

Hume Innovation Hub Urban Design Report



1.0 Application Overview

The site is located within the growing Town of Collingwood at the northwest corner of Hume Street and Market Street and is known municipally as 121 Hume Street. The lands are currently vacant and are 2,465.5 square meters in size with 65.9 metres of frontage along Hume Street and 43.98 metres of frontage along Market Street. The site is located within a core commercial district in the Town and abuts both commercial and residential uses.

A multi-use commercial building with associated above and below grade parking is proposed for the site. To accommodate the proposed commercial building a Site Plan application and Minor Variance application are required.

The subject property is designated as Downtown Core Commercial within the Town of Collingwood Official Plan. Section 4.4 of the Official Plan provides for goals, and policies within the Commercial Districts throughout the Town. The Downtown Commercial Core designation permits a variety of commercial uses and is intended to be the primary focus for commercial development within the Town of Collingwood.

As demonstrated within the Planning Report prepared in support of the development, the Hume Innovation Hub proposal conforms to the goals objectives and policies of the Town of Collingwood Official Plan by promoting well designed commercial development within a core commercial area.

The subject property is currently zoned Downtown Core Commercial (C1) within the Town of Collingwood Zoning By-law. The C1 Zone permits a variety of commercial uses. To accommodate the Hume Innovation Hub a Minor Variance is being requested to request relief from the C1 height restrictions as well as the loading space and daylighting triangle requirements. The Minor Variances are requested to accommodate intensification of the lands through the efficient use of the existing infill lot. As demonstrated within the Planning Report prepared in support of the proposal, the variances requested maintain the goal and intent of the Town of Collingwood Official Plan and Zoning Bylaw, are minor in nature and represent good land use planning.

2.0 Design Vision, Guiding Principles and Objectives

The Hume Innovation Hub is a regional business centre designed to accelerate startups and local entrepreneurs onto the world stage. Its goal is to empower entrepreneurs within the South Georgian Bay region and help them commercialize social impact technologies with innovative engineering, health and wellness focus. The state-of-the-art facility will also facilitate collaboration between public and private sector organizations.

The three-story building with a partial fourth floor roof top amenity space is being proposed at the north west intersection of Hume and Market Street in Collingwood, ON. The facility will also include space for compatible businesses and high quality retail units on the ground floor and one level of underground parking.

The building is situated at the boundary along Hume and Market in order to engage with the public realm. Respecting the daylight triangle at the intersection of the site is the only exception. Depending on the use of the ground floor tenants particularly the one at the intersection of Hume and Market, an outdoor patio will be integrated to further engage with the public realm. The higher massing of the building is also located at the intersection. As the building steps away from this point, its mass gradually decreases as it addresses the adjacent neighbours to the north and west.

A glazed lobby is introduced along Hume to designate the public entrance into the building. The same glazed lobby acts as the north – south axis into the building. This axis is important in its announcement as both an entrance and also as a transition between the building massing and the simplification of the building details. At this delineation, the ground floor canopies, window head and sill details, masonry pilasters, shift. In a sense it is trying to break away from the history of the site and is attempting to become an advanced technological facility with simplified forms and materials.

The green space is introduced along the site fabric, however the heart of the green space is located and assimilated at the fourth floor rooftop so it can be truly experienced and enjoyed throughout the year.

Careful attention is placed in separating pedestrian from vehicular interaction by locating vehicular and back of house functions furthest away from the intersection. An elevator is provided so the building is fully accessible. Barrier free parking is provided below grade and surface parking.

3.0 Context Analysis

The property is in southwestern Ontario and approximately 1.0 km from the southwest shore of Georgian Bay, in the east portion of Lake Huron. It is also within the Nottawasaga Basin of the Simcoe Lowlands physiographic region. The property sits approximately 185 metres above sea level within the Lake Huron Watershed. Trees in the vicinity are a mix of deciduous and coniferous varieties.

The property's setting is low density urban with a mix of commercial and residential land use, with both Hume Street and the east side of Sainte Marie zoned Commercial C1 or C4 and operating from converted residential structures. On the west side of Sainte Marie, the mid-rise Monaco condominium development is currently under construction. East of the property on Market Street, and south of the property on Robinson Street, are single-detached residential neighbourhoods. One block east, on the south side of Hume Street, is the Collingwood YMCA and local sports complex, including baseball diamonds and a hockey rink. The topography of the property and its immediate vicinity is flat at 185-186 masl with a very gradual slope to the north toward Georgian Bay.

The property is an irregular "L" shape measuring approximately 66 meters east-west and 45 meters north-south and encloses approximately 0.24 hectares. The perimeter of the property is encompassed by cement blocks to prevent vehicular access and the ground cover is primarily gravel. There is almost no vegetation on the property, with only a single deciduous tree in the northeast corner. Vegetation in the surrounding area is primarily mixed varieties of deciduous, with some conifers mixed in as well. No surface indication remains of the property's former use as a gas and service station.

Context

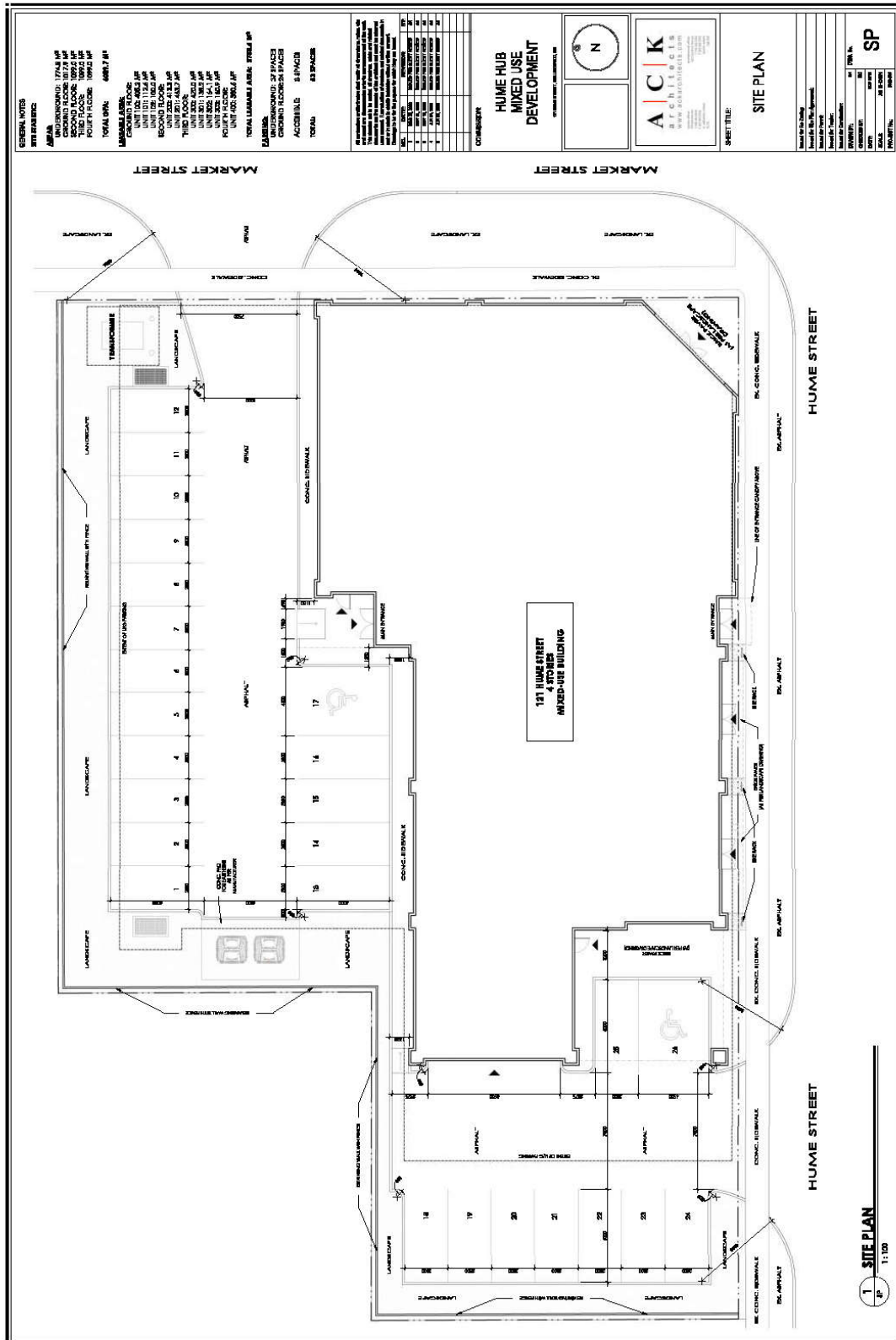
- Building is designed to improve the streetscape and to encourage pedestrian and the building users to engage
- The building massing is intensified at the intersection at 3 stories and steps down to a 2 storey mass as it moves away from the intersection along the Hume interface
- Materials selected will be complimentary to the adjacent neighbours as well as the history of Collingwood
- Weather protection is provided at the north and south elevations for building patrons waiting to be picked up
- Building material selected will require minimum maintenance and deterioration
- Building incorporates complimentary masonry openings to reinforce façade rhythm
- Storefronts maintain alignment along street edge and pedestrian interface to form a continuous building fabric
- Building heights vary with the higher intensification located at the intersection and stepping down away from the intersection
- Roof and parapet lines have been revised to have one continuous parapet for the 3 and 2 storeys. The parapet is simplified at the 2 storey portion.

4.0 Policy Context

Design related policies and direction within applicable Town documents include:

- The Town's Official Plan, last consolidated in January 2019
- Section 7.0 of the Official Plan outlines the goals and policies for cultural heritage
- Section 111 Cultural Heritage Evaluation Criteria of the Official Plan
- Collingwood Downtown Heritage Conservation District Plan
- Section 5.4 of the Plan outlines objectives for areas of special interest which includes lands adjacent to the HCD
- Guidance on New Construction
- Guidance on Viewscales
- Special Policies – Secondary Plans, Special Policy Areas
- Urban Design Manual (see item 5.0 Site design below)
- Urban Design Manual (see item 6.0 Built form below)

5.0 Site Design



Site

- Building is situated to interface both Hume and Market Street while minimizing vehicular interface away from intersection
- Ground floor Commercial and Retail storefronts are located along both Hume and Market Street for connectivity with street fabric
- Loading, refuse and back of house service areas are accessed off of Market Street. A series of semi recessed refuse containers are located at the most westerly part of the site away from public view
- Building is oriented parallel to both Hume and Market street centre line to continue the grid pattern with other adjacent buildings
- The Building is designed to maximize its presence at the intersection by placing the higher massing at the intersection while stepping down to its lower massing as it meets its neighbours to the west and north. The building mass is further extended along Hume by having the second and third floors cantilever over the easterly row of parking.
- The main entrance to the building is located along Hume slightly set back from the building face. A simplified canopy providing weather shelter cantilevers from above to denote an entrance access. Both the north and south elevations have varied setbacks in order to create visual diversity. At this set back the lobby entrances are set back and provides a transparent at this transition.

Parking

- The site has vehicular access to the underground parking along Hume, where it has the most amount of straight ramp length available. The vehicular access to the back of house functions are situated at the Market Street entrance.
- Landscaped and fencing provide screening along the westerly and northerly boundary lines
- The surface parking along Hume does not take up more than 30% of the Hume frontage. To further decrease the exposure of parking, we have added one more bay of building mass and density along Hume which will cantilever at the second and third floors.
- Upon parking at the Market Street entrance, the pedestrians will be entering safely through a sheltered canopy. Upon parking at the Hume Street entrance, the pedestrians will be also entering safely through a sheltered canopy.

Outdoor Amenity Space

- A safe, well designed outdoor amenity space is provided on the third floor. A rainwater absorbing green roof will provide relief from the effects of the sun's heat and also insulation during the colder months. An elevator provides barrier free access to the space.
- Amenity space is safe and well designed to add overall function to the building.

Building Service Uses

- Back of house functions including refuse, recycling, temporary moving of office equipment will be located at the northerly side of the building. A depressed curb provides barrier free access to the nearby elevators.
- Landscape and fencing will provide buffers along the west and north boundaries
- Loading of office furniture will occur off the Market entrance into available parking spaces

Utilities

- The electrical step-down transformer is located at the NE corner of the property. Furthest away from the intersection and Hume frontage.
- Additional landscaping will be provided to screen the transformer.
- The electrical feed from the transformer to the building electrical room will be buried underground
- Any rooftop equipment will be concealed with the third floor parapet, or completely contained within louvers to compliment the building material

Lighting

- A Photometric Plan will be provided for the site with the second submission of the Site Plan. The intent for the site is to provide lighting that is dark sky complaint and meets the provisions of the Town of Collingwood Zoning Bylaw.

Trash & Recycling

- Refuse is contained within a semi recessed container with dedicated recycling and solid refuse.
- Earth bins is the preferred supplier for the aesthetically pleasing receptacles that have covered tops to keep contents dry and pests out

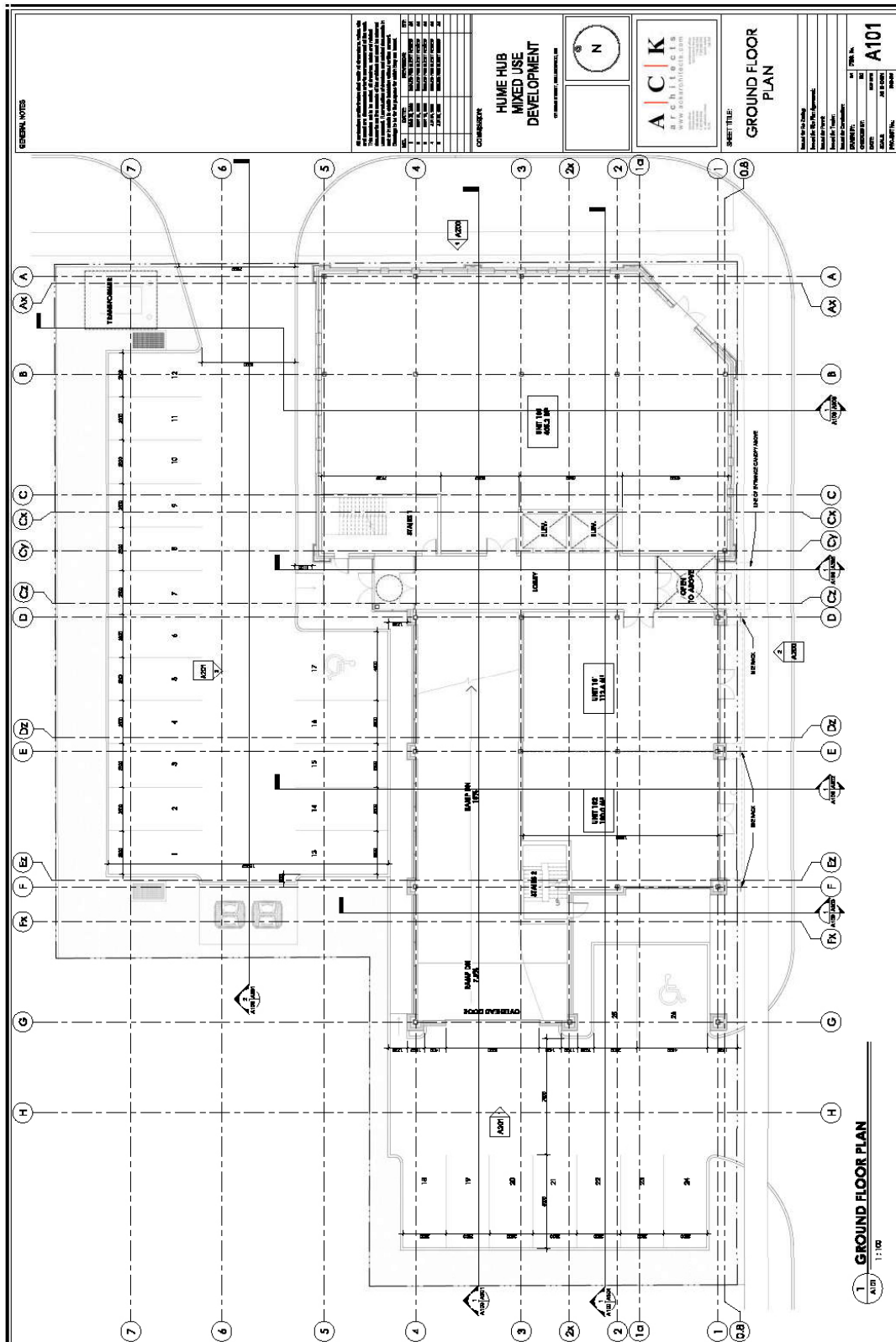
Snow Storage/Melt

- Snow storage will be provided up along the west boundary and any additional snow removal to be off sited as required through the Condominium stakeholders

Stormwater Management

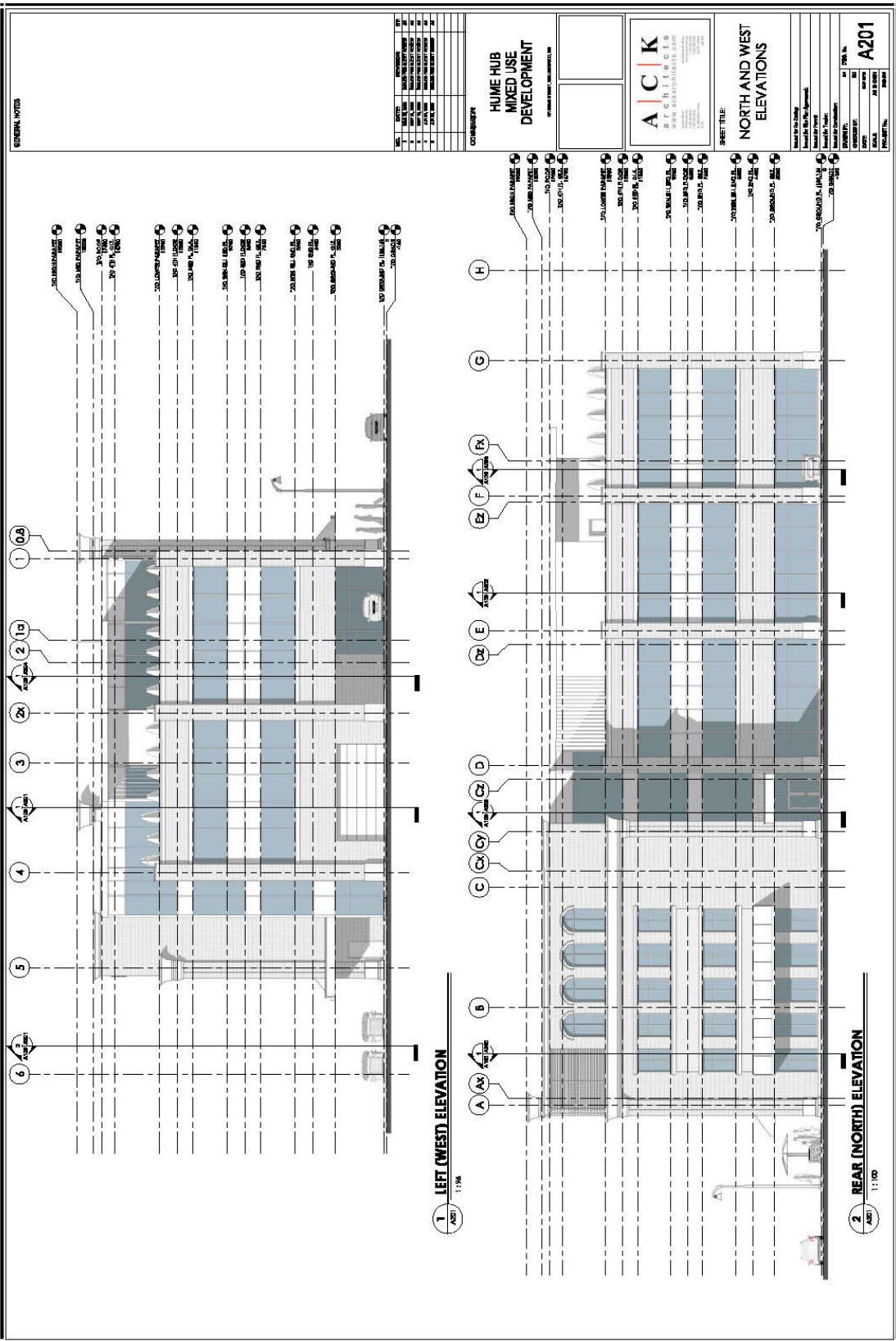
- Orifice plate control will maintain the allowable 5-year peak flow contribution to the Hume Street storm sewer for all storms up to and including the 100-year event. Surface storage will be implemented to detain runoff greater than the allowable release rate.
- Conventional control-flow roof drains, and green roof detention system will be provided on the upper level and roof terraces, respectively, to delay the peak flow rate discharged to the storm sewers from the proposed building.
- Low Impact Development (LID) techniques including pervious pavers and a vegetated swale with an infiltration trench will infiltrate stormwater runoff, equal to a 5mm rainfall event, helping to maintain original site water balance.
- CB Shields and Goss Traps will provide water quality control, and in combination with LID features will provide a 'Normal Level of protection (70% TSS removal).

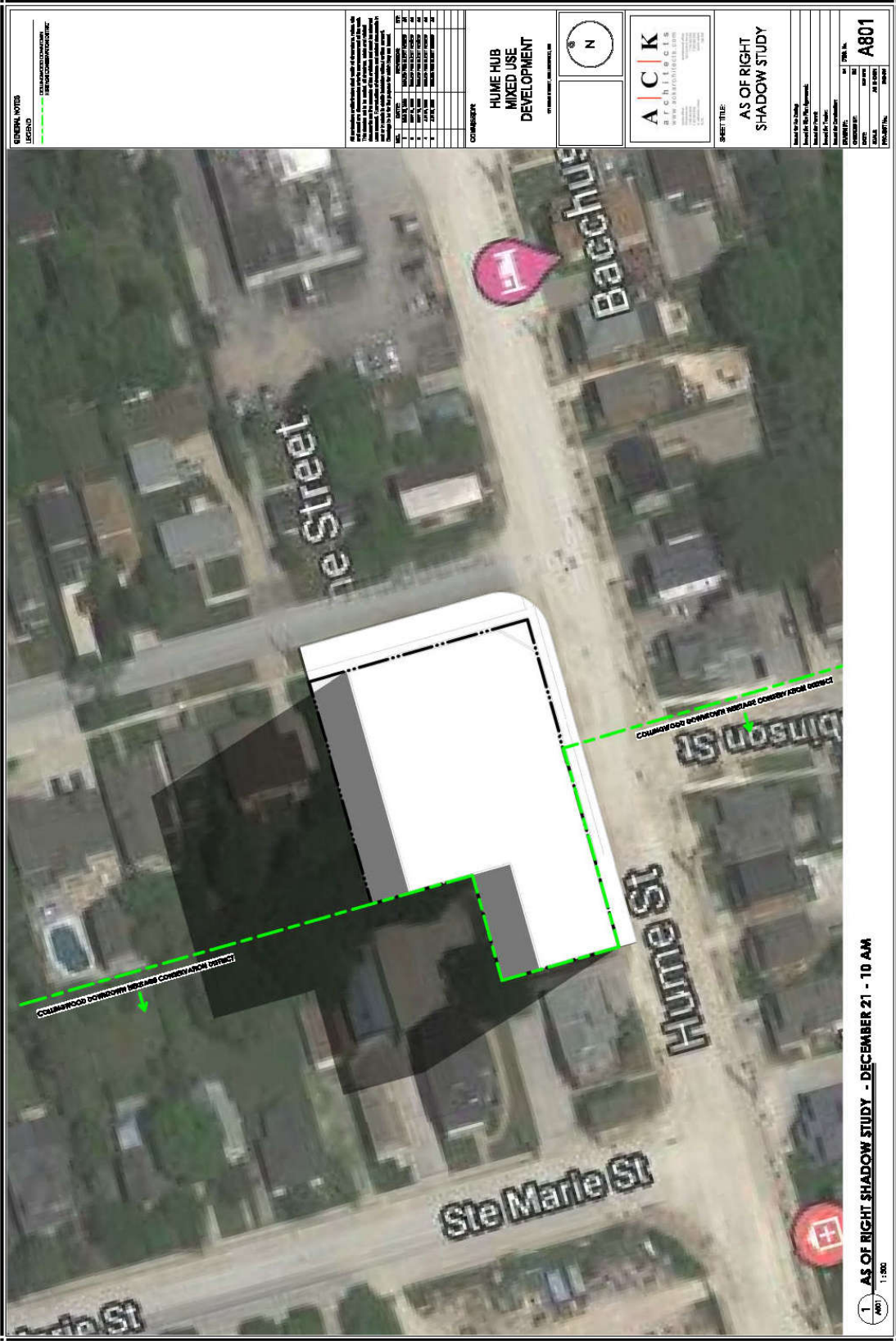
6.0 Built Form











GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MELBOURNE PLANNING SCHEME.

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COMMISSION

HUME HUB
MIXED USE
DEVELOPMENT

100 HUME STREET, MELBOURNE VIC 3000

ARCHITECTS

A | C | K
ARCHITECTS
WWW.ACKARCHITECTS.COM

SHEET TITLE:

AS OF RIGHT
SHADOW STUDY

PROJECT INFORMATION

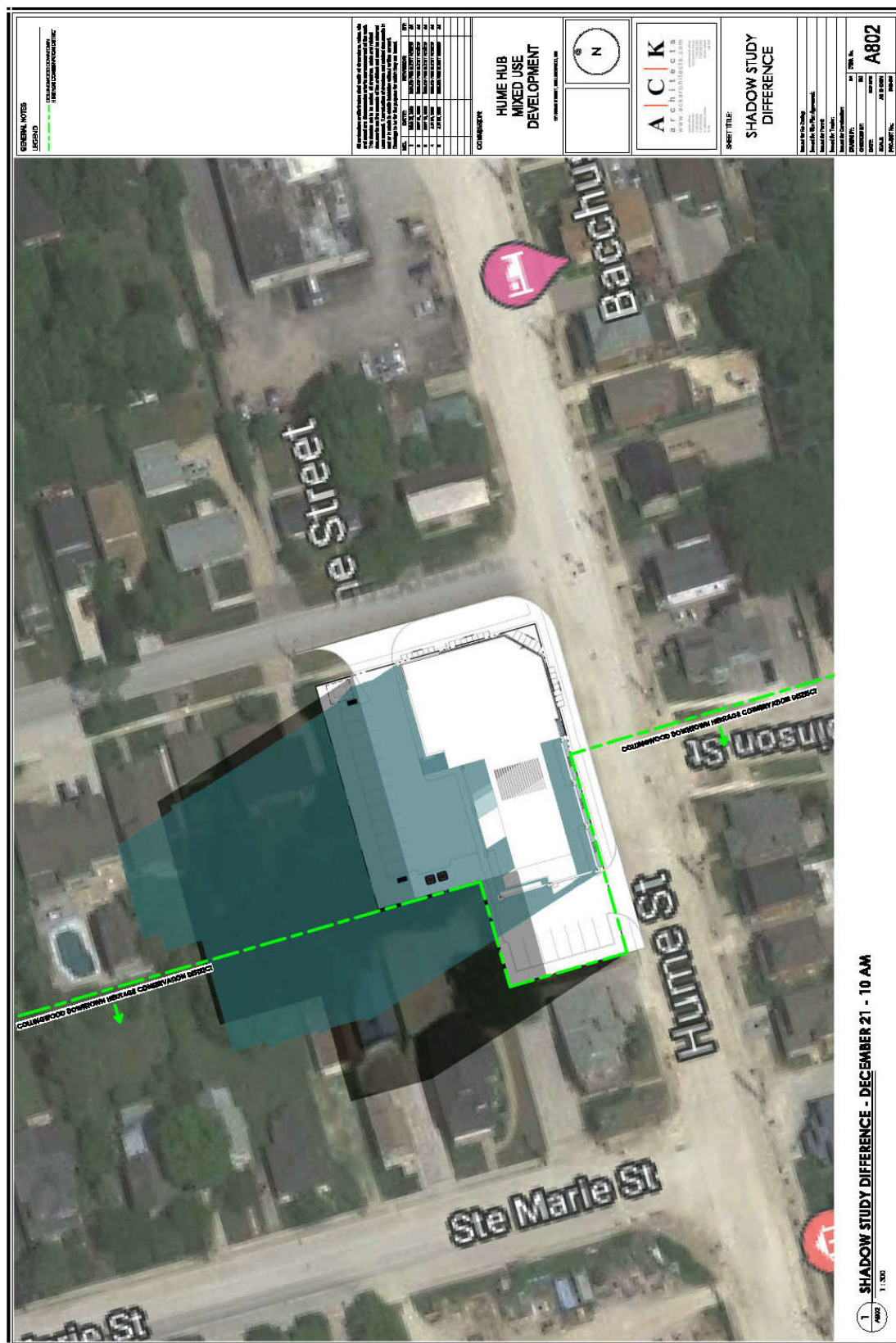
Project No: 100
Client: Hume Hub
Date: 10/12/2021
Scale: 1:500
Project File: 100

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/12/2021

1 AS OF RIGHT SHADOW STUDY - DECEMBER 21 - 10 AM

1:500



Building Placement & Orientation

- Building is designed to maximize urban context interaction with primary facades along both Hume and Market Streets. Views are directed towards the street and public space fabric
- Building is placed at the front setback lines at the intersection while respecting the daylight triangle. As the building moves away from intersection, the Hume frontage further steps back as the massing is also reduced to be more sympathetic to the adjacent property
- The length of the building is maximized along both Hume and Market Street.
- Breaks in the street wall and building set back along Hume to designate the main entrance. This break also signifies the delineation between 3 storey and 2 storey massing. The building detailing is also simplified at this datum.

Building Façade: Streetscape

- Recessed entries both along Hume and north elevation is minimized and set back however a sheltered canopy is designed to provide awareness of the building entrance

Corner Sites

- Building is placed at the front setback lines at the intersection while respecting the daylight triangle. As the building moves away from intersection, the Hume frontage further steps back as the massing is also reduced to be more sympathetic to the adjacent property. The building face at the intersection reflects the daylight triangle angles to provide requisite site lines for vehicle and pedestrian safety and interaction
- A consistent parapet on both Hume and Market has been redesigned

Height and Mass

- The third floor amenity space lobby is set back from the south, north and west building edge. The third floor mechanical room is also set back along the east building edge

Building Façade

- Attempted to capture the rich red masonry veneer of surrounding buildings
- Simplified pilasters used for Tremont House (80 Simcoe)
- Simplified sill and horizontal banding similar to Town Hall (97 Hurontario)
- Precast concrete with plinths, sills, heads, and parapets to resemble stone accents and are sympathetic to commercial structures within the District
- Real or true mullions
- Refined metal shopfronts that are detailed and proportioned to be compatible with heritage shopfronts
- All windows are vertically proportioned within appropriate range.
- Precast concrete used to replicate stone accents is sympathetic to the historical style found within the HCD and permissible outside of the District.

Articulation

- Each façade is divided into bays which demarcate the distinct storefronts and are symmetrical about their centrelines. The fenestration within each symmetrical bay is varied between the ground floor, middle floors and top floor. Proportion of the south elevation is maintained in bays varying widths with an eastern massing equal to the 2/3 the width of the western massing. Proportional symmetry creates contrast within the District in a manner that is sympathetic.
- While there are no adjacent commercial buildings, control lines are maintained between the heterogeneous bays of the proposed structure. Windows on the second and third floors are aligned throughout, and the fourth storey sills of the taller massing are aligned with the third storey roofline.

Entrances

- Primary entrance will have transparency and sheltered canopy that is distinguishable from other façade elements. Entrances are set back from the building façade to minimize its presence.
- A cantilevered simplified canopy provides a presence so users are aware of its access
- Weather protection is provided, and rainwater collected back to the interior of the building

Fenestration

- Windows are architecturally compatible with building style, scale and material.
- Lighter and non-reflective glass will be selected
- The size of the window and doors are proportioned to the size of the wall
- Windows are recessed to provide masonry returns and shadow lines accented with precast heads and sills
- Upper storey windows have an arched precast sill to create a symmetrical rhythm, equally spaced

Mixed-Use

- Ground floor is designed to be appealing to pedestrians by maximizing glazing and viewing opportunities for both pedestrian and building occupants. Ground floor entrances are provided for individual ground floor tenants.
- A separate entrance to the upper floors is provided through the lobby that is also the delineation between the 3 and 2 story mass. A simplified canopy provides weather shelter and prominence so the building main entrances along Hume and the north is clearly defined.

Retail Facades

- Storefronts are located along Hume and Market Street interface. They will include a strong base, storefront windows and canopy. As the building steps away from the intersection the canopies and building details will be simplified and minimized.
- Storefronts are repeated along the façade to maintain continuity and pedestrian interest
- Storefronts are integrally designed to be compatible with the entire façade character.
- Storefront windows occupy the entire height between the base and the canopy area.

Roofs

- Facade walls for the flat roof will include a parapet wall minimum 1M in height including cornice.
- A more ornate parapet is provided at the 3-storey building mass at the intersection. As the building moves away from the intersection the building steps down to a 2-storey mass with a more simplified parapet.

Façade Material

- The building materials and colour schemes will be consistent with the building design while also being complimentary to the surrounding neighbourhood.
- Brick and masonry will occupy at least 75% of the building façade. The colours selected will be chosen for their natural composition and colours.

Colour

- Architectural colour palettes and materials will complement the local historic context of Collingwood's architecture as well as the adjacent neighbourhood. The colours of the building materials - masonry brick, masonry block, glazing, precast sills and heads, spandrel, cornices, mechanical louvres and canopies will be selected carefully to be complimentary to the surrounding neighbourhood.

Sun/Shadow Impact

- Refer to attached shadow studies on December 21 depicting proposed built form, as of right development and difference between the two. The shadow impact is negligent on adjacent properties as in some cases less impact than as of right development permits.

7.0 Heritage Resources

The design of the proposed building is intended to be contemporary but reference local historical styles and materials and will be clad in red brick with precast concrete accents. Since the property is adjacent to the Downtown HCD the Town of Collingwood requested than an HIA be conducted as part of the development Application. Golder Associates Ltd was retained to conduct a Heritage Impact Assessment (HIA). Please refer to the Final Report dated June 17, 2020.

8.0 Sustainability Features

Some of the sustainable features the project is actively contemplating:

- low maintenance and sustainable materials
- passive solar
- sound and energy efficient windows and doors
- natural lighting
- low water usage fixtures
- high efficiency HVAC systems
- energy star appliances
- high efficiency insulation
- tankless water heaters
- rainwater harvesting
- green roof and roof garden
- energy efficient LED lighting
- smart thermostats
- drought resistant plants
- permeable pavement
- locally sourced building materials

Thank you,



David Chui

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Principal Architect