

MEMORANDUM

TO: Municipal Heritage Committee and Council

FROM: Denise Horne, Heritage Planner

DATE: 2023-04-11 and 2023-04-24

REPORT #: CDS-23-089

SUBJECT: Staff Response to SGL Letter for Heritage Permit Applications
Driveway Change – March 27, 2023

On March 27, 2023, SGL Planning and Design Inc. (“SGL”), the applicant for the Heritage Permit Application (File No. HER-015-2022), submitted a letter outlining a revision to the development plans (letter attached as **Appendix I**). The Heritage Permit Application proposes changes to the designated heritage property at 200 John Street East (the Rand Estate)

The letter indicates that the proposed private road access through the panhandle and Dunington-Grubb designed Swimming Pool Garden on 200 John Street East is proposed to be located farther from the property line shared with 210 John Street East, and further within the Swimming Pool Garden. SGL indicates that the revised road location “will potentially save an additional 4-7 boundary trees” between the properties at 200 John Street East and 210 John Street East. SGL states, “there are no changes proposed with respect to the revitalization and commemoration of the Dunington-Grubb landscape features associated with the pool complex” and acknowledges that the revised road alignment requires the stairs to be moved approximately 5 metres closer to the pool area.

In review, the SGL letter does not include tree numbers, tree species, tree protection hoarding, or a limit of disturbance from the proposed work, and as such insufficient information has been provided to assess which additional boundaries trees could be saved.

In addition, the proposal to relocate the private road further within the Dunington-Grubb designed Swimming Pool Garden, would result in further loss of the garden and its character-defining elements (see **Figure 1**). The Purple Plum hedges, which form part of the original Dunington-Grubb plantings, are proposed to be retained within the current Heritage Permit Application, however, the revised road location appears to run through the existing location of the Purple Plums (see Stantec Arborist Report with Purple Plums identified as Group 6 in

Figure 2). The drawings provided in support of the SGL letter do not show the Purple Plum hedges.

Contrary to SGL's position that this is a minor revision, it is my opinion that this proposal for a revised road location would result in further negative impacts to the Swimming Pool Garden and its character-defining elements. Consequently, a revision to the Heritage Permit Application, with supporting information and materials, would be required to assess this proposed revision.

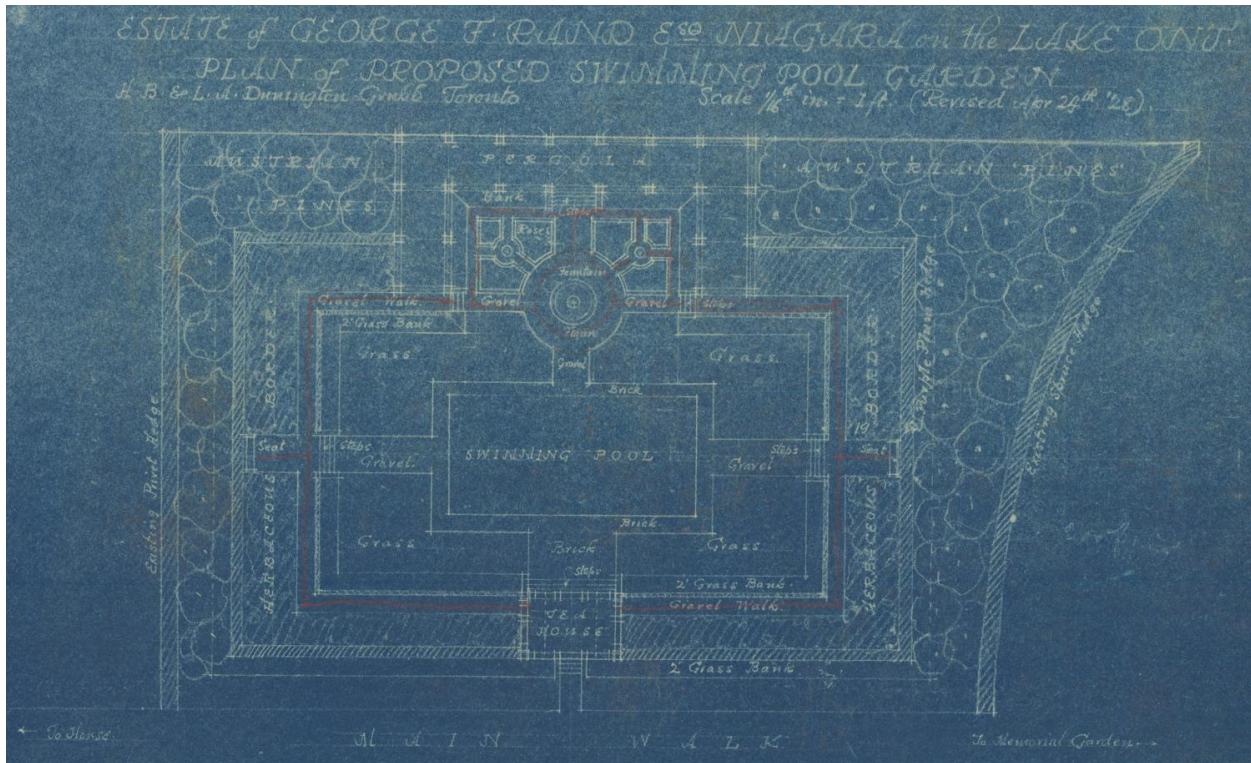


Figure 1 – 1928 Dunington-Grubb drawings of Swimming Pool Garden. Yellow outline showing approximate area of disturbance with proposed private road relocation.



Figure 2 – Arborist Report for 200 John Street East and 588 Charlotte Street prepared by Stantec in association with Buchanan Expert Tree Care Inc., dated March 10, 2022, Drawing # L-900B with Purple Plum Hedges shown as Group 6.

Appendix I: SGL Letter for Heritage Permit Applications Driveway Change – March 27, 2023

Respectfully submitted,

DHorne

**Denise Horne, MA, Dipl. Heritage
Conservation, CAHP
Heritage Planner**