

VICTORIA ANNEX – URBAN DESIGN REPORT

400 MAPLE STREET, COLLINGWOOD,
ONTARIO

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APPROVED
PLANNING & DEVELOPMENT
SERVICES

Senior Manager, Urban Design

Date



Town File Number:
File Number:
Submission Date:

1.0 GENERAL



MAPLE ST. VIEW OF THE
EXISTING VICTORIA SCHOOL
ANNEX BUILDING

MAPLE ST.
PROPERTY
VIEW

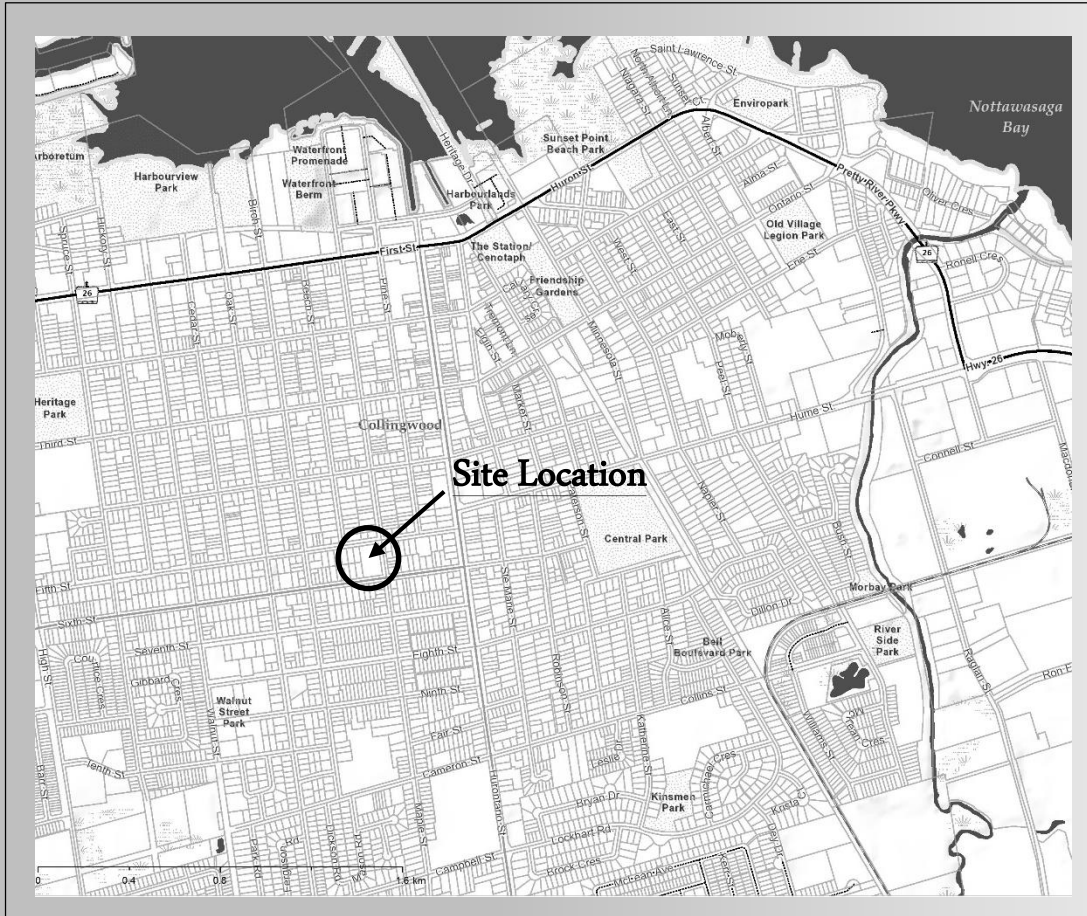


- **APPLICATION:** Development Approval Application for proposed residential infill development on former school site in an existing built neighbourhood.
- **SCOPE OF PROPOSAL:** Retain existing Annex building, add 4 single detached, 10 semi-detached, 2 semi-detached dwelling uses in the Annex, and 3 coach townhouse type dwellings.
- **PURPOSE OF URBAN DESIGN REPORT:** To provide a general overview of the proposed applications along with the nature and character of the existing neighbourhood and how the proposal relates to existing built form and function – recognizing that substantial additional detail will be provided and reviewed through Site Plan Approval, Architectural Design Guidelines and HIA

2.0 APPLICATION OVERVIEW

- **PLANNING APPROVALS REQUIRED:** Zoning By-law Amendment, Site Plan Approval, Draft of Plan Subdivision, Condominium Plan.
- **OFFICIAL PLAN:** Existing- Schedule 'C' Medium Density Residential, S.4.3.2.6.3 Exception 3 limiting uses to singles, semis, towns, 7 apartments to maximum of 19 dwelling units along with design requirements.
- **ZONING BY-LAW:** Existing- R3-38 with specific building envelope requirements.
- **VISION:** An underutilized vacant parcel of land located withing walking distance of historic downtown Collingwood is transformed into a unique living experience that contributes to the variety and vitality of the community.
- **PRINCIPLES:** Acknowledge the existing Annex building through sympathetic design of new buildings and respect the scale and nature of surrounding residential uses.
- **OBJECTIVES:** Retain the existing Annex building and repurpose for custom residential dwellings; provide a range of dwelling types; incorporate architectural design elements that respect historical precedents and contribute to the scale and character of the immediate neighbourhood.

3.0 ADDRESS / SITE LOCATION



400 MAPLE STREET, COLLINGWOOD

Fronting onto Maple Street with a north property line along Fifth Street and a southerly property line along Sixth Street.

Apart from the school annex building the site is vacant.

Lands are generally flat, for the most part grassed with some border shrubbery.

Immediate neighbourhood dominated by older 1, 2 and 2 1/2 storey single detached dwellings.

Within three blocks of Downtown Collingwood.

5.0 PROPOSED DEVELOPMENT CONCEPT

Preliminary Proposed Draft – June, 2020



- Retain the Annex (2 semi-detached dwellings)
- 10 semis, 4 singles and 3 coach house townhouses
- Retain access off Maple St for the Annex and Coach House only
- Direct access off public streets for the singles and semis
- Amend the site specific zoning to reflect the modified site development plan by updating the Building Envelope schedule
- Update Draft Plan to reflect revised lotting arrangements

5.3 DESIGN STUDY DRAWING – THE COACH HOUSE



5.3 DESIGN STUDY DRAWINGS – SEMI-DETACHED



5.3 DESIGN STUDY DRAWINGS – SINGLE DETACHED



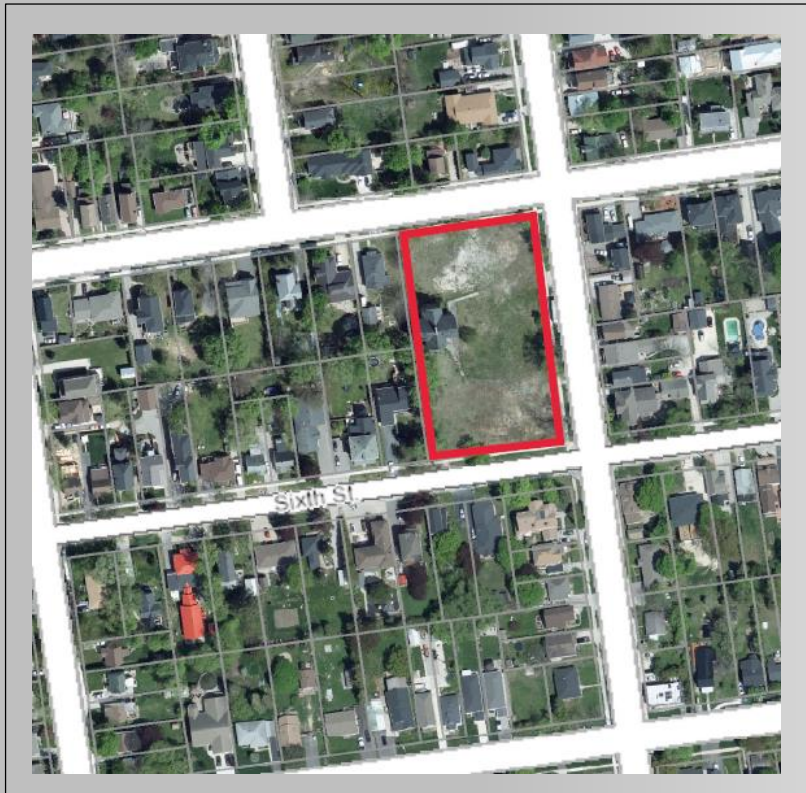
6.0 CONTEXT IMAGES / SURROUNDING LAND USE



CONTEXT IMAGES / SURROUNDING LAND USE (continued)



7.0 AREA CONTEXT OVERVIEW



- **LOT FABRIC:** Single detached residential lots; a range of lot configurations – narrow long, wide narrow, standard original block lotting, original lots severed to create infill opportunities.
- **STREET PATTERN:** Subject lands are set within historical standard grid pattern.
- **BUILT FORM:** One, two, and two storey with a full attic or a third floor detached residential dwellings. A varied colour and materials pallet with architectural themes ranging from historical to 1950's 1960's, 1970's and later suburban residential. Massing along with roof lines and fenestration equally broad ranging, generally reflecting period influences. No dominant singular architectural style.
- **VIEW & VISTAS:** Fairly well defined street edges assisted by existing built form characterized by varied front and side yard setbacks within an urban street grid pattern.
- **LANDMARKS:** The existing annex building is situated at the rear middle of this large block.
- **TRANSPORTATION:** Public transit stops flank the property, sidewalks are provided along all streets. Major community cycling lane along Sixth St.