to property line blocking views for all neighbours and that, upon asking, the once written property and zoning bylaws that were put in place to protect ALL property owners be changed for their convenience and wants. Are they more entitled then others who live here? Perhaps this is the way things are done where they came from, but why is Collingwood council changing the bylaws that are in place and have been in place(for all residences), for their wants whenever they ask? Why are those on the town council allowing these changes to go through? I ask, would the members of town council want this to happen in their neighbourhood, or backyard or next to them? I don't think so.

Is this coach house being built for affordable housing?? Who will it be affordable for? Is it going to be a B&B or seasonal rental? The parking for residences on Tremont Lane is already very, very limited as most of the resident parking is on Tremont Lane due to having paid parking meters on Elgin Street which hinders guest, delivery or work maintenance vehicles room to park. There is already an increase TRAFFIC and NOISE from surrounding establishments. There is now very, very limited room for snow removal, garbage removal etc. As most permanent residences of Elgin Street use their back yards for outdoor recreation, relaxation, and privacy, if this coach house is allowed to be built it will obstruct views and privacy for numerous residents. Does this comply with Heritage? The pictures submitted by the applicant of the properties in the neighbourhood with building changes, were built prior to the area being zoned heritage. It does not fit in with the character of the neighbourhood as will look over developed for the character of the century homes in this area. This residence originally had a quaint 1 storey double car garage in the back yard that was within property bylaws and fit into the character of the neighbourhood. How does a triple car, 2 storey coach house, property line to property line fit in to Heritage? This is causing me much mental anguish and I, as many other life long members of our community feel, that we are being walked all over by people who have no real vested interest in this community. I thought it was councils responsibility to meet the needs of ALL residents of this town. Will a survey be required for the changes being made and where does town own to at the frontage (Elgin Street) of properties on the street and in the back lane(Tremont Lane).

Thank you,

Erica Rose

From: Michelle Sly [REDACTED]
Sent: Wednesday, October 2, 2024 5:47 PM
To: Erica Rose
Cc: [REDACTED]
Subject: 35 Elgin Street Monday October 7th public meeting regarding 35 Elgin Street Collingwood - Please confirm receipt

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Good morning Erica,

I would like to attend the above meeting by zoom. My email is [REDACTED]

I would also like a written notice of the decision of the Council of the Town of Collingwood.

This can be sent to:

Michelle Sly [REDACTED] Collingwood, ON [REDACTED] or emailed to the address above.

With regard to Item 2) in the Proposed Zoning By-law Amendment: 1) Detached accessory building (garage) including increased setback, footprint and height:

a) Our first concern is that this would completely eliminate our view of the Anglican Church which has been an important part of our family for decades where several generations have been parishioners and been married. Also, I would like more specifics as to the setback, height and footprint of the proposed building including plans. If there is a building plan, that would be helpful to see.

b) Our second concern is the increased noise levels directed at the outdoor living space of our property with regard to the living space above this building (intended for short-term rentals) with inclusion of the outside deck space, it would also increase the noise level in the community, particularly our property that it would be directly facing.

Since the Everlove Studio and the Somewhere Inn have entered the neighborhood, we have had a significant increase in the noise and activity level around and affecting our property. In some instances, we can no longer leave our windows open in the summer or hear ourselves speak when sitting on the back porch because of the noise levels. This would include but not be limited to the following events as an example:

Everlove:

Outdoor training classes 7 and 8 am with loud music and a tabata clock (Mondays, Wednesdays and Fridays)

Saturday morning yoga classes on the lawn of Somewhere Inn 9:30 am (Open to the public)

Somewhere Inn:

Outdoor events daily on the lawn space between our properties including Saturday yoga, weekly themed events, Art Walk (all open to the general public)

Live music regularly

Guest noise that is consistently after 1 am on weekends and some weeknights (despite the hotel having a quiet policy starting at 11 pm)

c) The final concern we have is with regard to the plan to have the short-term residential units (2) on the second floor of the garage with outdoor deck space. We believe that this will infringe on our privacy as it will be directly facing/looking into our back yard/outdoor living space and have regular turnover. We are also concerned about where the parking will be for these units.

Please note:

Although Saint Paul Street and Tremont Lane are designated Downtown Core Commercial in the future zoning plan of Collingwood, there are still many residential units in this area: 2 units out of 7 or 30% of the owners (Sly, Barber) on the East side of Tremont Lane and 5 out of 8 units or 62.5% on the West side of Tremont Lane. The residential occupancy of Tremont Lane is approximately 50% residential still in terms of occupancy and this may continue for a while. In general, this proposed Amendment will increase the activity, noise and residential privacy on Tremont Lane which has already increased with the addition of the outside activities of Somewhere Inn and Everlove.

Thank you for considering my input on the proposed project for 35 Elgin. I am sure that there can be some consideration for the existing neighborhood as you assess this project to leave the charm - visibly and audibly - for those who still live in this peaceful residential setting.

I look forward to the meeting.

Respectfully submitted,

Michelle Sly

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Erica Rose

From: Michelle Sly [REDACTED]
Sent: Friday, October 4, 2024 5:07 PM
To: Erica Rose
Subject: 35 Elgin additional comments

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I would like to further add that there would in fact be an impact to the significant views of the Heritage District with the proposed excessive height and width of the proposed additional 35 Elgin garage/residential building. From the rear of [REDACTED], it would completely obscure our view of the Anglican Church (current view attached). This is not only a significant piece of the Heritage District but has sentimental meaning to our family who have for 2 generations been married there and remain 3 generation parishioners. Also noteworthy and special is the view of the Catholic Church from the rear of Saint Paul Street. This proposed structure at 35 Elgin does appear to impact the requirement below NOT to directly or indirectly affect significant views of the HCD (highlighted below in the Impact Study).

Sincerely,
Michelle Sly





15 of 29

- Change in land use: new development or site alteration that is not compatible with historical character. For example, rezoning a battlefield from open space to residential;
- Land disturbances: activities which involve disturbances to soils or drainage patterns which may cause harm to heritage attributes.

The below chart is an assessment of the proposed developments impact on the heritage cemetery using the above criteria.

Criteria	Impact	Analysis
Destruction or Alteration	None	The proposed development will not alter or destroy any heritage attribute associated with the HCD. While the existing garage will be expanded, it is not a heritage resource and its expansion will not negatively impact the HCD. The existing driveway access will be maintained, thereby retaining the streetscape as it exists today.
Shadows	None	The proposed garage is located in a rear access laneway. Tremont Lane is not a main streetscape and has limited heritage resources or significant natural features. The proposed garage is not of a massing that would cause long lasting shadows, nor are there heritage features that would be impacted by shadowing.
Isolation	None	The proposed site development will not result in isolation of the HCD attributes. The garage will reinforce the residential nature of the property.
Direct or indirect obstruction of significant views	None	The proposed development will not obstruct significant views of, or from, the HCD. Tremont Lane is used to provide vehicular access to those buildings which front on main streets. The main views of heritage resources and the HCD streetscapes will not be impacted by the garage.
A change in land use	None	Land use will remain the same (single-detached residential). There is no impact on heritage resources as a result of this change.
Land disturbance	None	No significant land disturbance is expected as a result of construction.

Erica Rose

From: Yahoo! Mail [REDACTED]
Sent: Wednesday, October 9, 2024 8:57 AM
To: Erica Rose
Cc: Tim Fryer
Subject: Zoning amendment 35 Elgin St

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Oct.09/24

I would like to respond to some comments made at the council meeting Oct 7/24 re the zoning amendment for 35 Elgin Street. First I would like to say that I, as the Sly family living on [REDACTED] am a lifetime member of this community and also live in a home that has been owned for generations by the Burmister family. As I stated in my prior letter to the town I have lived in this home for 39 years and have ALWAYS improved and maintained this home and property. The now owners of the property of 35 Elgin St did not or need to clean up the property to the north of them (me) as stated in the meeting, and in some cases I had to clean up after them (black spray paint overflow all over the side of my freshly painted veranda, cement from holes dug for fence posts in gardens along my side of fence so I cant dig in garden without hitting cement.)

My property has always been well maintained and groomed. There have never been 6 foot high weeds in the backyard of 35 Elgin Street or in the adjacent yard [REDACTED] (my yard). The previous fence being referred to as being torn down and replaced was old and in need of repair but was never as high as the fence put up to replace it which would probably be 6 ft high now, by present owners. I have lived here beside and knew very well, the original owners of 35 Elgin St, the Armitage's, whose father established and ran the Tremont Hotel at the end of the lane years ago. After the passing of the Armitage sisters there have been 2 other owners including present owner of this property. There was only 1 tree (a bountiful pear tree) in the back yard of this property which was in the very back northeast corner of the property. It did not obstruct the views of the neighbourhood or the back yard of 35 Elgin Street. It provided spring flowers, summer shade and fall fruit every year. The tree never obstructed views of or from the neighbourhood. There were no other trees in this back yard. The back yard of 35 Elgin St use to be full of beautiful well maintained perennial gardens. Now a coach house obstructing views and natural light for surrounding neighbours is being proposed, is this progress? making the neighbourhood beautiful? ,cleaning up the neighbourhood? or being community orientated? as the property owner of 35 Elgin St referred to numerous times in his statement. Its more like covering up the natural beauty of the neighbourhood with an oversized building which will block natural light and force surrounding neighbours to have to look at the wall of a coach house in the back yard "live in a box". This has always been a well loved community where most people spent people spent their days working and raising families. As I stated before residents of this street have parking meters at front on Elgin Street. 35 Elgin St has a paved double laneway in their front (put in by 2nd owner) and a 2 car laneway in rear on Tremont Lane so yes, lots of parking for them but some of us not as fortunate. There IS limited parking AND limited area for snow removal.

The noise that Ms. Sly referred to in her statements is absolutely correct and truthful. I have spoken to Bylaw about the noise from the outdoor programs at yoga studio starting at 0700 AM and was told by them that they(Bylaw) do not start their shift until 0800 AM and suggested I call OPP re this! The new Somewhere Inn that Ms. Sly referred to, is also very noisy into the late evening and I

find that some of their advertisements on signs on lane at back inappropriate for this still presently being somewhat of a residential area. The noise from Bellows and Low Down is yes also disturbing and runs most evenings until after 2300hrs, but the noise from yoga studio on St Paul at 0700AM is also correct and very disturbing even on Sundays.

In the meeting there was no mention of a survey being done. Should this not be done for correct property lines or are property lines just guessed? There was no mention of what exactly this coach house is being used for, long or short term rentals?, commercial use?, B&B? I agree that yes the existing garage on this property is in poor shape and needs fixing or replaced but it is probably the original structure built and the character of it fits with the property and the character of the heritage area without taking away from the natural landscape of the property and surrounding properties nor does it interfere with the surrounding neighbours rights to have unobstructed views and natural light and privacy from their back yards. Why are we changing the zoning bylaws etc, that have been put in place for protection of ALL residents every time a new resident decides their purchase is not big enough and wants bigger, bigger with no consideration of how this will affect the surrounding residents. Is this what being community orientated means?? in whose standards? Should there not be equal rights for ALL tax paying residents of this community, young, old, rich or poor? We all have rights. We all matter. I trust Council and Heritage will read and take into consideration my comments.

Thank you,
N.Armishaw

[REDACTED]
[REDACTED]

Erica Rose

From: Michelle Sly [REDACTED]
Sent: Thursday, April 17, 2025 4:51 PM
To: Erica Rose
Subject: Re: 35 Elgin

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Hi Erica. I have reviewed the updated information on this project in the portal and I do not believe that the concerns raised in the hearing have been addressed. It was unclear to see if there was an adjustment to the development plan or size/height of the building. It did not address the obstruction of church views that we put forward. It certainly didn't show any of the character of the homes/ buildings facing the proposed structure from the Tremont lane East side - all pictures that I saw showed only the West side of Tremont Lane. Please advise me of next steps for commentary.

Thank you and Happy Easter.

Respectfully,
Michelle Sly
[REDACTED]

Sent from my iPhone

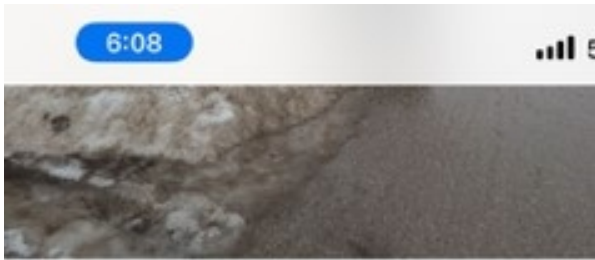
Erica Rose

From: Michelle Sly [REDACTED]
Sent: Thursday, April 17, 2025 6:16 PM
To: Erica Rose
Subject: 35 Elgin

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This is the only photo of NE property relative to this proposal. There are several homes that are set back with large yards and traditional or no garages. The East side of Tremont lane reflects very much the cultural heritage and feel that we are trying to preserve.

Michelle Sly
[REDACTED]
[REDACTED]



heast down Tremont Lane from the subject property.



Sent from my iPhone

Erica Rose

From: Michelle Sly [REDACTED]
Sent: Sunday, April 27, 2025 5:50 PM
To: Erica Rose
Subject: 35 Elgin

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Erica -

I found this picture of what our view toward Tremont Lane of the back of 35 Elgin used to be looking toward the Anglican Church. This was approximately 10 years ago as my son is 10 in the photo. There was a fence, wild flowers and a pear tree. The peak of the church as still visible to the left.



Sent from my iPhone

Erica Rose

From: Michelle Sly [REDACTED]
Sent: Monday, April 28, 2025 11:12 AM
To: Erica Rose
Subject: Fwd: 35 Elgin

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See below.....“Large yards” not “Large years”.

We continue to struggle with the excess noise, rising traffic any rubbish on Tremont lane. Of utmost importance to us is preserving the view of the Anglican Church and the peaceful nature of Tremont lane.

Please advise me of any future hearing or what the next steps will be.

Respectfully,
Michelle Sly

Sent from my iPhone

Erica Rose

From: Yahoo! Mail [REDACTED]
Sent: Monday, April 28, 2025 1:05 PM
To: Erica Rose
Subject: 35 Elgin Street Proposed Development

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To Town Council, Heritage board, Erica Rose and whom it may concern,

I am writing this in response to the updated resubmission development of the coach house in back yard of 35 Elgin St. Upon reviewing this I really don't see that any of the issues submitted at the meeting or submitted by letters have been addressed, (size of the structure or owners request for zoning variance's, fitting in to heritage district). As the owner of the home to the north of this property who this affects greatly, I am opposed to the property variance set back being changed to allow for this structure to be built as this structure boxes in my property and changes the natural landscape and curb appeal of my property and the neighbourhood. As a 39 year owner and tax payer of my property I feel that we, as life time citizens of Collingwood are being forced out of our quaint town in order to appease the new comers with deep pockets to have what ever they ask for, not taking into account ALL tax payers or their property and how these requests affects all citizens. In addition to this structure not fitting in with the character of the neighbourhood the structure will not allow for area of snow removal as the case this past winter and the winters of the past where we as life time Collingwood citizens have witnessed. The council allows all this "progress" to happen to appease new comers but then council doesn't seem to monitor what takes place later on. This neighbourhood has changed from being a quiet "old" street to a loud, noisy, busy commercialized area. There is constant music and noise from the numerous bars, Inns and offices and increase traffic in the neighbourhood. The cars attending these bars, and exercise studios park anywhere there is a space including private church lots. There is constantly garbage blowing all over the area that no one but the residents pick up and cars parking all over. And now you are allowing a coach house to be built in back yard as close to property line as possible and as high as the house there! For a B&B??? The view for neighbours, including me, will now be obstructed from everything as will the natural light. What ever happened to greenspace? Would members of council like and allow this in their back yards? I hardly think so, especially those of you born and raised here. Collingwood is becoming as concrete as the areas most of these new comers come from. I don't have deep pockets but have worked hard to keep my long time century family home looking nice and pretty much like it was 100 yrs ago. I not opposed to an updated garage as there is now but a 3 car coach house for B&B yes.

thanks Nancy Armishaw