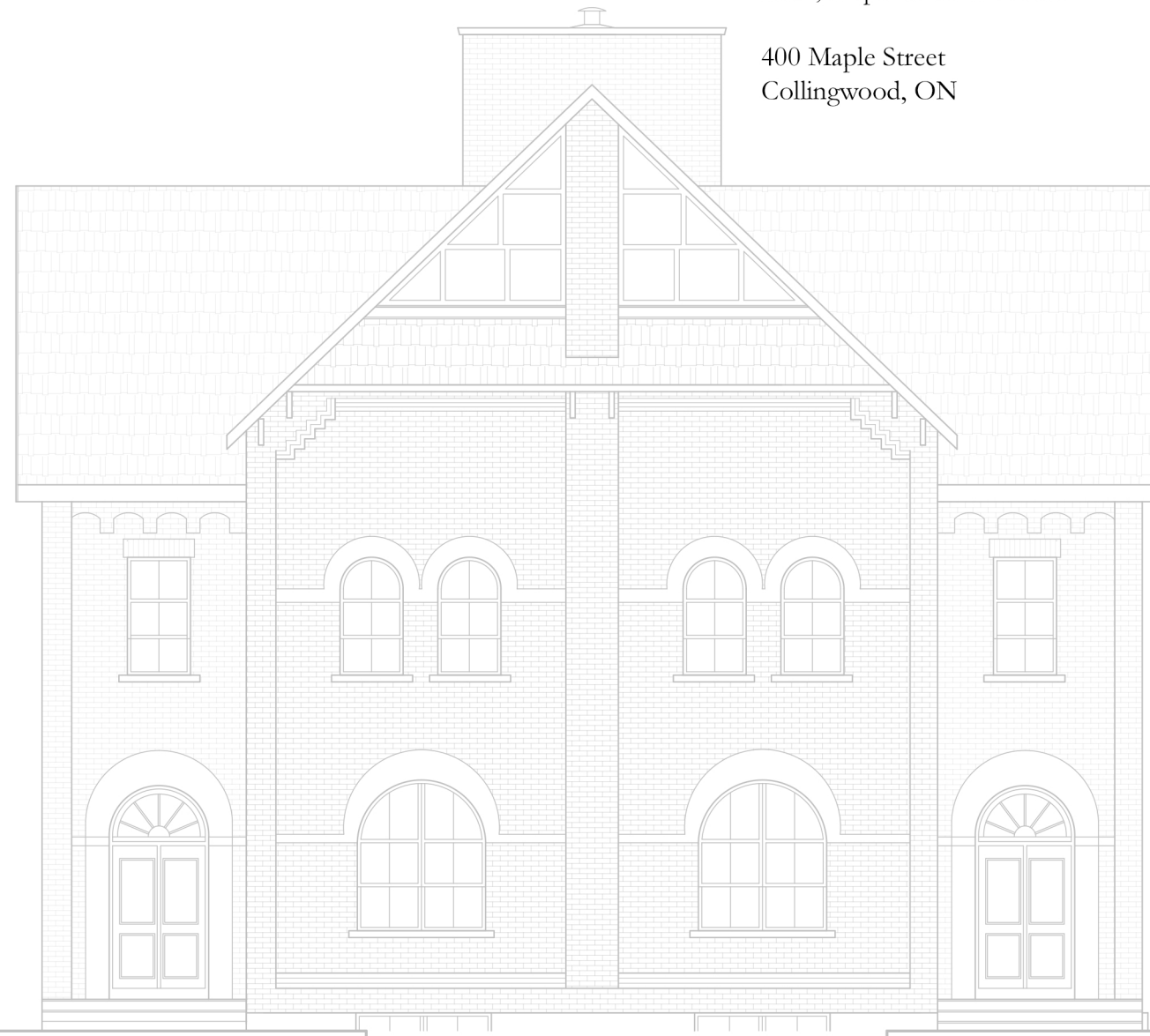


ARCHITECTURAL DESIGN GUIDELINES

Freehold Residential
Fifth, Maple & Sixth Streets

400 Maple Street
Collingwood, ON



View of Victoria Annex from Maple Street

TABLE OF CONTENTS

PREAMBLE	05
ARCHITECTURAL CONTEXT	06
STREETSCAPE Fifth Street	08
STREETSCAPE Maple Street	10
STREETSCAPE Sixth Street	12
LIST OF FIGURES	14



Figure 1

PREAMBLE

The redevelopment of the old Victoria Annex school property offers a unique opportunity to save and repurpose the existing heritage building as part of a small condominium residential cluster accessed via a private driveway on the west side of the midpoint of Maple Street and similar in many respects to the Connaught school renovation (Figure 1).

The site plan application drawings separately illustrate the proposed restoration of the Annex building as a pair of semi-detached houses as well as the addition of a freestanding coach house building that accommodates 3 two-storey housing units above their parking. A four-car one-storey Annex garage building acts as the third building that together create the central arrival courtyard. A private green forms the west side of the courtyard and provides the amenity area for residents.

The project also enables the development of 14 new freehold residences around the Annex cluster fronting onto the three surrounding streets that enclose the property. This street front infill will provide new quality housing stock as well as to serve to revitalize the existing neighbourhood by completing the streetscapes.

The Architectural Design Guideline section that follows is meant as a framework to illustrate how the proposed new houses will integrate into the existing neighbourhood as well as be sympathetic to the adjacent heritage structure.

It is intended as a working document that does not prescribe a specific solution but rather promotes and encourages the use of best architectural precedents of the surrounding and greater Collingwood housing stock.

The sketch streetscapes following have been created for Sixth, Maple, and Fifth Street to illustrate a variety of massing, elevational treatment, roofscapes, materials, detailing and colouration. The photographs above each streetscape represent the best examples of heritage residences in Collingwood which have been used as inspiration for the designs presented here.

Refinements can be made as the design development phase of the project proceeds, but meanwhile the streetscapes attached form a basis for review and comment.



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7

ARCHITECTURAL CONTEXT

06

The surrounding neighbourhood, like much of downtown Collingwood, has been in transition for a while and it is difficult to perceive a dominant pattern of built form on the three streets immediately opposite the subject property (Figure 2).

While there are a few examples of good period architecture at the corner of Maple Street and Sixth Street (Figure 3), it appears that there was infilling of many smaller cottage structures on the three streets nearby. These structures do not share the dominant streetscape architecture to the north of the site closer to the core.

What the architecture of the northerly streets have in common is a “variety” of built form as well as many common elements including gable ends, porches, hip roofs, asymmetrical plan forms (Figure 4), a range of brick colours (Figure 5), and fairly standard roof height and pitch that often enclosed a third floor.

Many of these building elements have been utilized as an architectural palate for the design of the new houses.

The sympathetic relationship of the new houses with the institutional architecture of the Victoria Annex building presents a different challenge. The large massing and window openings are at an entirely different scale to that of conventional residential design. However, the gable ends with a sunburst (Figure 6) and heavy timber motives, the traditional John Price brick, the rubble stone base, and arched windows can be scaled down and worked into the house designs as you will see.

All four corner houses deserve special attention. The new house at the busy Maple Street and Sixth Street corner (Figure 3) is the strongest “gateway” to the site from the south and should share aesthetics with the aforementioned heritage houses adjacent in terms of its massing, roof, porch, gable end and brick colour.

The Maple Street and Fifth Street intersection is quieter and the more contemporary bungalow to the north (Figure 7) means that the new house on Lot 3, although also forming a minor gateway, can be treated more modestly in scale and exterior design.

The roof lines on Lot 1 and Lot 9 have been intentionally reduced to a single-storey to be sympathetic to the adjacent houses to the west on Fifth Street and Sixth Street.

The Annex maintains its dominance over the project from the centre of the site. The 14 metre wide “allee” entranceway, focused on the Annex’s main façade, is a very strong arrival experience and will ensure a permanent view of the building while it’s five-story height rises over the roofs of the surrounding houses so that it’s visible from a distance.

The overall success for integrating the new street front residences with the Victoria Annex architecture as well as with the predominant character of Collingwood

residential design will reside in the development of a variety of designs. Carefully selected components constituting this variety reference the best architectural treatment of the existing housing stock which have been interspersed themselves with a few iconic church structures that soar above the streetscape in the same fashion that the Annex building does.

07



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13

STREETSCAPE | Fifth Street

MAPLE STREET

FIFTH STREET





Figure 14



Figure 15

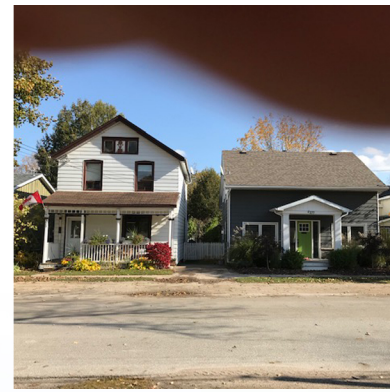


Figure 16



Figure 17



Figure 18



Figure 19

STREETSCAPE | Maple Street





Figure 20



Figure 21



Figure 22



Figure 23



Figure 24



Figure 25

STREETSCAPE | Sixth Street



LIST OF FIGURES

Figure 1 | Connaught Public School

Figure 2 | Built Form (Bungalow) at Maple Street & Fifth Street

Figure 3 | Period Architecture Gateway at Sixth Street & Maple Street

Figure 4 | Local Precedent of Hip Roof & Porch

Figure 5 | Local Precedent of Buff Brick

Figure 6 | Victoria Annex, Gable End with Sunburst

Figure 7 | Built Form (Bungalow) at Maple Street & Fifth Street

Figure 8 | Local Precedent of Brick Variety

Figure 9 | Local Precedent with Large Outbuilding

Figure 10 | Local Historic Precedent of Horizontal Siding

Figure 11 | Built Form (3-Storey Singles) along Fifth Street

Figure 12 | Local Precedent of 3-Storey Semis with Porches

Figure 13 | Victoria Annex, Gable End with Sunburst Detail

Figure 14 | Period Architecture Gateway at Sixth Street & Maple Street

Figure 15 | Local Precedent with Rear Outbuilding

Figure 16 | Built Form Relationship Example along Maple Street

Figure 17 | Victoria Annex, East Elevation

Figure 18 | Local Precedent of Strong Semis

Figure 19 | Local Precedent of Corner Lot with Porches at Maple Street & Sixth Street

Figure 20 | Local Precedent of Gable & Porch

Figure 21 | Local Heritage Precedent of Board & Batten Siding

Figure 22 | Local Precedent of Horizontal Siding

Figure 23 | Built Form (3-Storey Singles) along Sixth Street

Figure 24 | Local Precedent of Brick Detail & Rear Outbuilding

Figure 25 | Local Precedent of Corner Lot with Porches at Maple Street & Sixth Street