



**GOLDER**

**FINAL REPORT**

## Heritage Impact Assessment

*121 Hume Street, Town of Collingwood, Simcoe County, Ontario*

Submitted to:

**2554281 Ontario Ltd.**

120 Hume Street  
Collingwood, ON  
L9Y 1V5

Submitted by:

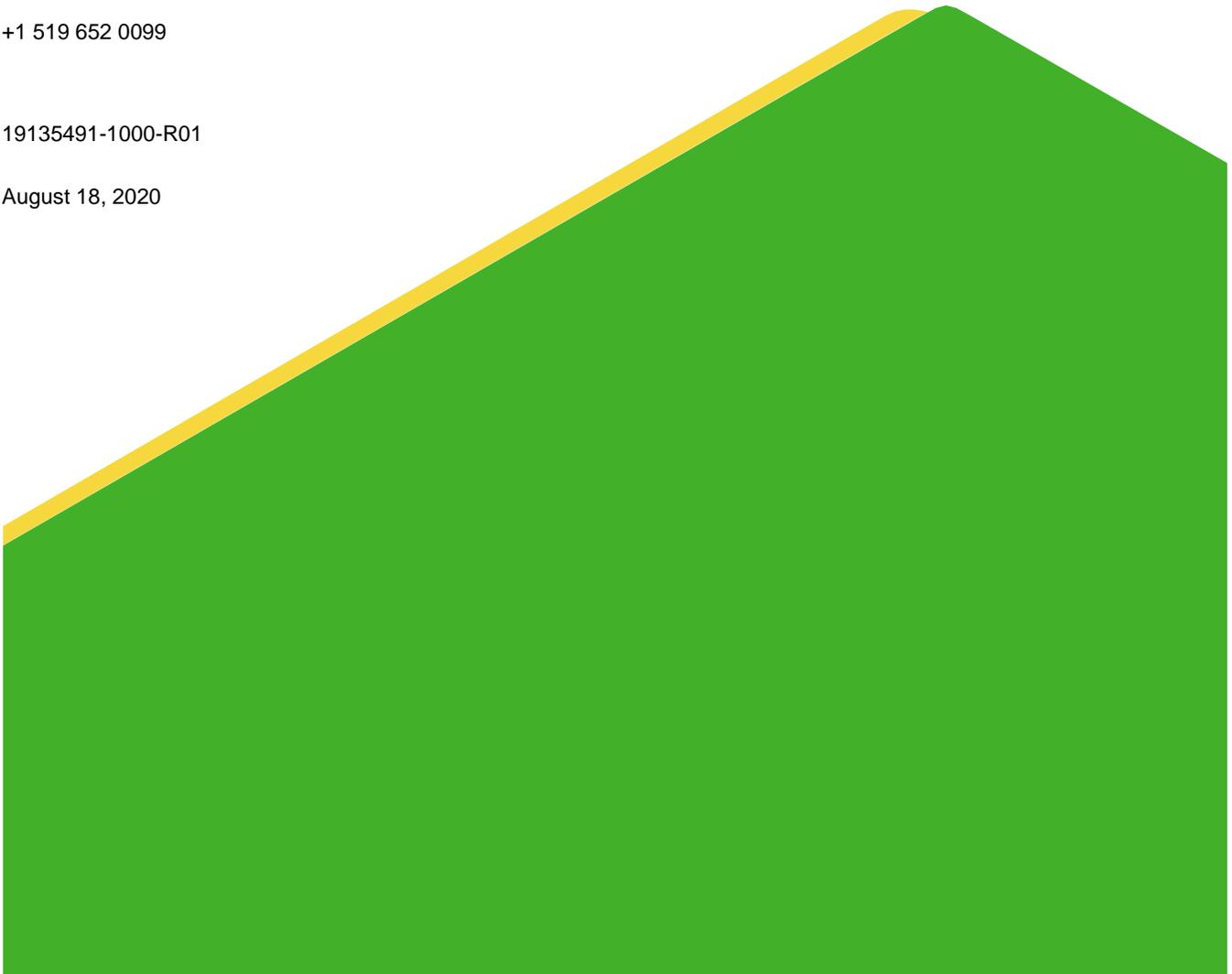
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August 18, 2020



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## Acknowledgements

|                              |   |
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## Executive Summary

*The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.*

In January 2020, 2554381 Ontario Ltd. (the Client) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for a proposed development on 121 Hume Street in the Town of Collingwood, Ontario (the property). Now a vacant gravel-topped lot, the property was the site of a gasoline service station between circa 1952 to its demolition in 2010. It was fully remediated with Record of Site Condition prepared on June 26, 2017 and is zoned C1 with a permitted height of 12.0 metres. The property is outside and adjacent to the Collingwood Downtown Heritage Conservation District (HCD), and the protected heritage properties of 271, 279, 285, and 297 Sainte Marie Street. The Collingwood Downtown HCD was designated in 2002 through Town By-law 02-12, enabled under Part V of the *Ontario Heritage Act*.

The Client is proposing to develop the property with a mid-rise commercial building with partial top level for meeting/ amenity space. In addition to retail space, the proposed development hopes to facilitate economic growth in the Town by providing a variety of professional and commercial offices. The proposed development is three storeys high at its western and northern sides, stepping to four-storeys at the corner of Hume and Market Street, and will have underground and outdoor parking on the north and west sides of the building. 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 (the Town) requested that an HIA be conducted as part of the development application.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), the Town *Official Plan* and *Collingwood Downtown Heritage Conservation District Plan*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, provides an inventory of the property's built and landscape features, and provides a summary of the heritage attributes of the adjacent protected heritage properties. Based on this understanding of the property and its context, and a thorough review of the new construction guidelines for the adjacent Collingwood Downtown HCD, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended.

Golder concludes that the proposed development:

- will not directly impact—and is compatible in design and massing with—the heritage attributes of adjacent and surrounding protected heritage properties and the heritage attributes of the Collingwood Downtown HCD
- will produce vibration during construction that may indirectly impact the heritage attributes (specifically the built heritage resources) of protected heritage properties within a 60-m radius of the property

Golder therefore recommends that the Client:

- be approved to develop the property as currently proposed
- complete a pre-construction survey of the potentially impacted buildings, at the discretion of the Client, and monitor for vibration exceedance during construction.

## Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Town of Collingwood's *Official Plan*, and the *Collingwood Downtown HCD Plan*, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by 2554281 Ontario Ltd. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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**APPENDICES**

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**APPENDIX B**

Original Design Package: Rendering and Site Plans Issued for Pre-Consultation and Preliminary Heritage Review, drafted Landscape and Pavement Layout Plans and Details, December 20<sup>th</sup>, 2019

**APPENDIX C**

Current Proposed Design Package: Rendering, July 7<sup>th</sup>, 2020

**APPENDIX D**

Current Proposed Design Package: Elevation Drawings, July 7<sup>th</sup>, 2020

**APPENDIX E**

Current Proposed Design Package: Site and Floor Plans July 7<sup>th</sup>, 2020

**APPENDIX F**

Current Proposed Design Package: Shadow Study

## 1.0 INTRODUCTION

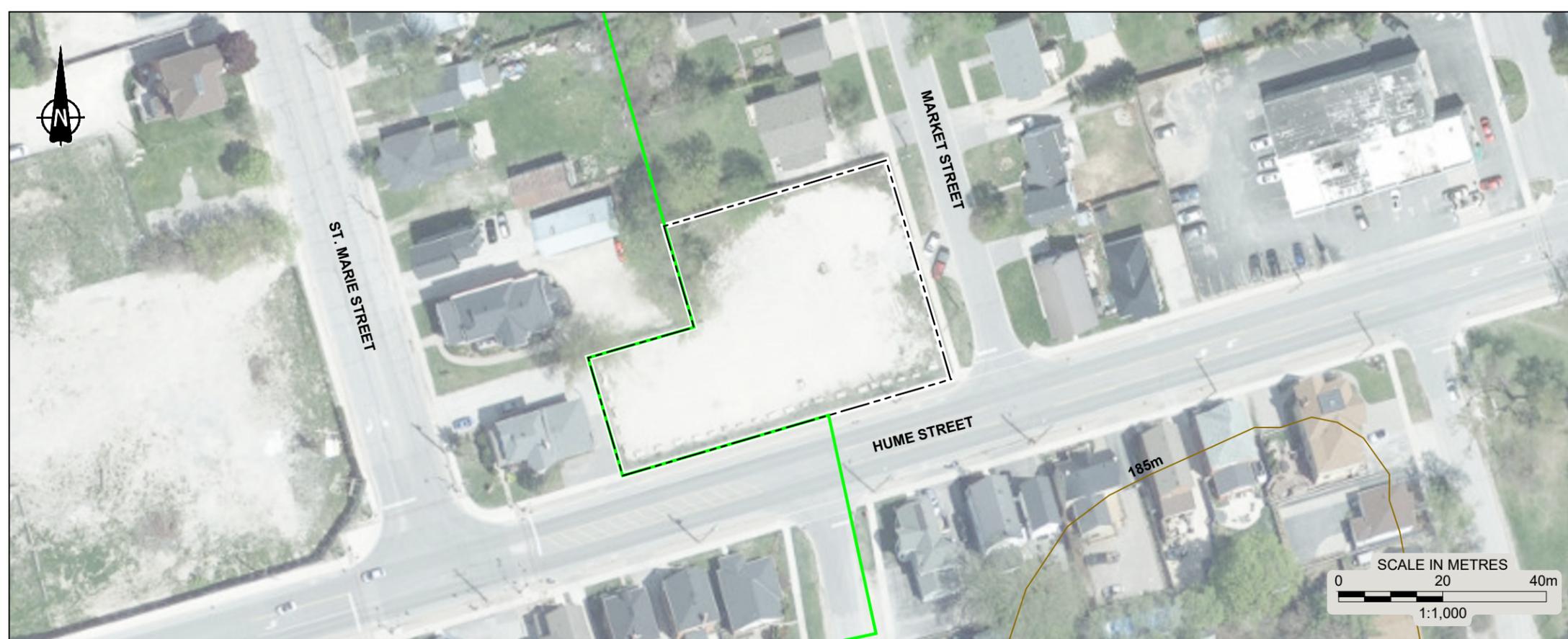
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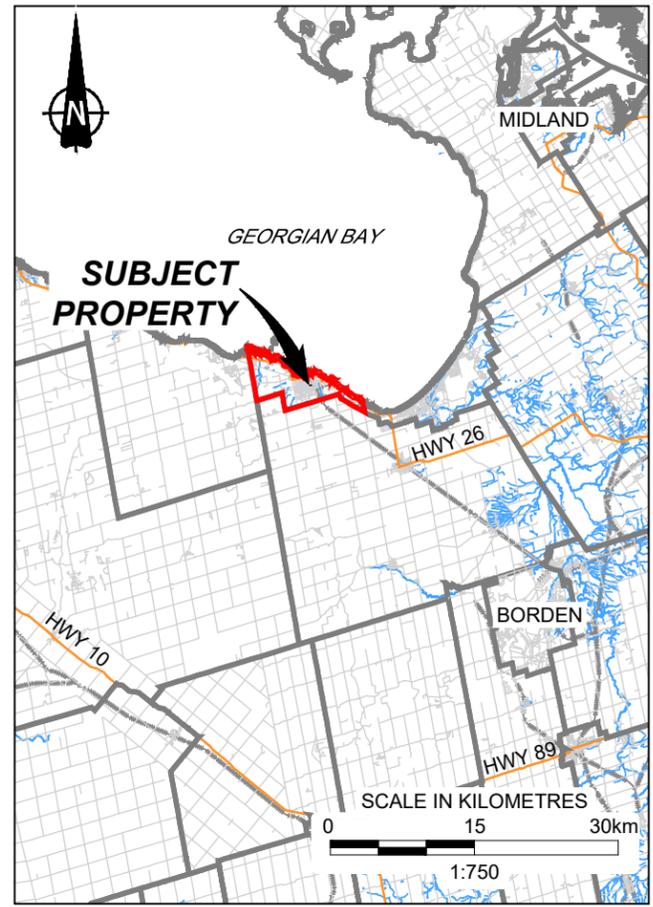
Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), the Town *Official Plan* and *Collingwood Downtown Heritage Conservation District Plan*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

- a summary of the international, federal, provincial, and municipal heritage policies relevant to development of the property
- an overview of the property's geographic and historic context
- an inventory of the adjacent protected heritage properties
- a description of the proposed development and an assessment of potential adverse impacts
- recommendations for future action

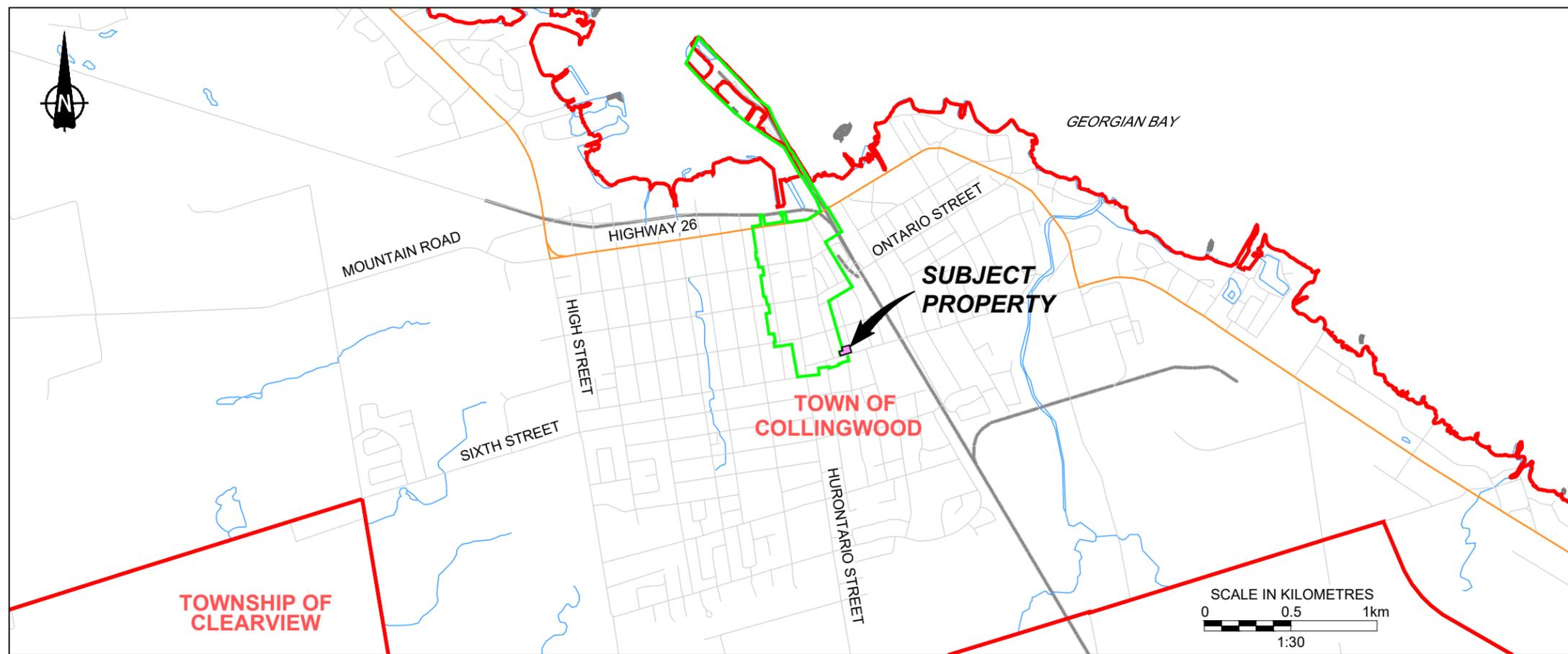
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Feb 26, 2020 - 3:54pm  
Drawing file: 19135491-1000-R01001.dwg



**AERIAL IMAGERY and OBM MAPPING**



**KEY PLAN**



**REGIONAL MAP**

**LEGEND**

- APPROXIMATE SUBJECT PROPERTY
- TOWN OF COLLINGWOOD BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- COLLINGWOOD DOWNTOWN HERITAGE CONSERVATION DISTRICT
- MEAFORD** TOWNSHIP/MUNICIPALITY

**REFERENCE**

DRAWING BASED ON MNR LIO, OBTAINED 2020, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2020; PARCEL AND 2018 AERIAL IMAGE PROVIDED BY SIMCOE COUNTY OPEN DATA WMS SERVICE; COLLINGWOOD DOWNTOWN HERITAGE CONSERVATION PLAN, 2008; AND CANMAP STREETFILES V2008.4.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

|   |             |          |                              |
|---|-------------|----------|------------------------------|
| <b>PROJECT</b>  |             |          |                              |
| HERITAGE IMPACT ASSESSMENT<br>121 HUME STREET<br>TOWN OF COLLINGWOOD, ONTARIO |             |          |                              |
| <b>TITLE</b>  |             |          |                              |
| LOCATION OF SUBJECT PROPERTY  |             |          |                              |
|   | PROJECT No. | 19135491 | FILE No.19135491-1000-R01001 |
|   | CADD        | AMS/DCH  | Feb 26/20                    |
|   | CHECK       |          |                              |
|   |             | SCALE    | AS SHOWN   REV.              |
|   |             |          | <b>FIGURE 1</b>              |

## 2.0 OBJECTIVES, SCOPE, AND METHOD

The objectives of this HIA were to:

- identify all cultural heritage resources adjacent to the property, specifically those within the Collingwood Downtown HCD
- determine the impacts from the proposed development to heritage attributes of adjacent cultural heritage resources and the heritage attributes of the Collingwood Downtown HCD
- consider alternatives to avoid or reduce the identified impacts
- recommend mitigation or conservation measures if required

To meet these objectives, Golder:

- reviewed applicable provincial and municipal heritage policies and consulted the Town's heritage planner
- conducted field investigations to document the built elements and landscape features on the property and immediate vicinity, and to understand the local context
- assessed the impact of the proposed development on the heritage attributes of the Collingwood Downtown HCD using provincial and municipal guidelines
- conducted a thorough review of the proposed design using the guidelines for new construction provided in the *Collingwood Downtown HCD Plan*
- developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance

Archival and published sources, including historic maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from online and archival sources. Reference was also made to Golder's previous reports on properties within and adjacent to the Collingwood Downtown HCD (Golder 2017a, Golder 2017b, Golder 2018).

Field investigations were conducted by Cultural Heritage Specialist Shannon Neill-Sword on January 24, 2020 and included accessing and photographing the property as well as photographing adjacent properties within the Downtown HCD and their wider context from public rights of way. Photographs were taken with a Nikon Coolpix P90 digital single lens reflex camera.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (2006) and Appendix A of the *Collingwood Downtown HCD Plan*. Several widely recognized manuals related to determining impacts and conservation approaches to cultural heritage resources were also consulted, including:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)

- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation (Clark 2001)*

## 2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA in addition to the pre-consultation comments provided to the Client by the Town on January 22, 2020.

**Table 1: Results of consultation**

| Contact   | Date & Type of Communication  | Response  |
|---|---|---|
| Kandas Bondarchuk,<br>Community Planner (Heritage),<br>Town of Collingwood                  | Email send to Kandas Bondarchuk on 29 January 2020 requesting information that may be relevant to assessment of impacts to the heritage attributes of the HCD.  | Email reply from Kandas Bondarchuk on 31 January 2020: <ul style="list-style-type: none"> <li>■ Provided inventory write-ups for the adjacent properties within the HCD (271-297 Sainte Marie Street).</li> </ul>           |
| Adam Farr, MCIP, RPP,<br>Director of Planning and Building<br>Services, Town of Collingwood | The Client conducted a meeting with Town planning staff to discuss the proposed development on the site. As a follow-up to that meeting, the Town consulted with the Town's heritage peer reviewer Su Murdoch, B.A., CAHP, of Su Murdoch Historical Consulting, who provided feedback on the proposed development design. | The Client received an email on February 5, 2020 from Adam Farr, providing Su Murdoch's initial comments on the proposed development. These comments are detailed and discussed in full in the Section 6.2.3.1 of this HIA. |

## 3.0 POLICY FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

### 3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines*). This document was drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983). The CHP *Standards and Guidelines* define three conservation treatments —preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

### 3.2 Provincial Heritage Policies

#### 3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant heritage landscapes* shall be conserved
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020, with those relevant to this report provided below:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan

- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance recommended by the Province as well as the need for evaluation is outlined in the following section.

### 3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially-owned and administered heritage properties, compliance with the

*Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

- 1) The property has **design value or physical value** because it:
  - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii) Displays a high degree of craftsmanship or artistic merit; or
  - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
  - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
  - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
  - i) Is important in defining, maintaining or supporting the character of an area;
  - ii) Is physically, functionally, visually or historically linked to its surroundings; or
  - iii) Is a landmark.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property’s CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property’s cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property<sup>1</sup>; therefore in most cases a property’s CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a “Register” maintained by the municipal clerk. A municipality may also “list” a property on the Register to indicate it as having potential cultural heritage value or interest.

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<sup>1</sup> The OHA definition “heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.”

### 3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI S&Gs), but these also provide “best practice” approaches for evaluating cultural heritage resources not under provincial jurisdiction. For heritage impact assessments, *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MHSTCI 2017) of the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* advises on the contents and possible strategies.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of an HIA, which it defines as:

is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment)...are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.

*Heritage Resources in the Land Use Planning Process* also provides advice on how to organize the sections of an HIA, although municipalities may draft their own terms of reference. For example, the Town provides an outline of the required components for an HIA as an Appendix in the *Collingwood Downtown HCD Plan*.

Determining the optimal conservation strategy where an impact is identified is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2007):

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

## 3.3 Town of Collingwood Heritage Policies

### 3.3.1 Official Plan

For municipalities, PPS 2020 is implemented through an Official Plan, which may outline further heritage policies. The Town's *Official Plan*, last consolidated in January 2019, informs decisions on issues such as future land use, transportation, infrastructure, and community improvement within the Town limits until 2031. Section 7.0 of the *Official Plan* outlines the goal and policies for cultural heritage, which is not defined but includes "significant archaeological and built heritage resources and cultural landscapes." Under Section 7.2.3.1, when properties recognized or believed to have CHVI are proposed for development, Council "may require the owner of such lands to carry out studies to:

- Survey and assess the value of the historical, architectural and/or archaeological heritage resource
- Assess the impact of the proposed development or redevelopment on the historical, architectural, and/or archaeological heritage resource
- Indicate the methods proposed to be used to mitigate any negative impact of the proposed development or redevelopment on the historical, architectural, and/or archaeological heritage resource."

Guidance for evaluating heritage resources is provided in the *Section 11.1 Cultural Heritage Evaluation Criteria* of the *Official Plan* and generally follows the *O. Reg. 9/06* criteria.

If a development application proposes demolishing or altering a cultural heritage resource, Section 7.2.3.6 requires that Council be provided with "accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse versus demolition". If Council does grant approval to demolish or significantly alter a cultural heritage resource, it may additionally require that the applicant document the resource "for archival purposes with a history, photographic record and measured drawings".

Conservation of cultural heritage resources adjacent to a proposed development are addressed in Section 7.2.3.3, which states that:

- In considering applications for development and site alteration for lands adjacent to identified cultural heritage resources, Council shall defer approval until it has been demonstrated to their satisfaction that the proposed work can be undertaken in accordance with the municipality's heritage conservation policies.

### 3.3.2 Collingwood Downtown Heritage Conservation District Plan

The property is adjacent to the Collingwood Downtown HCD, designated under Town By-law 02-12 and enabled under Part V of the *Ontario Heritage Act*. The objectives, design guidelines, and permit procedures to manage change within the district are outlined in the *Collingwood Downtown HCD Plan* (the Plan). The Plan addresses alterations to existing historic assets, new construction, and streetscapes and landscaping, but also outlines the requirements for HIAs and conservation plans.

Section 5.4 of the Plan outlines objectives and policies for areas of special interest, which includes adjacent lands to the HCD:

*Adjacent Lands:* Policy 2.6.3 of the Provincial Policy Statement of the Planning Act will be applied when there is an application for site development or alteration on lands adjacent to the District. Alternative development approaches may be required to conserve the heritage attributes of the District, as a protected heritage property.

Accordingly, development and site alteration on lands adjacent to the Collingwood Downtown HCD must be evaluated for their impact on the heritage attributes of the adjacent properties within the HCD.

### 3.3.2.1 **Guidance on New Construction**

Section 14.0 of the *Downtown HCD Plan* provides Design Guidelines for New Construction within the HCD. Although these policies do not apply outside the HCD, they help to guide design of compatible new construction on adjacent lands. The general principles that may be relevant to such new developments are:

- The design of a new building, or an addition, does not need to replicate historic design model to be compatible with the HCD. Attention to the form, alignment, height, massing, setback, architectural features, colour schemes, and materials can result in a design that maintains the architectural rhythm of the neighbouring buildings and streetscape, and thus the heritage character of the District.
- New construction must conform to the established design principles, qualities, and characteristics of the neighbourhood and the streetscape.
- If adjacent buildings are not in keeping with the heritage character of the district, principles of scale, materiality, mass, setback, and form should be consistent with the overall streetscape.
- New buildings should be designed to allow pedestrian amenities such as wider sidewalks, lack of obstruction to barrier free entry, and shelter at building entries.

To fully assess the potential impacts of the development on the adjacent HCD, Section 7.3 considers the application of the New Design guidelines to the present development.

### 3.3.2.2 **Guidance on Viewscapes**

Policies related to structures or landscape features that may be visible from street or laneways within the HCD may also be relevant. The property is adjacent to the House Form Area, which includes those areas outside of the Commercial Core, comprising primarily one and one-half to two storey single-detached residential buildings. Relevant principles regarding visibility within the House Form Area of the HCD include the following:

- Unfinished pressure-treated wood and chain link fencing are not appropriate for fencing visible from the street or public lane or pathway (pg. 80)
- Pre-fabricated metal structures should not be used where visible from the street, public lane or pathway, or a significant viewcape within the District (pg. 81)
- All alterations, additions, and new construction visible from the lanes and pathways must comply with the design guidelines of the HCD Plan (pg. 83)

Though not strictly applicable to properties outside of the HCD, these policies offer guidance on the character of the area that should be preserved and are also considered in the design analysis.

### 3.3.3 **Special Policies**

Cultural resource management is sometimes addressed under Secondary Plans, Special Policy Areas, or other policies such as Master Plans. The property is not within a Secondary Plan or Special Policy Area.

## 4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

### 4.1 Geographic Context

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, which consists of a broad plain of deltaic and lacustrine deposits (Chapman and Putnam 1984:177-178). The primary watershed of the area is the Pretty River, which flows in a north-easterly direction approximately 2 km east of the property, eventually emptying into Georgian Bay approximately 1.8 km to the northeast. The property sits at approximately 185 metres above sea level (masl) within the Lake Huron Watershed. Trees in the vicinity are a mix of deciduous and coniferous varieties.

In reference to political boundaries, the property is at the southwest portion of Simcoe County, and within the downtown core of the Town of Collingwood. It is in the southeast corner of a block bounded on the north by Fourth Street, Hume Street on the south, Market Street on the east, and Sainte Marie Street on the west.

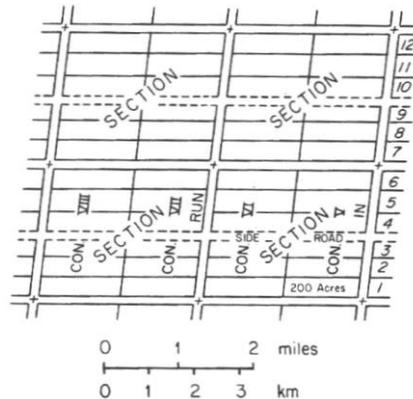
### 4.2 Historical Context

#### 4.2.1 Township of Nottawasaga, Simcoe County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Western District, which included all lands between an arbitrary line running north from Long Point on Lake Erie to Georgian Bay, and the western Ontario/ Michigan border. Each district was further subdivided into counties and townships, with the property falling within Simcoe County and Nottawasaga Township.

The Township of Nottawasaga gained its name from two Algonquin words, 'Nahdoway' and 'saga,' meaning 'the Iroquois' and 'outlet of river,' respectively (Armstrong 1930:209). Although formally acquired by the Crown under Treaty No. 18 with the Chippewa Nation in 1818, Nottawasaga Township was not officially surveyed until 1832 when Thomas Kelly and Charles Rankin organized the township according to the 2,400-Acre Sectional System (Hunter 1909). This system of lot distribution, which was typically used between 1829 and 1861 (Schott 1981), established concessions containing 200-acre lots with blind rear lot lines, divided every three lots by side roads (Figure 2). In Nottawasaga Township, the concessions were oriented east to west, with the side roads crossing the township from south to north.

Shortly after the Crown survey was completed in 1833, Scottish, Irish, and German families began establishing small communities near the shore of Georgian Bay on the northeastern edge of the Township, and along the banks of the Batteau and Noisy Rivers (Hunter 1909). Due to the Township's remote location, the pace of growth and development proceeded slowly at first. By 1842, the population was comparatively small at 420 residents, with only three saw mills and three grist mills having been constructed in the area (Smith 1846).



**Figure 2: The 2400-acre survey system, used from 1829 to 1861. As depicted here, each lot is 200 acres and each section made of 12 farms (Schott 1981:81-82)**

In 1851, the area at the northeastern edge of the Township, known as ‘Hens-and-Chickens’, was selected as the northern terminus of the Northern Railway of Canada, and was to connect the Toronto area with Georgian Bay (Town of Collingwood 2014). This decision spurred land speculators and businessmen to move to the area, and in 1853 local land owner Joel Underwood requested William Gibbard survey a village plot (Hunter 1909). By 1854, the Hens-and-Chickens community had been renamed Collingwood.

After completion of the rail line in 1855, Collingwood quickly developed into an important centre for shipping and ship building, supporting a large export trade of lumber, grain, and produce to the United States and western Canada (Town of Collingwood 2014). So rapid was the pace of growth and development that the community managed to bypass village incorporation and directly attained the status of town on January 1, 1858 (Hunter 1909). By 1873 Collingwood was home to 2,829 residents and had ‘one tannery, one brewery, one steam flour mill, sash, door, blind, and pump factories, several hotels and churches, a number of stores, two printing offices, two telegraph agencies, a branch bank, and several ship yards and grain elevators’ (Lovell 1873).

The Town continued to prosper throughout the late 19th century. When the Queen’s Dry Dock was constructed in 1882, the commercial ship-building industry flourished and the Town eventually gained an international reputation for quality work and design in this field (Town of Collingwood 2014). The success of the ship-building industry brought many workers to the area, and by 1895 Collingwood boasted a population of 4,939 (Lovell 1895).

Events of the early-to-mid-20th century slowed the Town’s growth and development, and by the time the Street Lawrence Seaway was completed in 1959, the Town was no longer an important shipping centre (Collingwood Public Library 2016). Throughout the late 20th century, the shipping and ship-building industries were slowly replaced by recreational and retirement developments made popular by the local beaches and the nearby Blue Mountain. In 2011, the Town of Collingwood, now a lower-tier municipality within the County of Simcoe, was home to 19,241 residents (Statistics Canada 2011).

#### 4.2.2 The Property – 121 Hume Street

The property at 121 Hume Street is in Concession 8, Lot 43 within the former Township of Nottawasaga. The Crown Patent for the south 100-acre half of the Lot was granted to George Jackson, a crown land agent, in about 1847, though the date and year is illegible in the registry records microfilm. Between 1847 and 1870, Jackson sold off parts of the 100-acre half-Lot, and on 18 January 1870, he sold all remaining portions of the acreage to

lawyers Charles Gamon and George Moberly of Collingwood for \$3000. Census and registry records indicate that Jackson was resident in Durham in the former Township of Bentinck throughout his ownership of the lands.

On 19 May 1870, Gamon and Moberly registered Plan 144, subdividing their lands into approximately 0.1-hectare part lots. The block which includes the subject property was divided into fourteen (14) part lots, being lots 8-14 East Side (E/S) Sainte Marie Street and 8-14 West Side (W/S) Market Street. The subject property is part lots 13 and 14 W/S Market Street and the east half of part lot 14 E/S Sainte Marie Street. In July 1870, William Swain of Collingwood, a fruit dealer, purchased part lots 12-14 W/S Market Street from Gamon and Moberly for \$325. Later the same year, in December of 1870, Swain purchased part lot 11 W/S Market Street, completing a 0.4-hectare block.

Review of the registry abstract book and census records shows that the subject property remained in William and Harriett Swain's family for over 100 years. Upon the death of William Sr. in 1896, part lots 11 and 12 W/S Market Street were transferred to his son, William Jr. severing them from part lots 13 and 14, which passed to Harriett Swain on her husband's death. Harriett died in 1902 leaving the east half of lots 13 and 14 to William Jr. and the west half of the lots to her daughter, Elizabeth Smith (nee. Swain). The legal change in ownership is not reflected in the 1905 Fire Insurance Plan which shows the separation of the two northern lots from the two southern lots (Figure 4). The building indicated on part lot 11 W/S Market Street on this FIP was likely the family home.

After 1902, it appears Elizabeth Smith and her family were the primary occupants of the house at 11 W/S Market Street. William Jr. never married; a marine engineer by profession, he may have been on the lake more often than home. The 1911 census shows William as a lodger in North Bay, while in 1921 he is residing with his sister's family at the Collingwood residence. James and Elizabeth Smith had three children, a son whose name is unclear in the census (born 1878) and two daughters, Lew (born 1880) and Frances (born 1889). After the deaths of Elizabeth (1925) and William Jr. (1928), all of lots 11-14 W/S Market Street were reunited under the ownership of James and Elizabeth's daughter, Lew Gregory (nee. Smith).

In 1949, Lew Gregory transferred part lots 13 and 14 to her nephew, Lawrence Smith. Shortly thereafter, in July 1952, Lawrence began leasing the lands to Reliance Petroleum Ltd. When Lew Gregory died in 1955, the northern two lots (11 and 12) were conveyed to Lawrence's wife, Onalee Smith, presumably to avoid merger of the lands under the *Planning Act* (enacted 1946). The 1955 FIP shows the lands united (not reflecting the legal reality) with a gasoline service station located within part lot 14 W/S Market Street (Figure 4). The 20<sup>th</sup> century aerial photographs and topographic map support the conclusion that the property was vacant until the construction of the service station in about 1952 (Figure 5 and Figure 6).

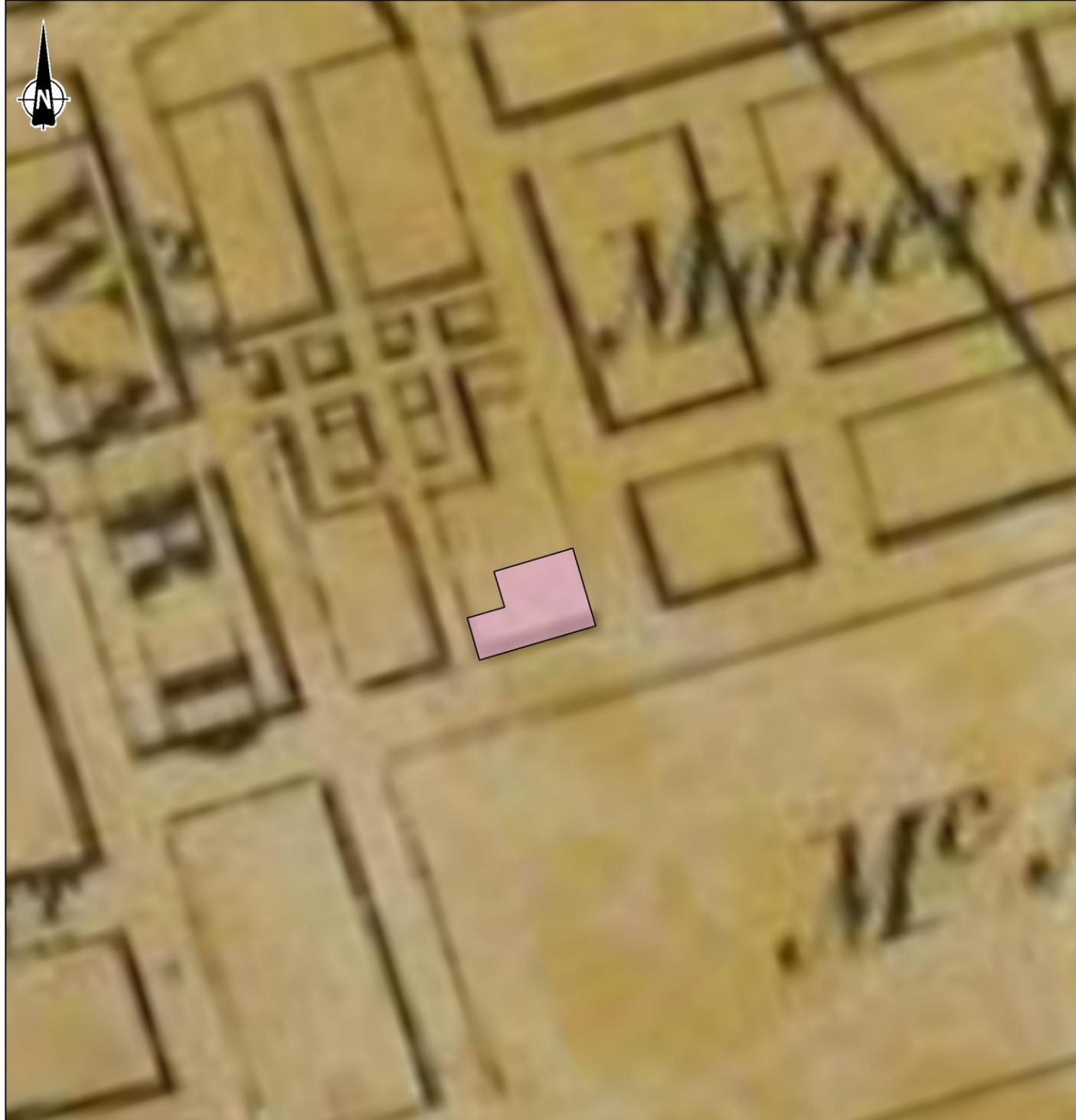
In May 1969 Lawrence acquired the eastern 69.30 ft. of part lot 14 E/S Sainte Marie Street for \$2,500, at which point the property was expanded to its current extent. This portion of the property previously contained five composition siding cabins, associated with the tourist home at 297 Ste. Marie Street (Figure 4). In May 1972, Smith leased the entirety of the property to Texaco Canada Ltd., selling the property later the same year to John and Jean Markovich, who appear to have been the operators of the Texaco service station. The property remained a gas station under different owners until it was closed and decommissioned circa 2010. It was fully remediated with Record of Site Condition prepared on June 26, 2017 and is zoned C1 with a permitted height of 12.0 metres.

### 4.2.3 Results of Historical Research

The following key findings are identified from this historical research:

- The property and adjacent lands were subdivided by Charles Gamon and George Moberly of Collingwood, as shown in Plan 144 registered on 19 May 1870.
- From 1870 to 1972, the majority of the property was owned by descendants of the Swain family. They never constructed a house on the current property because the family home was built two part lots to the north, at PT LT 11 W/S Market Street.
- The first permanent structure on the property since crown patent was constructed around 1952; the building was a gasoline service station which remained in operation until the early 21<sup>st</sup> century and was decommissioned around 2010.
- The western portion of the property is the eastern 69.30 ft. of PT LT 14 E/S Sainte Marie Street, which contains 297 Sainte Marie Street, and was annexed to the property in 1969.

1871



1881



**LEGEND**

APPROXIMATE LOCATION OF SUBJECT PROPERTY

**REFERENCE**

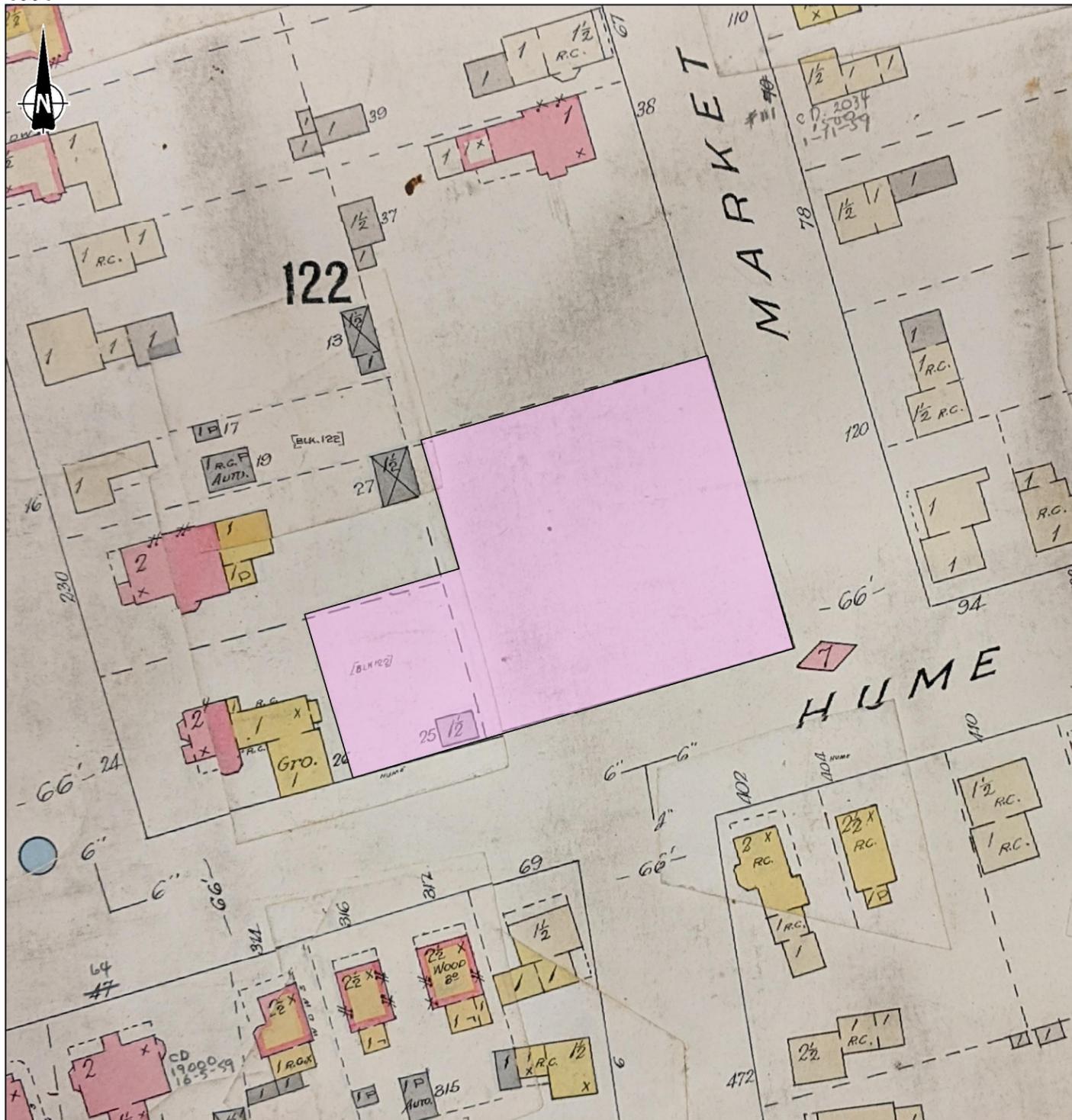
DRAWING BASED ON 1871 HOGG'S MAP OF THE COUNTY OF SIMCOE. JOHN HOGG, COLLINGWOOD, ONTARIO; 1881 H. BELDEN & CO. ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF SIMCOE, ONTARIO, TORONTO; AND PARCEL PROVIDED BY SIMCOE COUNTY OPEN DATA WMS SERVICE.

**NOTES**

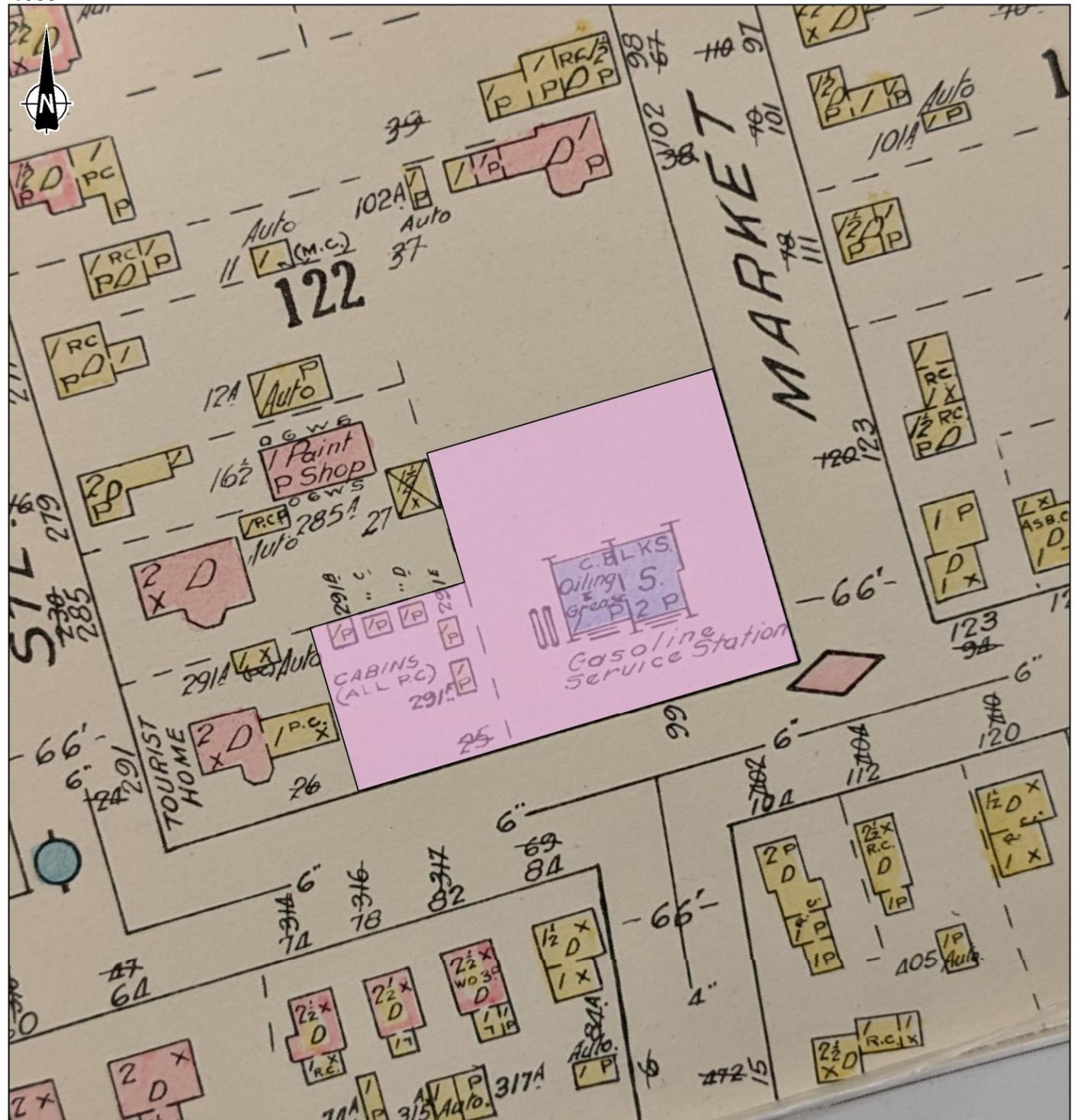
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

|             |     |            |                 |   |  |                      |  |
|-------------|-----|------------|-----------------|---|--|----------------------|--|
| PROJECT     |     |            |                 | HERITAGE IMPACT ASSESSMENT<br>121 HUME STREET<br>TOWN OF COLLINGWOOD, ONTARIO |  |                      |  |
| TITLE       |     |            |                 | PROPERTY OVERLAID ON MID TO LATE 19th CENTURY HISTORIC MAPS                   |  |                      |  |
| PROJECT No. |     | 19135491   |                 | FILE No.  |  | 19135491-1000-R01003 |  |
| SCALE       |     | NTS        |                 | REV.  |  |                      |  |
| CADD        | AMS | Feb. 13/20 |                 |   |  |                      |  |
| CHECK       |     |            |                 |   |  |                      |  |
|             |     |            | <b>FIGURE 3</b> |   |  |                      |  |

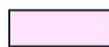
1904



1955



**LEGEND**



APPROXIMATE LOCATION OF SUBJECT PROPERTY

**REFERENCE**

DRAWING BASED ON 1904 CHARLES E. GOAD CO., CIVIL ENGINEERS. FIRE INSURANCE PLANS, COLLINGWOOD, SIMCOE COUNTY, ON (REVISED 1917). TORONTO;  
 1955 UNDERWRITERS' SURVEY BUREAU. FIRE INSURANCE PLAN OF THE TOWN OF COLLINGWOOD, ONT. TORONTO, NOVEMBER 1955; AND  
 PARCEL PROVIDED BY SIMCOE COUNTY OPEN DATA WMS SERVICE.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 ALL LOCATIONS ARE APPROXIMATE.

|   |  |                      |  |
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| PROJECT   |  |                      |  |
| HERITAGE IMPACT ASSESSMENT<br>121 HUME STREET<br>TOWN OF COLLINGWOOD, ONTARIO |  |                      |  |
| TITLE   |  |                      |  |
| FIRE INSURANCE PLANS  |  |                      |  |
| PROJECT No.   |  | 19135491             |  |
| FILE No.  |  | 19135491-1000-R01004 |  |
| SCALE   |  | NTS                  |  |
| CADD  |  | AMS                  |  |
| CHECK   |  | Feb. 13/20           |  |
| GOLDER  |  | FIGURE 4             |  |



**LEGEND**



APPROXIMATE LOCATION OF SUBJECT PROPERTY

**REFERENCE**

DRAWING BASED ON DEPARTMENT OF NATIONAL DEFENCE, 1941, COLLINGWOOD, ONTARIO. 1:63,360. MAP SHEET 41 A/8, 1941. GEOGRAPHICAL SECTION; AND PARCEL PROVIDED BY SIMCOE COUNTY OPEN DATA WMS SERVICE.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

|             |          |   |                      |
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| PROJECT     |          | HERITAGE IMPACT ASSESSMENT<br>121 HUME STREET<br>TOWN OF COLLINGWOOD, ONTARIO |                      |
| TITLE       |          | TOPOGRAPHIC MAPPING<br>OF THE PROPERTY  |                      |
| PROJECT No. | 19135491 | FILE No.  | 19135491-1000-R01005 |
| CADD        | AMS      | Feb. 13/20  | SCALE AS SHOWN       |
| CHECK       |          |   | REV.                 |
|             |          |   | <b>FIGURE 5</b>      |
|             |          |   |                      |

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Feb 13, 2020 - 8:54am  
Drawing file: 19135491-1000-R01006.dwg



**LEGEND**

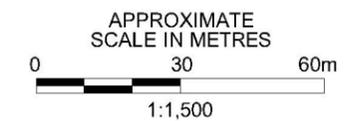
APPROXIMATE LOCATION OF SUBJECT PROPERTY

**REFERENCE**

DRAWING BASED ON WESTERN UNIVERSITY MAP AND DATA CENTRE:  
 1954 SIMCOE COUNTY, ONTARIO. LINE 4421 PHOTO 232.  
 1964 SIMCOE COUNTY, ONTARIO. LINE 2742 PHOTO 26.  
 1966 SIMCOE COUNTY, ONTARIO. LINE 4421 PHOTO 199.  
 1978 SIMCOE COUNTY, ONTARIO. LINE 4453 PHOTO 146; AND PARCEL PROVIDED BY SIMCOE COUNTY OPEN DATA WMS SERVICE.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 ALL LOCATIONS ARE APPROXIMATE.



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|-------------|--|------------|--|---|--|----------------------|--|
| PROJECT     |  |            |  | HERITAGE IMPACT ASSESSMENT<br>121 HUME STREET<br>TOWN OF COLLINGWOOD, ONTARIO |  |                      |  |
| TITLE       |  |            |  | PROPERTY OVERLAID ON MID-20th CENTURY<br>AERIAL PHOTOGRAPHS                   |  |                      |  |
| PROJECT No. |  | 19135491   |  | FILE No.  |  | 19135491-1000-R01006 |  |
| CADD        |  | AMS        |  | SCALE   |  | AS SHOWN             |  |
| CHECK       |  | Feb. 13/20 |  | REV.  |  |                      |  |
|             |  |            |  | <b>FIGURE 6</b>   |  |                      |  |

## 5.0 EXISTING CONDITIONS

### 5.1 Setting

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 (Figure 7 to Figure 9). On the west side of Sainte Marie, the mid-rise Monaco condominium development is currently under construction (Figure 10). East of the property on Market Street, and south of the property on Robinson Street, are single-detached residential neighbourhoods (Figure 11 and Figure 12). 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 (Figure 13). There is almost no vegetation on the property, with only a single deciduous tree in the northeast corner (Figure 14). 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.

As a large corner lot, the property is visible from east and west along Hume, north along Robinson Street, and south along Market Street. The property is visible from the adjacent HCD between 279 and 285 Sainte Marie Street, between 285 and 297 and from Hume Street to the southwest of the property (Figure 15). At present, those views are open, with vision across the vacant lot to the single-detached house form properties along Hume and Market Streets.



**Figure 7: Mix of residential and commercial use house form properties on Hume Street, east of Robinson Street, facing south.**



**Figure 8: Mix of residential and commercial use house form properties on south side of Hume Street, west of Robinson Street, facing southwest.**



**Figure 9: Residential and commercial use house form properties from left to right: 271, 279, 285, and 297 Sainte Marie Street, facing southeast.**



**Figure 10: Monaco condominium development under construction on the northwest corner of Hume and Sainte Marie Streets, facing northwest.**



**Figure 11: Property line adjacent to Market Street, facing north.**



**Figure 12: Robinson Street, facing south.**



**Figure 13: View of the property facing southwest from the northeast corner.**



**Figure 14: Vegetation in the northeast corner of the property, facing west.**



**Figure 15: View of the property from 297 Sainte Marie Street, facing east.**



**Figure 16: View of the property from the south side of Hume Street, facing north-northeast.**

## 5.2 Built Environment in the Collingwood Downtown HCD

The property is directly adjacent on the west side, and contiguous across Hume Street, to the southeast boundary of the Collingwood Downtown HCD. Although only directly adjacent or contiguous to 297 and 285 Sainte Marie Street, and 82 and 84 Hume Street, the scope for this HIA was extended to include the potentially impacted properties at 279 and 271 Sainte Marie Street to the northwest, and 74 and 78 Hume Street to the southwest.

The inventory descriptions of each property are provided below and are excerpted from those drafted as part of the Collingwood Downtown HCD Study and Plan (Carter and Associates 2008) and now online at Heritage Collingwood ([www.heritagecollingwood.com](http://www.heritagecollingwood.com)). All photos and supplemental information are from Golder's January 2020 field inspection.

### 5.2.1 Sainte Marie Street

#### 5.2.1.1 271 Sainte Marie Street

271 Sainte Marie Street is summarized as a "symmetrical, rough-cast, hip-roofed, one-storey house with later, framed porch (c.1890)" (Figure 17). It is described in the inventory as:

Modest, rendered (or rough-cast) house is set well above grade on rendered rubble plinth, and is now reached by (replacement) stairs to RH side of central (former) porch. Framed porch, now clad in failing Insulbrick, is assumed to date from circa 1920. Slightly projecting piers at either side support stubby, tapering, square-section posts set on chamfered wooden bases. Front wall of porch has similar coping, under five equal, two-pane sashes which form sun-room within. Similar windows exist at sides. Porch roof has flat pediment with plain fascias. Front door within has three upper panes over plywood panel between two-pane side-lights, set within older, panelled recess. Front fenestration of house consists of 2/1 window at either side (behind metal storms) with replacement, plain, narrow casings and modest wood sills. Windows

at side elevation are old, 6/1 originals. Corners are also trimmed with plain, narrow boards rising from top of plinth to narrow eaves above. Soffits are finished with plain boards, and roof is clad in black asphalt shingles. At south elevation, render is failing at buff-brick chimney, which now houses a too-prominent flue.

**2019 Observations:** There are no apparent changes to the exterior of this structure since the time this description was written.



Figure 17: Main facade of 271 Sainte Marie Street, facing east.

### 5.2.1.2 279 Sainte Marie Street

279 Sainte Marie Street is “non-contributing” since it does not contribute to the CHVI of the Collingwood Downtown HCD (see Section 5.2.3). It is summarized as a “2 ½ storey, gabled house with painted ground floor and asphalt-shingles above (c.1900) (Figure 18). It is described in the inventory as:

Appearance of house is compromised by extensive alterations, though fundamental structure is little changed. Ground floor, reached by plain, pressure-treated platform with meagre canopy above, is dark green rough-cast with thin corner boards. Pressed-metal front door, with multiple upper panes, is obvious replacement, as is large, rectangular front window, with curious, slat-type shutters. Lower floor is crowned with peripheral wooden stringcourse (now hidden). Second floor has two replacement, 1/1 windows set in slightly bell-cast walls, the latter now clad in brown asphalt shingles. Another peripheral wooden stringcourse crowns this level, against which main roof eaves have plain boards. Full-width gable has traditional form, with both lower pitch and wall above clad in asphalt shingles as at second floor. Broad, 4/2 window with wide, profiled casings is centred in gable. Peripheral moulding abuts beaded soffit boards, while fascia has simple, alternating, square and rectangular coffers. Roof is clad in more brown asphalt shingles.

**2019 Observations:** The changes to this structure are cosmetic: the main floor rough-cast has been painted a dark grey colour, and the brown shingles of the upper storey and roof have been replaced with black asphalt. No other changes are evident.



Figure 18: Main facade of 279 Sainte Marie Street, facing east.

### 5.2.1.3 285 Sainte Marie Street

285 Sainte Marie Street is summarized as a “two-storey, eclectic (and somewhat altered), red-brick Victorian house with flat-arches, front verandah and gables and beautiful, pedimented-and-gabled, south bay (c.1890)” (Figure 19 and Figure 20). It is described in the inventory as:

**Ground-Floor** – Rebuilt verandah has rug-brick piers and parapet, built off concrete deck, now paved with interlocking brick. Concrete copings throughout support tapered, square-section, wooden posts. Eroding concrete stair is recently refaced. Front window has large, square sash under elegant, leaded-glass, transom window (replacing original pair of tall windows) with cast-stone sill, (two) flat-arches and flush, hood-mouldings which drop at upper jambs. Half-glazed, pressed-metal door is in reduced aperture, though thick, wooden roll-mouldings remain at jambs. Coffered transom panel hides, or replaces, former window. At north side of brick vestibule, similar mouldings remain at former doorway, which indicates verandah is not original. Aluminum-clad addition to south has 4/1 front window, metal shutters and metal periphery at flat roof. Fabulous, full-height, south, bay window has 1/1 windows over painted stone sills, and flat-arches. Metal-clad canopy is built off paired wooden brackets at corners.

**Second Floor** – Front of house is much altered by full-width, aluminum-clad, flat-roofed addition with two groups of shuttered windows, each with single-pane sashes either side of 1/1 window (with aluminum storms). Fenestration at south bay window is 1/1 throughout (also behind aluminum storms), and soffits are clad in beaded boards.

**Roof and Gables** – RH side has lower gablet within roof pitch, containing small, lunette window with three, peripheral wooden disks, all on horizontal boards, and with shingle-moulding at fascia. Larger gable at peak has wooden, fan motif, again with three peripheral wooden disks, all on horizontal boards. At south bay, unusual roof comprises lower, corner hips flanking small central pediment. Gable above has central oculus in concave-sided base (like a mantle clock), with usual peripheral, wooden discs. There are no chimneys.

**2019 Observations:** There are no apparent changes to the exterior of this structure since the time this description was written. Although described as a two-storey house, the structure appears to be two and one-half stories.



Figure 19: Main facade of 285 Sainte Marie Street, facing east.



Figure 20: 285 Sainte Marie Street, south elevation, facing north.

#### 5.2.1.4 297 Sainte Marie Street

297 Sainte Marie Street is summarized as a “two-storey, eclectic red-brick house with buff-brick trim and low-pitch gables (c. 1880)” (Figure 21 and Figure 22). It is described in the inventory as:

**Front Elevation** – Ground-floor is much-hidden by recent, red-brick addition with shingled mansard roof. Pair of half-glazed, wooden doors are original, having multiple, stained and bevelled, upper panes over two lower panels; also, wooden colonnettes at jambs. Second floor has two, 1/1 windows, with wood sills and flat-arch, buff-brick voussoirs with flush hood-mouldings which drop at upper jambs to buff-brick band-course. Witnesses in masonry at RH window indicate previous presence of balcony over front vestibule. Recessed wall to south contains balcony door with two glazed, upper panels (behind aluminum storm), while balcony itself has replacement railing with tall pickets. Beaded soffit boards are built off punctured, wooden brackets throughout. Wide, low-pitch, LH gable contains King-post truss with cusped braces, and various framed, circular holes at spandrels. Gablet at RH side has pendant post and ball-finial between cusped braces, while half-timbered gable at roof peak has framing timbers radiating from lunette. Shingle-mouldings exist at LH and upper gables.

**Side Elevation** – 4th Street elevation is dominated by two-storey bay window and gable. Flat-arch, 1/1 windows have buff-brick heads and flush hood-mouldings, dropping to band-course at upper jambs, as at front. Ground floor of bay has pitched, sheet-metal roof above, built off profiled brackets at corners. At upper levels, gable roof breaks forward over bay window, on braces spanning in two directions, with lower cusps and upper, pendant ball-finials. Apex of gable has (again) King-post truss with cusped braces and framed, large and small, circular holes at apex. Roof has light-grey asphalt shingles, and ogee-type aluminum gutters exist at narrow fascias throughout. A single, buff-and-red-brick chimney exists at east side.

**2019 Observations:** There are no apparent changes to the exterior of this structure since the time this description was written.



Figure 21: Main facade of 297 Sainte Marie Street, facing east.



Figure 22: 297 Sainte Marie Street, second storey of full-height bay window, facing north.

## 5.2.2 Hume Street

### 5.2.2.1 74 Hume Street

74 Hume Street is summarized as: “2½ storey, Queen Anne style house with L-shaped verandah and gabled west bay (c. 1900)”. It is described in the inventory as:

Verandah spans full width of house and returns into projecting west bay beyond. Original, slatted screens remain below deck, and sturdy pickets, with moulded handrail above, are also original. Tall, turned posts have square bases, built directly off deck. Beam has lower moulding only, plain soffit boards, and hipped roof above. Front door is half-glazed, period panelled door (behind aluminum storm). Patterned-glass transom window remains within plain segmental arch. Front windows comprise lower, 1/1 windows either side of wooden mullion, under segmental-headed, patterned-glass, transom window (behind three-pane wooden storm). At west bay window, 1/1 windows are behind four-pane wooden storm. Second floor has two 1/1 windows, with traditional wooden sills and segmental arches, behind four-pane storms. Upper level bay windows are as at ground floor, and soffits throughout are of beaded boards. Front gable has lower, shingled pitch, and typical alternating bands of painted shingles above. Central group of (originally) three windows now comprises taller, central, 1/1 window, now painted over, and windows either side with painted glass at upper sashes and louvres substituting lower sashes. Stepped, wooden cornices remain above. Gable fascia is finished with typical, simple rectangular panels formed by planted battens, with shingle moulding above. Small, rebuilt chimney exists at roof peak, and roofs are clad in new, rustic, dark-brown asphalt shingles.

**2019 Observations:** The aluminum storm door has since been removed; otherwise there are no apparent changes to the exterior of this structure since the above description was written.



Figure 23: 74 Hume Street, facing south.

### 5.2.2.2 78 Hume Street

78 Hume Street is summarized as: “2 ½ storey, hip-roofed, red-brick house with pedimented verandah and attic dormer (c. 1900)”. It is described in the inventory as:

Verandah spans full width of house, with half-height wooden columns built off cast-stone copings on red-brick piers. Original, slatted screens remain below deck, and very fine, closely spaced pickets, with moulded handrail above, are also original. Low pediment at LH side has applied wooden decoration. Ground floor has period, half-glazed and panelled door (behind aluminum storm) with period transom window behind ad hoc wooden storm. Small, square, single-sash window (with six-pane storm) to left is an unusual feature. Front window has typical, single-pane lower sash, dentilled transom, and transom window with patterned glass (respectively behind six- and three-pane, wooden storms). At second floor, two 1/1 windows (with four-pane wooden storms) are centred within unornamented wall, both with segmental heads and typical wooden sills. Simple moulding abuts beaded soffit boards adjacent plain, narrow fascias. Hipped roof has central dormer, with wood-shingled cheeks, planted, decorative elements at casings, and unusual, 6/1 window, now with board and louvers in lower sash. Steep pediment above has scalloped fascias and modern, pendant post at peak. Roof is clad in brown asphalt shingles, and a rebuilt chimney, with minor corbelling at top, remains at rear of house.

**2019 Observations:** The aluminum storm door has since been removed; otherwise there are no apparent changes to the exterior of this structure since the above description was written.



Figure 24: 78 Hume Street, facing south.

### 5.2.2.3 82 Hume Street

84 Hume Street is summarized as: “2½ storey, red-brick house with pedimented, hip-roofed verandah and full-width, shingled gable having multi-pane window, dentilled cornice and elliptical oculus above (c. 1900)”. It is described in the inventory as follows:

Verandah has stocky wooden columns built over thick, cast-stone copings on tall, red-brick piers. Original, slatted screens remain below deck, and very fine, closely spaced pickets, with moulded handrail above, are also original. Low pediment at RH side contains central sunburst. Ground floor has replacement slab door with three small, upper, oval panes. Dentilled transom remains, with tiny transom window above. Small, square, single-sash window to right of door, having patterned glass (and two-pane storm) is an unusual feature. Front window has typical, single-pane lower sash, dentilled transom, and transom window with patterned glass (respectively behind six- and three-pane, wooden storms). At second floor, two 1/1 windows (with four-pane wooden storms), both having segmental heads and typical wooden sills, are centred in plain brick wall. Simple moulding at wall-head abuts beaded soffit boards adjacent plain, narrow fascias. Gable has shingled lower pitch over narrow fascia with modest, applied, wood ornament. Wall above has typical bands of painted, square and bevelled-butt shingles. Central window is unusual, 12/3 original, with broad, incised casings rising to small brackets which interrupt dentilled cornice spanning full-width of gable. Horizontally boarded area above has small, elliptical window with quadrant, wooden keystones breaking peripheral casings. Fascias have rectangular panels formed by planted battens, and peak has ogee-shaped, bargeboard finial. Corbelled chimney-breast for wood stove at west elevation ends at eaves, and roof is clad in black asphalt shingles.

There are no apparent changes to the exterior of this structure since the time the description was written.



Figure 25: 84 Hume Street, facing south.

### 5.2.2.1 84 Hume Street

Although 84 Hume Street is shown as within the HCD boundaries, it was not inventoried and therefore considered non-contributing.



Figure 26: 84 Hume Street, facing south.

### 5.2.3 Statement of Cultural Heritage Value

The Statement of Cultural Heritage Value or Interest contained in the HCD Plan sets out the heritage attributes of the HCD that shall be conserved when developing adjacent lands. The statement of CHVI is reproduced in full here:

#### **CULTURAL HERITAGE VALUE OR INTEREST**

Collingwood's HCD encompasses a large portion of the traditional town. It is comprised of a main street of commercial and public buildings built between about 1880 and 1910 that is linked by streets and pedestrian pathways to enclaves of historic residential, institutional, and public buildings, and park spaces.

The District has value in its representation of the history and economic prosperity experienced by the town from its founding in 1855 as a railway and shipping terminus on Georgian Bay, to the early 20th century.

The District preserves the historic street plan with its duo-orientation to the port and shipbuilding activity at the shoreline, as well as the railway line. The centre street, Hurontario Street, is wider (99 ft.) than the standard (66 ft.) and is among the best preserved 19th century grand main streets in Ontario. It is lined with 1880-1910 commercial and public buildings and is unique in maintaining the angled parking designed to accommodate the first automobiles in the town.

Radiating from Hurontario Street is an important historic grid of streets, pedestrian lanes, and pathways. The area has a variety of residential neighbourhoods and enclaves of public and institutional buildings and parks that are important in chronicling the evolution of the town's development and economy.

The District is integral to the preservation of Collingwood's identity and origin as a small, 19<sup>th</sup> century Ontario, waterfront town. It is also critical to the long-term economic vitality of the community.

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

The heritage attributes of the District include a variety of elements that are important in preserving its heritage value, such as:

- The historic street plan with two grids orientated to the railway and to the shoreline of Georgian Bay
- N-S laneways and E-W pedestrian paths forming linkages to the principal streets
- The 99 ft. width and angled parking plan for Hurontario Street
- The two and three storey commercial buildings built about 1880 to 1910 with similar materials (primarily brick), scale, form, and architectural details
- The public and institutional landmark buildings such as the town hall, federal post office, arena, and churches
- The variety of residential buildings of various dates, ranging from a modest, frame cottage style, to grand, architect-designed dwellings in stone
- The public park and other natural landscape spaces

## 6.0 IMPACT ASSESSMENT

### 6.1 Development Description

The Client is proposing to develop the property with:

- A three-storey with partial fourth storey commercial building with retail space on the bottom floor and office space on the second and third floors. The fourth level is intended for amenity/ meeting space. The building will be located primarily within Lot 14 W/S Market Street Plan 144, in the southeast corner of the property. The size and number of retail and office spaces is to be determined and is customizable to the needs of the specific tenants. The fourth floor will include green roof amenities with open space and covered terrace and lounge
- Underground parking with 41 spaces accessed from the west side of the building
- Above ground parking with 24 spaces for outdoor tenants and visitors on both the north and west sides of the building, occupying the majority of Lot 13 W/S Market Street Plan 144 on the north and the eastern half of Lot 14 E/S Sainte Marie Street Plan 144 on the west side. Entranceways to these separate parking lots will be off Market and Hume Streets
- Landscaping with a mix of deciduous trees, planted at even intervals on the north and west sides of the property, and shrubs planted in rows and groups variously to fill in between the trees. The entire north and west edge of the property will be surrounded by a retaining wall with residential screen fence

#### 6.1.1 Initial Design Iteration

The first design iteration (December 4, 2019) included the following characteristics:

- Red brick exterior walls laid in stretcher bond
- Massing is partial four-storeys (total of four bays) at the corner of Hume and Market Streets, stepping down to three storeys to the west (rendering showing three bays along Hume Street) and north (one bay along Market Street)
- Main entrance is centered corner angled bay faces the intersection of Hume and Market Streets
- Narrow bay on south façade is continuous glass windows and partial four-storeys in height
- Decorative moulded precast parapets are larger on the partial four-storey bays and extending above the adjacent parapets on the corner bay
- Large continuous windows on the second and third storeys of all three-storey bays
- Large, segmental, continuous window from the first to partial fourth floor on the corner bay
- Flat four-pane windows on the second and third floors of the partial four-storey mass (except the corner bay) and segmental four-pane openings on the fourth floor
- Precast concrete accents, including plinths, sills, and window headers
- Continuous windows contain frosted panes between storeys
- Storefronts are continuous glass with matte black awnings over windows and entrances

A development rendering and site plan drawings for the first design iteration are provided in APPENDIX A. The rendering shows three western bays, while the plan shows only two; it is understood that the three-bay rendering was the more up-to-date at the time of this iteration. Landscape and pavement layout plans are provided in APPENDIX B.

### 6.1.2 Current Design Iteration

The current design iteration, dated July 7, 2020, updated the development design as follows:

- Corner bay window no longer continuous and is interrupted by brickwork between each storey
- Partial fourth storey windows are round instead of segmental, including the large window in the corner bay
- Northern bay on east façade has flat four-pane windows on the second and third floors
- Parapet on corner bay now level with the parapets on the adjacent bays, creating a single continuous parapet for the four-storey mass
- Number of windows on the larger partial four-storey bays increased from three to four per storey

A development rendering and elevation drawings for the current design iteration are provided in APPENDIX C (rendering) and APPENDIX D (elevations). Floorplans and shadow study for the current design are provided in APPENDIX E. Landscape and pavement layout plans have not been updated for the current design iteration.

### 6.1.3 Design Vision

In addition to the renderings and plans, ACK Architects provided notes on their design vision for the development to assist with interpretation of the structure and its relationship to the surrounding properties, including the Downtown HCD. In developing both design iterations, ACK Architects:

- reviewed buildings in and around Collingwood, specifically Hurontario
- attempted to capture the rich red masonry veneer of surrounding buildings
- simplified the pilasters used for Tremont House (80 Simcoe Street)
- simplified the sill and horizontal banding similar to the Town Hall/Market Building (97 Hurontario Street)
- simplified the precast archways above window openings similar to many buildings along Hurontario
- delineated the lobby entrance for the partial four-storey and three-storey massing of the building
- west of the lobby entrance the building's details are further simplified at the pilasters, in between floors, canopies, sills and cornices

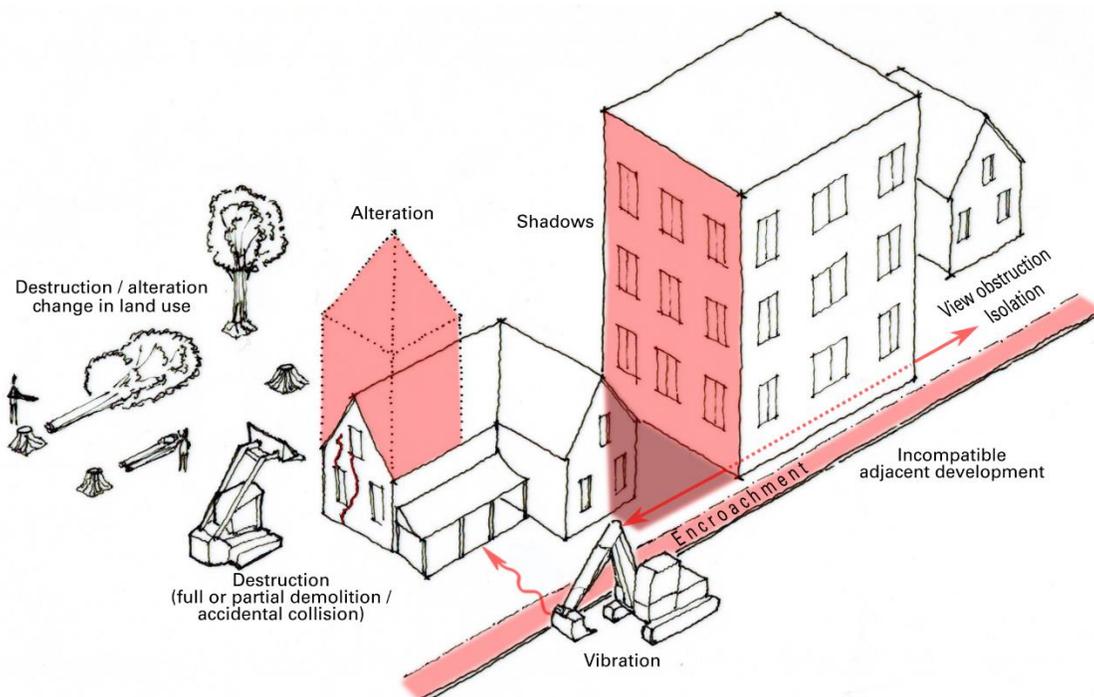
## 6.2 Impact Assessment

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features

- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
  - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship
  - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features
  - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).



**Figure 27: Types of direct and indirect impacts**

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). It also formed the basis for the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011; Bond & Worthing 2016:166-167), and aligns in approach to those the Irish Environmental Protection Agency (reproduced in Kalman 2014:286) and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the adjacent protected heritage properties is presented in Table 2.

**Table 2: Assessment of direct & indirect adverse impacts.**

| Potential direct and indirect adverse impact  | Analysis of impact  | Summary of impact <i>without</i> mitigation                                   |
|---|---|---|
| <b><i>Destruction</i></b> of any, or part of any, significant heritage attributes, or features  | No heritage attributes of the adjacent or surrounding protected heritage properties, nor those of the Collingwood Downtown HCD, will be destroyed during construction or use of the proposed development.   | No impact   |
| <b><i>Alteration</i></b> that is not sympathetic or is incompatible, with the historic fabric and appearance  | Assessment of the second design iteration using the HCD Plan guidelines for new construction determined that the proposed development is compatible with the heritage attributes of the adjacent and surrounding protected heritage properties and with the heritage attributes of the Collingwood Downtown HCD (see Sections 6.2.1 and 6.2.3.1).<br>Although the proposed development will result in slight change to the setting of adjacent and surrounding protected heritage properties and the heritage attributes of the Collingwood Downtown HCD, there will be a negligible, neutral effect overall. | Negligible impact ( <i>slight changes to setting that hardly affect it</i> ). |
| <b><i>Shadows</i></b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden | Shadow study using a time and date where the shadow will be at its maximum extent determined that the proposed development will impact 25-40% of the rear yards and outbuildings of 271, 279, and 285 Sainte Marie Street (see Section 6.2.2). However, this will only result in a negligible effect overall and will not alter the appearance of the properties' heritage attributes nor change the viability of their natural features or plantings. Shadows will not impact 279 Sainte Marie.  | Negligible impact ( <i>slight changes to setting that hardly affect it</i> ). |
| <b><i>Isolation</i></b> of a heritage attribute from its surrounding environment, context or a significant relationship                                     | Since the property is outside of the HCD, the proposed development will not isolate any heritage attributes in the adjacent or surrounding protected heritage properties, nor those of the Collingwood Downtown HCD, from their surrounding environment, context, or a significant relationship.  | No impact   |
| <b><i>Direct or indirect obstruction</i></b> of significant   | Since the property is outside of the HCD, the proposed development will not directly or indirectly obstruct views   | No impact   |

| Potential direct and indirect adverse impact   | Analysis of impact  | Summary of impact <i>without</i> mitigation  |
|--|---|--|
| <i>views or vistas within, from, or of built and natural features</i>  | into or out from adjacent or surrounding protected heritage properties, nor will it impact views into or out of the Collingwood Downtown HCD. Views of the rear of 279, 285, and 297 Sainte Marie Street will be partially or fully obstructed when facing west on Hume Street east of Market Street, but these views or vistas are not considered to be significant. Views out from the Collingwood Downtown HCD facing east on Hume Street will not be directly or indirectly obstructed by the proposed development. |  |
| <b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces | The property was previously a gasoline service station and a vacant gravel lot in recent several years. The proposed development does represent a change in land use but will not impact the heritage attributes of the adjacent or surrounding protected heritage properties, nor the heritage attributes of the adjacent HCD.   | No impact  |
| <b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.                                      | Without mitigation, the built heritage resources (key heritage attributes) of protected heritage properties within a 60-m radius of the property are potentially at risk from vibration caused by heavy equipment during site preparation and construction. The following properties with built heritage resources within 60 m of the property are: 285 and 297 Sainte Marie Street and 64, 74, 78, and 82 Hume Street.   | <u>Without mitigation</u> the impact from construction vibration will be major, irreversible, widespread, and will occur once over a short period of time. This can be fully mitigated through pre-construction surveys and vibration exceedance monitoring. |

### 6.2.1 Design Assessment

Although not within the HCD, the property is on the boundary and at the Hume Street “gateway” of the HCD, as well as adjacent to protected heritage properties designated under Part V of the *OHA*. Therefore, development on the property must consider Section 2.6.3 of the Provincial Planning Statement 2014 and be compatible with the heritage attributes of the HCD. To determine compatibility, the proposed design has been assessed using the

guidelines provided in the *HCD Plan*, with some exemptions suggested given the property’s location outside the HCD. The assessment is provided in Table 3.

**Table 3: Assessment of the Proposed Development on the property for compatibility based on design guidelines provided in the *HCD Plan*.**

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION  |
|--|---|
| <b>14.1 General Principles for New Construction</b>  |   |
| <p>The design of a new building, or an addition, does not need to replicate historic design model to be compatible with the HCD. Attention to the form, alignment, height, massing, setback, architectural features, colour schemes, and materials can result in a design that maintains the architectural rhythm of the neighbouring buildings and streetscape, and thus the heritage character of the District</p> | <p>Compatible.</p> <p>The new building does not replicate a historic design model, but does maintain the architectural rhythm of the neighbouring buildings and streetscape through:</p> <ul style="list-style-type: none"> <li>■ Setback from the property line abutting the adjacent heritage structures</li> <li>■ Stepped increase in height from three to four storeys moving away from the HCD to create a gradual height change and avoid overshadowing the adjacent buildings</li> <li>■ Traditional red brick exterior wall material</li> <li>■ Flat and round window openings on the central massing consistent with styles used in the HCD including adjacent structures</li> <li>■ Brickwork pilasters on precast plinths</li> <li>■ Flat roof and moulded parapet consistent with commercial buildings in the HCD</li> </ul> |
| <p>The construction of an addition should be avoided, if possible, and considered only after it is determined that the uses intended for the addition cannot be accommodated in the existing building</p>  | <p>Not applicable.</p>  |
| <p>New construction must conform to the established design principles, qualities, and characteristics of the neighbourhood and the streetscape.</p>  | <p>Compatible.</p> <p>While larger than the surrounding house form structures, the proposed development conforms through:</p> <ul style="list-style-type: none"> <li>■ Red brick exterior walls with brickwork pilasters on precast plinths</li> <li>■ Round and flat windows with single sash of four (two smaller over two larger) panes in the central massing</li> </ul>  |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION   |
|---|--|
|   | <ul style="list-style-type: none"> <li>■ Large open spaces between the new development and existing structures within the HCD. Spatial separation of at least 20m from buildings on surrounding properties</li> <li>■ Flat roof with moulded stone parapet, consistent with commercial buildings in the HCD</li> </ul>   |
| <p>If adjacent buildings are not in keeping with the heritage character of the district, principles of scale, materiality, mass, setback, and form should be consistent with the overall streetscape.</p> | <p>Compatible.</p> <p>Adjacent structures within the District are house form and demonstrate an eclectic mix of styles and materials ranging from one and one-half to two and one-half storeys. The common characteristics of most adjacent structures include red and buff brick material and segmental and flat window openings.</p> <p>The proposed development is sympathetic to the adjacent house form structures, while distinguishing itself as a new structure with a commercial purpose.</p> |
| <p>New building should be designed to allow pedestrian amenities such as wider sidewalks, lack of obstruction to barrier free entry, and shelter at building entries</p>                                  | <p>Compatible.</p> <p>The set back for the new building allows considerable space for pedestrian amenities and barrier free entry. The new building is designed to have awnings or simplified cantilevered canopies for all main floor entrances.</p>  |
| <p>Mid block entrances and pathways are encouraged.</p>   | <p>Compatible.</p> <p>There are mid-block entrances adjacent to 297 Sainte Marie Street and on the north side of the building off Market Street.</p>   |
| <p><b>14.2 New Construction Commercial Core</b><br/>Collingwood's architectural heritage in the commercial core shares some common design elements to which new construction <b>must</b> comply.</p>      |  |
| <p><b><i>Appropriate Materials – Exterior Walls</i></b></p>   |  |
| <p>Materials compatible with the original design</p>  | <p>Not applicable.<br/>This is a wholly new construction.</p>  |
| <p>Smooth or historically textured red clay or buff clay brick in traditional sizes, face brick as accent, stone, or wood</p>   | <p>Compatible.<br/>Smooth red brick exterior and precast concrete accents are sympathetic to the structures within the District.</p>   |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION   |
|--|--|
| Applied primary or accent dyes or stains that can be documented on heritage buildings elsewhere in the District                      | Not proposed.  |
| Cut stone or reconstituted stone sills, lintels, and decorative elements   | Permissible<br>Precast concrete with plinths, sills, heads, and parapet resemble stone accents and are sympathetic to commercial structures within the District.   |
| Roughcast plaster (stucco) where not visible from the street, or public laneway or pathway.  | Not proposed.  |
| <b><i>Appropriate Materials – Shopfronts (Street Level)</i></b>  |  |
| Materials and designs compatible with the original design  | Not applicable.<br>This is a wholly new construction.  |
| Real or true muntins (glazing bars dividing the glass panes), wood or metal panels, pilasters, cornice or entablature, signboards    | Compatible.  |
| Doorways with wood frames, panelled or glazed wood doors with transom windows  | Permissible<br>All doors are glass with steel frames to improve natural lighting of indoor areas and reduce the need for artificial light. As development is not within the District, this is permissible as a contrasting modern design.                |
| Display windows that are detailed and proportioned to be compatible with adjacent and neighbouring heritage shopfronts               | Not applicable.<br>Adjacent heritage structures are house form.  |
| Refined metal or non-wood material shopfronts that are detailed and proportioned to be compatible with heritage shopfronts           | Compatible.<br>The shopfronts are contained in bays separated by brick pilasters, compatible with, but not replicating, heritage shopfronts in the commercial core.  |
| <b><i>Appropriate Materials – Windows (Non-Shopfront)</i></b>  |  |
| Windows compatible with the original design  | Not applicable.<br>This is a wholly new construction.  |
| Windows with wood frames, double hung sash, real or true muntins (glazing bars dividing the glass panes), 2 over 2 or 1 over 1 panes | Permissible.<br>While many of the windows have a compatible architectural style with segmental or flat openings, other windows are horizontally and vertically continuous. This design is functional, allowing for improved natural lighting of interior |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION   |
|--|--|
|  | spaces. The windows that are not continuous are compatible, having a single sash of four (two smaller over two larger) panes.  |
| Vertical proportion ranging from 3:5 to 3:7  | Compatible.<br>All windows are vertically proportioned within the appropriate range. The openings for the continuous windows do not fall within this range, however, the muntins within these openings create groupings of panes whose proportions fall within this range. |
| <b><i>Appropriate Materials – Flashings</i></b>  |  |
| Historic flashings in galvanized metal or copper are encouraged                          | Not proposed.  |
| Pre-finished metal in an appropriate colour is acceptable                                | Not proposed.  |
| <b><i>Inappropriate Materials – Exterior Walls</i></b>                                   |  |
| Concrete block, calcite, or concrete brick   | Permissible.<br>Precast concrete used to replicate stone accents is sympathetic to the historical style found within the HCD and permissible outside of the District.  |
| Textured, clinker, or wire-cut brick   | Compatible.<br>Proposed brick is smooth.   |
| Precast concrete panels or cast-in-place concrete  | Not proposed.  |
| Pre-fabricated metal or plastic siding   | Not proposed.  |
| “Stock” precast concrete windowsills   | Compatible.<br>See above re: precast accents.  |
| Roughcast plaster (stucco) on walls visible from the street or public laneway or pathway | Not proposed.  |
| “Rustic” clapboard or “rustic” board and batten siding, wood shake siding                | Not proposed.  |
| <b><i>Inappropriate Materials – Shopfronts</i></b>                                       |  |
| Stock metal shopfronts or curtain wall   | Not proposed.  |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION   |
|---|--|
| Spandrel panels and frameless glass are only appropriate when designed in a way that is compatible with existing patterns and designed in a refined manner  | Compatible.<br>Glass storefronts are within bays framed by brickwork pilasters. The storefronts are designed to maximize natural light and minimize the use of artificial lighting. Lighter and non-reflective glass will be used. Maximizes glazing opportunities for both pedestrians and building occupants.  |
| Frameless tempered glass shopfronts   | Permissible.<br>See above.   |
| <b><i>Inappropriate Materials – Windows</i></b>   |  |
| Metal, plastic, or fibreglass frames or sashes  | Permissible.<br>Metal glazing bars proposed to accommodate modern window design is appropriate outside the district and distinguishes the proposed development as a modern structure.  |
| Fixed sashes: casement, awning, hopper or sliding openers   | Not proposed.  |
| “Snap in” or other simulated muntin or glazing bars   | Permissible.<br>See above.   |
| <b><i>Inappropriate Materials – Flashings</i></b>   |  |
| Pre-finished metal in inappropriate colours   | Not proposed.  |
| <b><i>Commercial Core – General Principles</i></b>  |  |
| New buildings are to be built employing the best practices and design of their own era. It is unwise for a designer to adopt a style, but ignore the appropriate form, scale, material, and building technique. There is no requirement to replicate; far more important is the similarity of the new building to its orientation, setback, height, massing, bay width, roofline, materials and alignment to the neighbouring properties. | Compatible.<br>The proposed design incorporates modern design elements such as continuous windows and glass storefronts - which maximize glazing opportunities and minimize the need for artificial lighting. The design adheres to the general principles through separation of the façade into bays of equal or proportional width, appropriate setback from the street, reduction of massing to the west and north to be more sympathetic to the adjacent house form properties. Flat roofline is consistent with other properties within the commercial core, incorporating the modern element of a rooftop outdoor space. |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION   |
|---|--|
| <b>Commercial Core – Street Presence</b>  |  |
| The enclosure of the streetscape is to be preserved by analyzing the neighbouring properties to determine the siting that enhances the heritage character and rhythm of the streetscape. For example, most buildings on Hurontario Street front on the street line. The allowable setbacks are as stated in the Town's zoning by-law  | Compatible.<br>Building is placed on the front setback lines at the intersection while respecting the daylight triangle. As the building moves away from the intersection along Hume street, the frontage further steps back as the massing is reduced to be more sympathetic to the adjacent heritage property. |
| Horizontal elements such as roof cresting or cornices, storefront cornices or entablatures, window openings including heads or surrounds and sills, signbands, and brick or other string courses must align with and acknowledge such elements in other buildings within the streetscape, or be positioned in proportion to such elements where they differ on either side. | Not applicable.<br>Adjacent structures are house form.   |
| Projecting storefront cornices or entablatures add to the unity of the street enclosure and are encouraged  | Not proposed.  |
| <b>Commercial Core – Signage</b><br>Collingwood Bylaw 2005-03 regulates or prohibits signs or other advertising devices throughout the Town. Within the District, signage on buildings used for commercial purposes should contribute to and enhance the heritage character of the District by applying the following principles:   |  |
| Integrate signage within the overall design of the storefront or public façade of the building  | Compatible.<br>Primary signage is proposed on the simplified cantilevered canopies identifying the storefront access.  |
| Signage type and placement should be inspired by a historical example within Collingwood.   | Permissible.<br>Signage is not located within the District and the visual impact is limited to Hume and Market Streets.  |
| Signs should complement, not obscure, the architectural features  | Compatible.  |
| Avoid clutter   | Compatible.<br>Proposed design includes minimal signage, limited to storefront signs.  |
| Choose a clear, easily read typeface  | Compatible.<br>Not specified - typeface selected could be compatible with this guideline.  |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION   |
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| Limit colour choices to those within the Town-approved colour palette  | Compatible.<br>Not specified – colours could be chosen from the Town-approved palette.   |
| Use quality materials even for temporary signs   | Not proposed.  |
| Back-lit or internally illuminated signs, including awning signs, are not appropriate  | Permissible<br>Signage is not located within the District and the visual impact is limited to Hume and Market Streets.   |
| Neon and readograph signs are not appropriate  | Not proposed.  |
| Third party signs or notices are discouraged   | Not proposed.  |
| <b>Commercial Core – Composition of the Façade</b>   |  |
| Traditional heritage buildings were typically designed using geometric principle and geometrically derived proportions. Such principles (having a ground, middle, top; having distinct storefronts; having distinct entablatures and roof lines) can help to establish a typology of form that can be applied to new design. Heritage buildings are often symmetrical about their centrelines. This principle should be considered as an option that can help to establish a contextual similarity between the new design and its neighbours | Permissible.<br>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 (4 <sup>th</sup> ) floor. Proportion of the south elevation is maintained in bays of varying widths with an eastern massing equal to 2/3 the width of the western massing. Proportional asymmetry creates contrast with the District in a manner that is sympathetic. |
| “Control lines” linking design elements can be found in most heritage buildings. They may be formed by the centrelines or diagonals of the entire elevation, or alignment or openings, entablatures, signbands, and rooflines. Careful attention should be paid to the design of neighbouring buildings to create lines of vertical and horizontal alignment.  | Compatible.<br>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 third-storey roofline.   |
| <b>Commercial Core – Rhythm</b>  |  |
| New buildings must respect the pedestrian-friendly rhythm of the heritage streetscape. The traditional six metre average width of structural bays in commercial heritage buildings must be replicated in all new designs   | Permissible<br>Storefront bays are approximately 10m wide, creating a contrast with the older commercial building in commercial core. Contrasting design is permissible outside of District.   |
| Large buildings are to be designed in bays that repeat this six-metre bay rhythm   | Permissible.<br>See above.   |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION  |
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| <b>Commercial Core – Height and Massing</b>  |   |
| Height must be established based on surrounding context and streetscape analysis   | Compatible.<br>There are no adjacent commercial buildings with which the proposed building must be consistent. The height of the building is decreased from four-storeys at the corner of Hume and Market Street to three-storeys to the north and west to be sympathetic to the adjacent house form structures. The buildings will be approximately 20 meters distant from the adjacent structures on both sides. Additionally, the current C4 zoning for Hume Street properties (south side) currently allows for maximum five-storey structures. |
| The total height measured from grade to the highest point of the roof, excluding any tower or ornamentation, must be equal to or be an average of the neighbouring heritage buildings; or in default, be equal to the general standard of the District.  | Permissible.<br>The height is consistent with the general standard within the commercial core of the District. Due to the substantial set back of approximately 15 meters from the west lot line, as well as the proposed concentration of massing on the east side, the design is respectful to the adjacent house form structures   |
| The massing within the determined height must reflect the traditional composition of two or three storeys, with each storey aligned with or complementary to the neighbouring buildings. Some variation in rooflines, such as through the use of a variety of parapet or cornice styles, is encouraged | Compatible.<br>The western massing located adjacent to the District is three storeys, stepping up to four to the east, further away from the adjacent heritage properties. The roofline is varied with a simple fascia and coping on the parapet of the three-storey bays and more decorative moulded parapet on the four-storey bays. Pilaster capitals are more subdued and extend above the roofline in the former, while they are more ornate and terminate at the base of the decorative parapet in the latter.                                |
| For a theatre, hall, or similar use that involves a high but single storey structure, the height shall be determined in the same manner, except a single storey is permitted   | Not applicable.   |
| The allowable height is as stated in the Town's zoning bylaw   | Compatible.   |
| <b>Commercial Core – Wall Materials</b>  |   |
| The choice of wall materials should be based on the context and streetscape analysis   | Compatible.   |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION   |
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|   | Use of red brick is consistent with materials present in the adjacent and nearby structures within the District.   |
| The main façade should be designed of materials that are aesthetically and architecturally related, so that the material context is reinforced. For example, the use of brick, stone, and glass in an adjacent new building can reflect the nature of the heritage structure. | Compatible.<br>Use of red brick with stone accent is consistent with other commercial buildings in the District. Greater use of glass for larger and continuous windows incorporates a modern design element, improving natural lighting and blending the historical materials with the modern techniques. |
| Brick and sandstone masonry can be laid in historic bond patterns to provide continuity in the tradition of texture, relief, and craftsmanship that distinguishes the architecture of the District.   | Compatible.<br>Brick laid in stretcher bond is compatible with brickwork in the District. Herringbone accents proposed for the main entrance façade offer a contrasting style.   |
| Wood detailing, metal, and glazing details may provide ideas that help to break down the scale of the overall façade, providing hierarchy, scale, and interest in new construction.   | Compatible.<br>Frosted glass is proposed to break up the storeys of the continuous windows.  |
| Stone or cast-stone details such as lintels, window heads and sills, brackets, parapets, and keystones are embellishments found on most heritage buildings in the District. These may provide inspiration for detailing on the new building.                                  | Compatible.<br>Accent sills, lintels, parapet, and heads are proposed. Precast concrete material is permissible outside the District as a contrast to buildings in the commercial core.  |
| <b>Commercial Core – Storefronts</b>  |  |
| The design of a storefront is to be developed based on surrounding context and streetscape analysis.  | Compatible.  |
| New designs must reflect the traditional storefront proportions and scale as described elsewhere in these design guidelines   | Compatible.<br>See above.  |
| Storefronts must be compatible with neighbouring heritage storefronts in alignment, height, display area, colour, materials, pedestrian amenity, and overall composition design   | Not applicable.<br>Adjacent heritage properties are house form.  |
| Shop entrances must be recessed to provide shade and shadow in façade composition   | Compatible.<br>Entrances are set back from the building façade to minimize presence. Awnings and cantilevered canopies provide shadow at shop entrances.   |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION   |
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| Retractable canvas awnings or other shading devices or marquis are encouraged; fixed awnings are not allowed.   | Permissible.<br>The proposed awnings impact only Hume and Markets streets. Awnings and cantilevered canopies create a contrast with buildings in the commercial core.  |
| Signage must contribute to the overall distinct character. Collingwood Bylaw 2005-03 (now 2012-110) sets some standards for signage   | Permissible.<br>See above.   |
| <b>Commercial Core – Windows Above the Ground Floor</b>   |  |
| Window openings are to be compatible in proportion, grouping, arrangement, shape, sash type, and detail to those in traditional heritage buildings  | Permissible.<br>Windows on the taller mass have a compatible architectural style with round or flat openings and a single sash of four (two smaller over two larger) panes. Other windows are horizontally and vertically continuous, which improves natural lighting. This design creates an aesthetic blend of architectural features from heritage buildings and 21 <sup>st</sup> -century commercial structures. |
| Windows above the ground floor storefront are often single, or paired sash in single masonry opening  | Compatible.<br>See above.  |
| Masonry openings for heritage sash are vertically oriented, ordinarily with a proportion of 3:1 (or greater)  | Permissible.<br>All windows are vertically oriented. The masonry openings for the continuous windows are not vertically oriented, however, the muntins within these openings create visual groupings of panes whose proportions are sympathetic to examples within the District.   |
| Masonry openings are typically flat headed or shaped  | Compatible.  |
| Moveable window sash usually have a wood frame, multiple wood muntins (glazing bars), and are double hung. On commercial streets, sash is often 2 panes over 2 panes or 1 over 1. Very early commercial buildings may still have 6 over 6, or 12 over 12 sash | Compatible.<br>Window frames are not moveable; the windows with a historical shape have a single sash of four (two smaller over two larger) panes, creating the appearance of a 2-over-2 arrangement.  |
| Modern metal, plastic, or vinyl clad window sash are generally not acceptable in new buildings, except where the design is refined to meet standards of acceptable compatibility  | Permissible.<br>See above re: metal glazing bars.  |
| False or snap-in muntins (glazing bars) are not permitted   | Permissible.   |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION  |
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|  | See above re: metal glazing bars.   |
| It is encouraged that new window openings have stone or cast sills.  | Permissible.<br>See above re: precast concrete accents.   |
| Most masonry window openings have distinct upper heads or lintels, and full or partial side surrounds. It is encouraged that masonry openings be distinguished by a head and sill to create scale and interest.                                  | Compatible.<br>Masonry openings are distinguished by heads and sills throughout.  |
| <b>14.4 Accessory or Outbuildings</b>  |   |
| New garages should be sited as separate outbuildings and located in a way that minimizes their street presence. An attached garage is acceptable, if it faces a side lot-line.   | Compatible.<br>The garage faces the west side lot-line.   |
| New garages should adhere to traditional forms, usually with gable roofs, frame or brick construction, and single bay wood doors with wood trim.   | Permissible.<br>The proposed development is not located within the District and both residential privacy fence and greenery are proposed to interrupt sight lines of the garage entrance from within the District.        |
| Other outbuildings, such as storage sheds, should be of traditional wood construction.   | Not proposed.   |
| Pre-fabricated metal structures should not be used where visible from the street, public lane or pathway, or a significant viewscape within the District.  | Not proposed.   |
| <b>15.1 Streetscape Design</b>   |   |
| The preservation of existing heritage buildings is the most important way to preserve the heritage character of the streetscapes.  | Not applicable.   |
| Alterations, additions, and new construction must reinforce the heritage character of the setting and/or streetscape by referencing and respecting the surrounding buildings in siting, architectural design, massing, quality, and landscaping. | Compatible.<br>Siting maintains the character of the streetscape with open spaces between structures. The setback with stepped height increase prevents the building from overshadowing the adjacent heritage structures. |
| Streetscape improvements and public works that reinforce and enhance the distinct identity and special quality of the Commercial and House Form Areas are to be encouraged.  | Compatible.   |

| TOWN HCD DESIGN GUIDELINE   | PROPOSED CONSTRUCTION / ALTERATION  |
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| <b>15.2 Lanes and Pathways</b>  |   |
| Any enhancement of the lanes and pathways should include repairs and improvements to the visible facades that preserve or restore the heritage qualities inherent in the building.                                  | Not applicable.   |
| Where a building does not extend to the lane, a rear addition with an entrance and display area would increase retail floor space. Similar revisions could accommodate a separate lane-facing retail frontage.      | Not applicable.   |
| All alterations, additions, and new construction visible from the lanes and pathways must comply with the design guidelines of the HCD Plan.  | Not applicable.<br>There are no lanes or pathways behind or between 271-297 Sainte Marie Street.  |
| Lane entrances and uses that make these areas lively and improve their pedestrian environment are encouraged.   | Not applicable.   |
| Plantings and heritage quality benches, patios, privacy fencing, and other amenities that improve the pedestrian environment of the lanes and pathways are encouraged.  | Not applicable.   |
| Paving, signage, lighting, and other heritage quality townscape elements are to be encouraged.  | Compatible.<br>Interlocking brick paving is proposed for the Hume Street frontage adjacent to the existing sidewalk, west side, and rear pathways with soldier course surround and herringbone infill |
| <b>16.3 Lighting</b>  |   |
| Street and sidewalk lighting can be accomplished with a single system of fixtures mounted at an intermediate height. The design of the luminaire should be similar to the pedestrian lighting on Hurontario Street. | The lighting plan has not been finalized but will be compatible with existing street lighting.  |
| To further the integration and use of the lanes and pathways, lighting fixtures similar to those on the streets are recommended.  | The lighting plan has not been finalized but will be compatible with existing street lighting.  |
| <b>16.4 Street Furnishings</b>  |   |
| Benches, trash receptacles, bollards, tree guards, and tree grates should have a heritage quality without being overly decorative.  | Proposed bench at the rear of the building is simple ash wood with metal frame painted with black powdercoat gloss finish. Proposed bicycle rack is metal painted with black                          |

| TOWN HCD DESIGN GUIDELINE  | PROPOSED CONSTRUCTION / ALTERATION   |
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|  | powdercoat gloss finish, compatible with metal street furnishings in the District  |
| For street furnishings, a cast-frame, flat-slat bench is a simple but traditional design. Benches are also available in weather resistant, unfinished, tropical woods that require minimal maintenance.  | Proposed bench at the rear of the building is simple ash wood with metal frame painted with black powdercoat gloss finish  |
| <b>16.5 Plantings</b>  |  |
| Trees planted on public land and encouraged on private land, would increase the amenity of the lanes and pathways.   | Compatible.<br>Native trees will be selected for the landscaping plan.   |
| <b>16.6 Parking</b>  |  |
| Attractive developments that integrate parking with street level commercial and residential uses present a design opportunity to increase parking capacity and address the existing streetscape deficit. Heritage inspired designs and streetscape elements should be among the terms of reference for design proposals. | Compatible.<br>Parking areas to the side and rear of the building are consistent with this guideline. Attractive parking amenities at the west of the proposed building create an open space buffer adjacent to the District |

### 6.2.2 Shadow Impact

Despite including the criteria for shadow in its assessment guidance, the MHSTCI does not identify methods to measure this impact, nor provide advice on what are acceptable thresholds for heritage properties. Only recently has the subject been explored in other jurisdictions, notably by the City of Toronto (City of Toronto 2012), City of London, UK (Mayor of London 2012), and by Historic England (2015), but these too do not offer any clear methods or measures. The most widely used approach is to integrate the heritage assessment with more general shadow studies (Short 2007).

For the proposed development, a general shadow study was conducted by ACK Architects, who modelled the shadows of December 21 at 10:00 am, a time during the winter solstice that will cast the greatest shadow over surrounding properties. From this it was possible to illustrate and estimate the percentage of new shadow effect on the surrounding protected heritage properties. The results of this analysis are presented in Table 4 and illustrated in APPENDIX F.

Also provided for reference in the shadow study are the more extensive effects that would result from the proposed development being built to its as-of-right 12.0 m height (not considered for this HIA).

**Table 4: Results from analysis of the shadow study for impacts to adjacent or surrounding protected heritage properties.**

| Simulated date (from shadow study) | Simulated time (from shadow study) | Impacted protected heritage property | % of protected heritage property impacted by shadow (estimate) | New shadow impact  |
|------------------------------------|------------------------------------|--------------------------------------|--|--|
| December 21                        | 10:00 am                           | 271 Sainte Marie Street              | 40%  | No adverse impact to principal built heritage resource – shade will only affect rear yard and rear two-thirds of outbuilding |
|                                    |                                    | 279 Sainte Marie Street              | 40%  | No adverse impact to principal built heritage resource – shade will only affect rear yard and rear two-thirds of outbuilding |
|                                    |                                    | 285 Sainte Marie Street              | 25%  | No adverse impact to built heritage resource – shade will only affect rear yard  |
|                                    |                                    | 297 Sainte Marie Street              | 0%   | No impact  |

## 6.2.3 Additional Considerations

### 6.2.3.1 Peer Review of Initial Design Iteration

On February 5, 2020, the Town's heritage peer reviewer Su Murdoch Historical Consulting provided comments on the initial design iteration. Table 5 addresses these comments in light of the second design iteration.

**Table 5: Discussion of February 5, 2020 comments on the initial design iteration from Town peer reviewer**

| Peer Reviewer Comment   | Discussion   |
|---|--|
| Focus first on streetscape design principles for Hume St area and good building design principles – proportion, harmony, and ratios | <p>Stepping from three-to-four storeys to the southeast and away from the adjacent protected heritage properties provides a transition in massing from the house form to a commercial block.</p> <p>The five main bays of the Hume Street façade vary in width but maintain overall proportion by having two, four-storey bays of equal width, and two, three-storey bays of equal width on the south elevation.</p> |

| Peer Reviewer Comment  | Discussion  |
|--|---|
|  | <p>The second design iteration has improved harmony by reducing the height of the parapet on the corner bay and increasing the windows per storey on the second to fourth floors. The larger number of window openings breaks up the façade and gives the impression of increased architectural detail. It also improves the harmony with the continuous windows.</p>   |
| <p>Commitment to a historic built form could be viewed as a negative vs. a well-designed modern building</p>             | <p>Elements of Collingwood’s historic commercial buildings within the District have been incorporated into the design, yet modern design elements are also prominent, particularly the use of continuous windows and glass shopfronts to increase the natural light entering the structure.</p> <p>The second design iteration improves the integration of the historically inspired elements with the modern by increasing the window coverage on the large four-storey bays. Eliminating the fully continuous window (first to fourth storey) on the corner bay also improves the continuity between the historic and modern aspects of the design from the corner view.</p>  |
| <p>Contrast can strengthen the district – current proposal characterized as “a little bit of Hurontario St. on Hume”</p> | <p>Elements from historic structures on Hurontario Street served as inspiration for the second design iteration and intended to be sympathetic to the structures within the District.</p> <p>However, contrast with the District is also a theme of the second design iteration, with continuous windows, glazing bars, frosted glass between storeys, and use of precast concrete for accents, all of which serve to differentiate it from built heritage resources in the District. The shopfronts also deviate from the standard 6-m width, being 10 m along Hume Street.</p> <p>Overall, there is a clear contrast between the proposed development, which is based on commercial core architecture, and those of the surrounding house form types.</p> |
| <p>Consider the impact of the building design on the Heritage District – a replica style in whole or in part</p>         | <p>The design elements noted above reference, but do not replicate, the heritage structures within the District.</p>  |

| Peer Reviewer Comment  | Discussion  |
|--|---|
| could detract from the District vs a more modern building  | It takes inspiration from commercial buildings in the district for architectural details and elements of the façade, and in materials continues the architectural character of the immediate area; however, its contemporary modern elements and deviation from proportions found within the HCD are intended to differentiate it from historical styles.   |
| Consider the impact of the building design on heritage buildings within the viewscape  | This is considered as part of the impact assessment (see Table 3).  |
| Consider adjacent heritage buildings with regard to negative sun shadow, drainage, and design impact   | This is considered as part of the impact assessment (see Table 3).  |
| Consider influence of Monaco and development permissions on the remaining vacant lands at northwest corner of Hume and Ste. Marie  | The proposed development will have less height and massing than Monaco and may serve to provide a visual transition when looking west on Hume Street east of Market Street. It is complimentary to the design of the Monaco and incorporates similar historic and modern design elements and materials.   |
| Need a good urban design relationship to Market Street   | By reducing the massing from four to three storeys on its north façade, the second design iteration transitions to the lower building heights further north on Market Street. Additionally, the use of four-pane historical window openings on the northern three-storey bay is sympathetic to the residential character of the street. Awnings over the shopfront may also provide a pedestrian-level focus more compatible with the Market Street residences. |
| Don't be fixated on pushing massing to the eastern portion of the site   | The parapet of the corner bay has been reduced in the second design iteration, lessening the emphasis on the height of the eastern mass. The rooftop greenspace elements will be partially visible over the parapet of the western bays and create a smooth transition from the three-storey to four-storey bays.   |
| Preferred rear access for underground parking with some building mass on the western side of the property/otherwise measures should be taken to hide underground parking | The parking entrance is located to provide the greatest room for a straight entrance ramp to the parking. The third western bay of south elevation now encloses the entrance to the underground parking, reducing its   |

| Peer Reviewer Comment | Discussion   |
|-----------------------|--|
|                       | visibility from Hume Street. The west property line will be enclosed with a residential privacy fence as well as planted with trees and shrubs along the inside of the fence line, which will reduce or eliminate visibility of the garage from the heritage properties along Sainte Marie Street. |

### 6.2.3.2 Archaeological Potential

Background research conducted for this report indicated that the previous use of the property was for a gasoline service station. The service station was originally constructed in the early 1950s and appears to be the first permanent structure built on the property. The 1955 FIP indicated some cabins associated with the Tourist home located on the eastern half of PT LT 14 E/S Ste. Marie Street. These cabins do not appear on the 1904 FIP and were likely constructed in the first half of the 20<sup>th</sup> century (Figure 4). This eastern half of the lot was annexed to the subject property in 1969.

Given the disturbances resulting from installation and removal of underground gasoline tanks, as well as the full remediation in 2017, there is a low probability that the property has archaeological potential. However, this HIA is not an archaeological report and the archaeological potential of the property can only be fully assessed by a professional archaeologist licensed in Ontario.

### 6.2.4 Results of Impact Assessment

The preceding assessment concludes that the proposed development of the property:

- will not directly impact—and is compatible in design and massing with—the heritage attributes of adjacent and surrounding protected heritage properties and the heritage attributes of the Collingwood Downtown HCD
- will produce vibration during construction that may indirectly impact the heritage attributes (specifically the built heritage resources) of protected heritage properties within a 60-m radius of the property

## 6.3 Consideration of Alternatives, Mitigation & Conservation Measures

No alternative measures were considered as the impact of the proposed development is limited to vibration impacts during construction, which can be fully mitigated. Golder therefore recommends that the Client:

- complete a pre-construction survey of the potentially impacted buildings, at the discretion of the Client, and monitor for vibration exceedance during construction.

## 7.0 SUMMARY STATEMENT & RECOMMENDATIONS

In January 2020, 2554381 Ontario Ltd. (the Client) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for a proposed development on 121 Hume Street in the Town of Collingwood, Ontario (the property). Now a vacant gravel-topped lot, the property was the site of a gasoline service station between circa 1952 to its demolition in 2010. It was fully remediated with Record of Site Condition prepared on June 26, 2017 and is zoned C1 with a permitted height of 12.0 metres. The property is outside and adjacent to the Collingwood Downtown Heritage Conservation District (HCD), and the protected heritage properties of 271, 279, 285, and 297 Sainte Marie Street. The Collingwood Downtown HCD was designated in 2002 through Town By-law 02-12, enabled under Part V of the *Ontario Heritage Act*.

The Client is proposing to develop the property with a mid-rise commercial building with partial top level for meeting/ amenity space. In addition to retail space, the proposed development hopes to facilitate economic growth in the Town by providing a variety of professional and commercial offices. The proposed development is three storeys high at its western and northern sides, stepping to four-storeys at the corner of Hume and Market Street, and will have underground and outdoor parking on the north and west sides of the building. 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 (the Town) requested that an HIA be conducted as part of the development application.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), the Town *Official Plan* and *Collingwood Downtown Heritage Conservation District Plan*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, provides an inventory of the property's built and landscape features, and provides a summary of the heritage attributes of the adjacent protected heritage properties. Based on this understanding of the property and its context, and a thorough review of the new construction guidelines for the adjacent Collingwood Downtown HCD, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended.

Golder concludes that the proposed development:

- will not directly impact—and is compatible in design and massing with—the heritage attributes of adjacent and surrounding protected heritage properties and the heritage attributes of the Collingwood Downtown HCD
- will produce vibration during construction that may indirectly impact the heritage attributes (specifically the built heritage resources) of protected heritage properties within a 60-m radius of the property

Golder therefore recommends that the Client:

- be approved to develop the property as currently proposed
- complete a pre-construction survey of the potentially impacted buildings, at the discretion of the Client, and monitor for vibration exceedance during construction.

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## Signature Page

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Bradley Drouin, M.A.  
*Associate, Senior Archaeologist*

HC/BD/ly/mp

[https://golderassociates.sharepoint.com/sites/120019/project files/6 deliverables/19135491-1000-r01-rev3-18aug 2020 collingwood 121 hume street hia.docx](https://golderassociates.sharepoint.com/sites/120019/project%20files/6%20deliverables/19135491-1000-r01-rev3-18aug%2020%20collingwood%20121%20hume%20street%20hia.docx)

**APPENDIX A**

Original Design Package:  
Rendering and Site Plans Issued  
for Pre-Consultation and  
Preliminary Heritage Review,  
drafted December 4th, 2019



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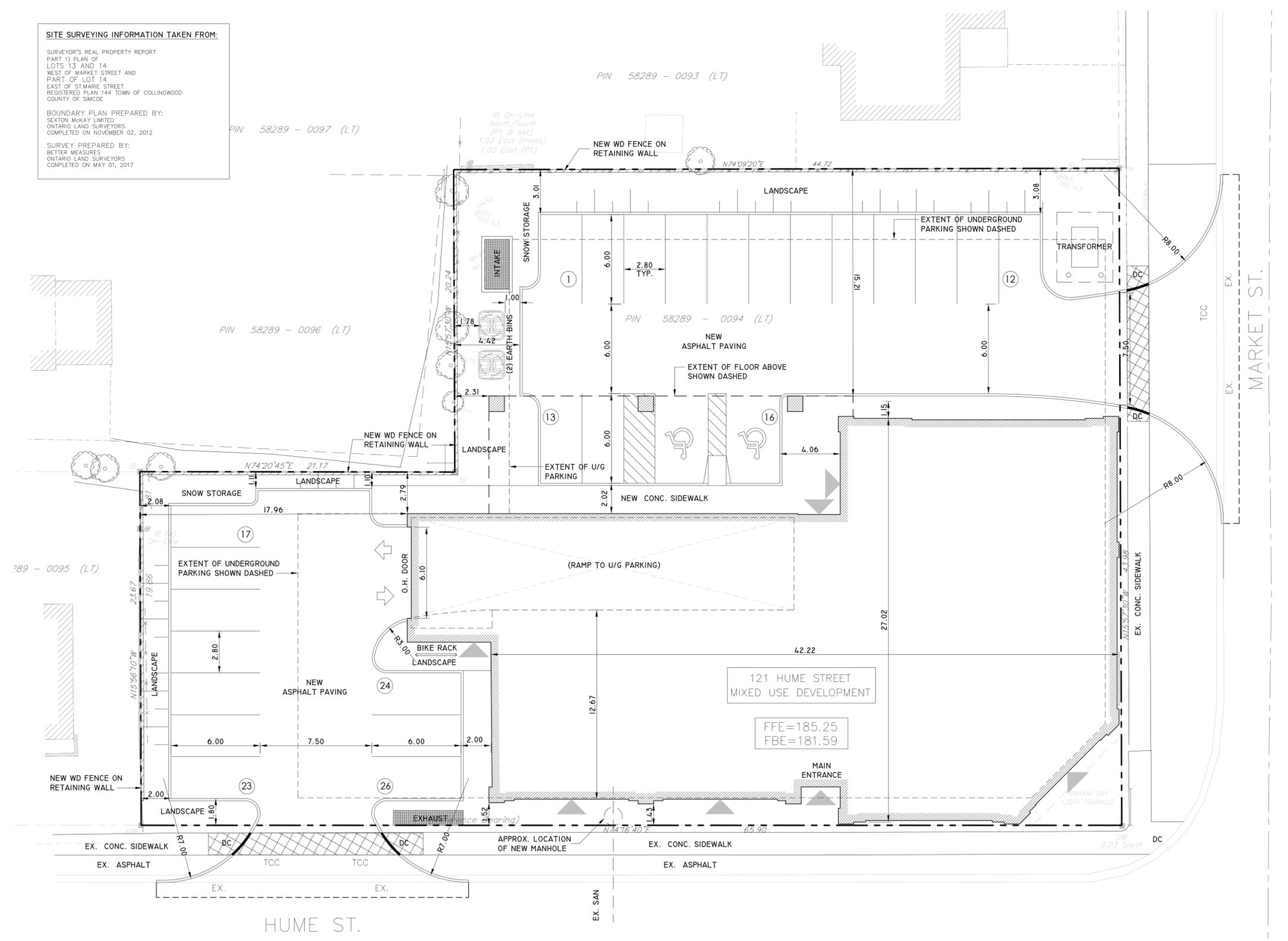
| SITE STATS        |                                | BUILDING STATS |          |               |
|-------------------|--------------------------------|----------------|----------|---------------|
| LOT AREA:         | 26,540 SF (2465.6 SM, 0.61 ac) | FLOOR          | GFA (SF) | LEASABLE (SF) |
| LOT COVERAGE:     | 43.8%                          | GROUND         | 10,485   | 6,801         |
| BUILDING AREA:    | 11,850 SF (1100.9 SM)          | SECOND         | 11,775   | 10,098        |
| GROSS FLOOR AREA: | 39,865 SF (3,704 SM)           | THIRD          | 11,775   | 9,812         |
| GROSS LEASE AREA: | 30,630 SF (2,845 SM)           | FOURTH         | 5,830    | 3,919         |
|                   |                                | TOTAL          | 39,865   | 30,630        |

**SITE SURVEYING INFORMATION TAKEN FROM:**

SURVEYOR'S REAL PROPERTY REPORT  
PART 1) PLAN OF  
LOTS 13 AND 14  
WEST OF MARKET STREET AND  
PART OF LOT 14  
EAST OF ST. MARIE STREET  
REGISTERED PLAN 144 TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

BOUNDARY PLAN PREPARED BY:  
SEXTON McKay LIMITED  
ONTARIO LAND SURVEYORS  
COMPLETED ON NOVEMBER 02, 2012

SURVEY PREPARED BY:  
BETTER MEASURES  
ONTARIO LAND SURVEYORS  
COMPLETED ON MAY 01, 2017



**GENERAL NOTES**

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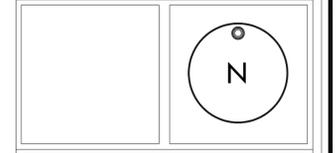
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**SITE PLAN**

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| Issued for Permit:              |          |
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**SITE PLAN**  
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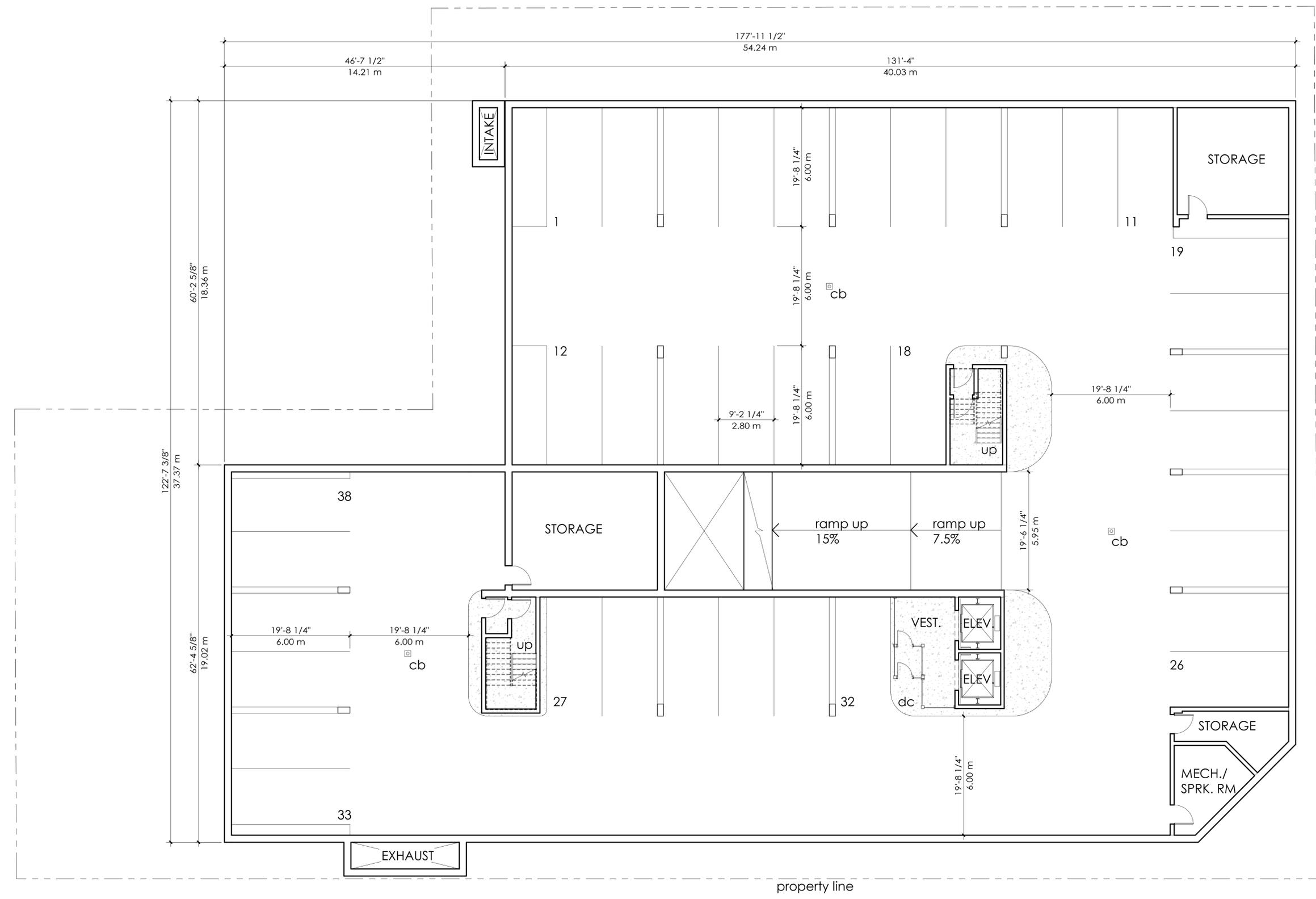
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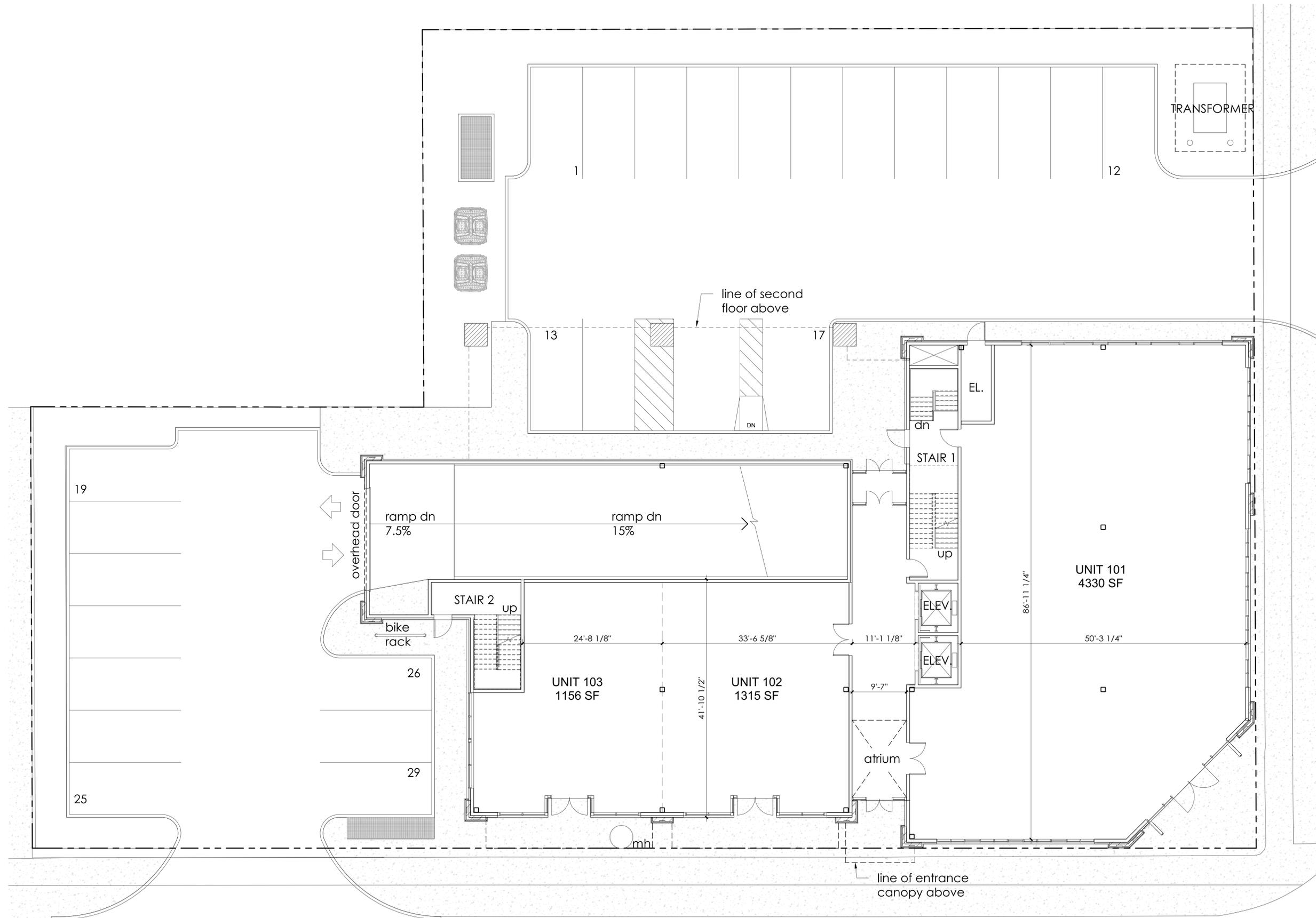
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**BASEMENT PLAN**  
 1/8" = 1'-0"



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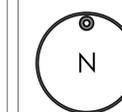
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**GROUND  
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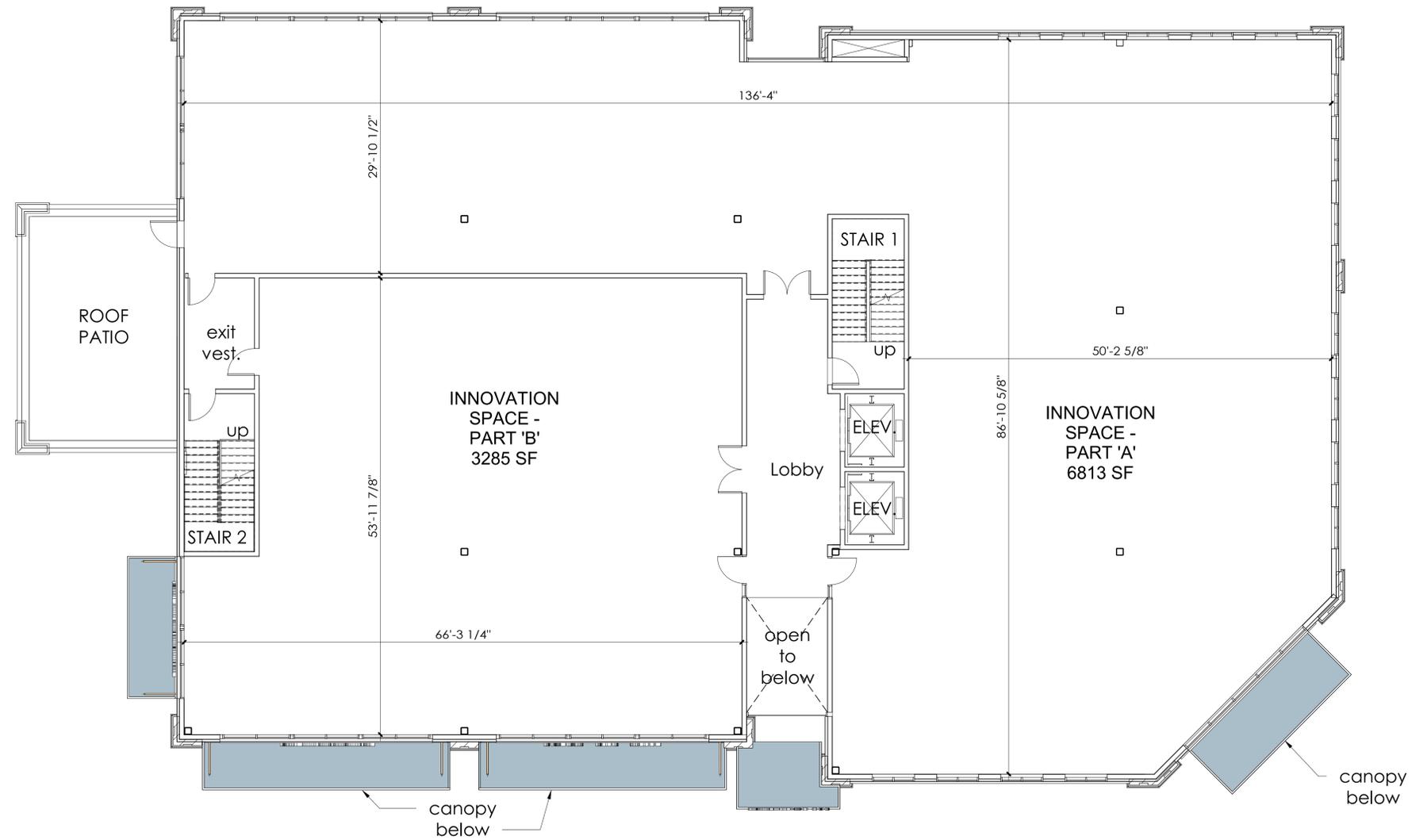
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**GROUND FLOOR PLAN**

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**SECOND FLOOR**

1/8" = 1'-0"

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PLAN**

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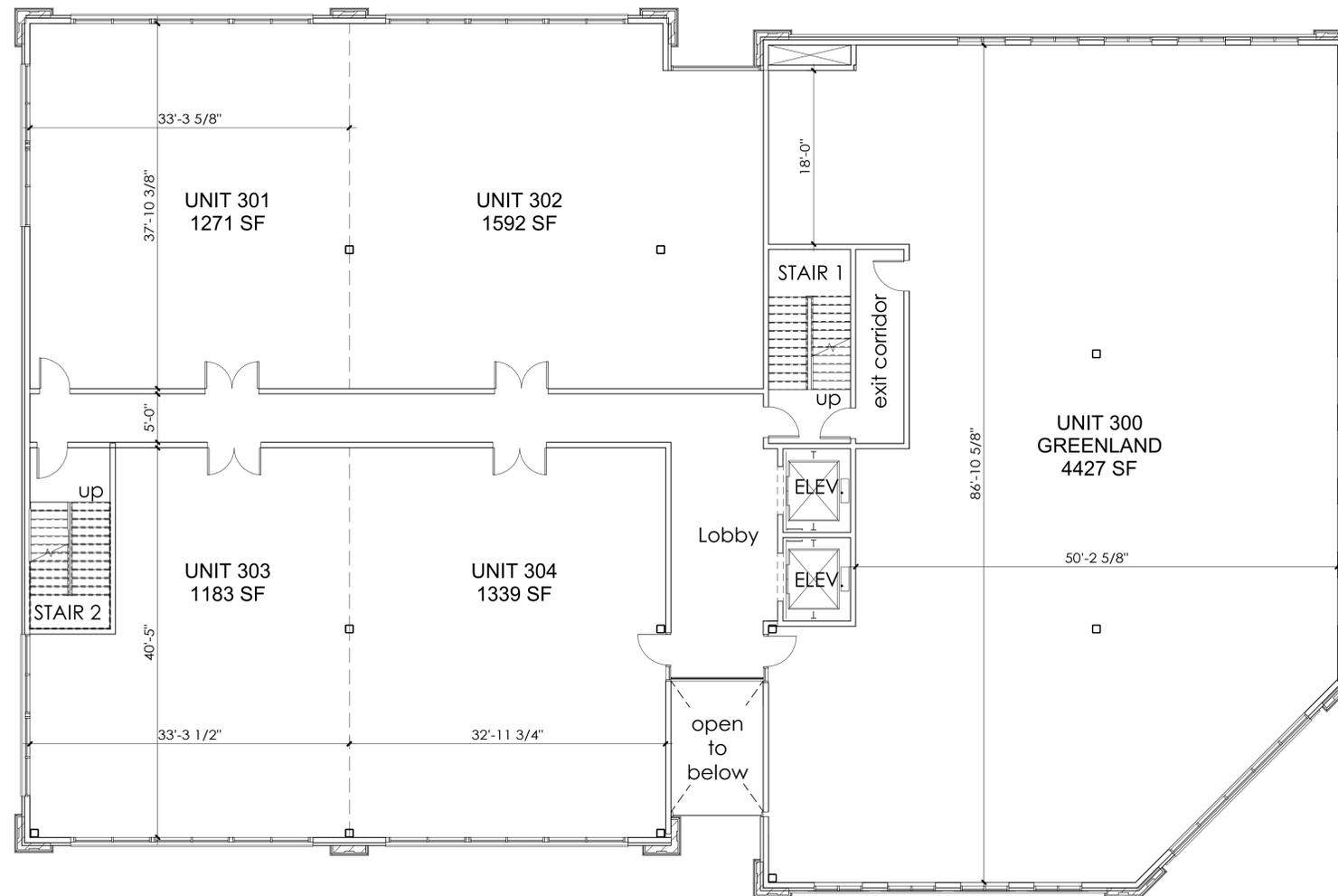
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**THIRD FLOOR**

1/8" = 1'-0"

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**FRONT (SOUTH) ELEVATION**  
1/8" = 1'-0"



**RIGHT (EAST) ELEVATION**  
1/8" = 1'-0"

GENERAL NOTES

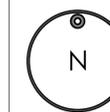
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ELEVATIONS**

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**REAR (NORTH) ELEVATION**

1/8" = 1'-0"



**LEFT (WEST) ELEVATION**

1/8" = 1'-0"

GENERAL NOTES

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www.ackarchitects.com

studio office: 290 Dundas Ave. W. Toronto, Ontario M5T 1G5  
T: 416.594.5542 F: 416.594.5542  
architectural office: 1830 Danforth Avenue Toronto, Ontario M4C 1B8  
T: 416.462.0389 F: 416.594.5542

SHEET TITLE:

**NORTH AND WEST  
ELEVATIONS**

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

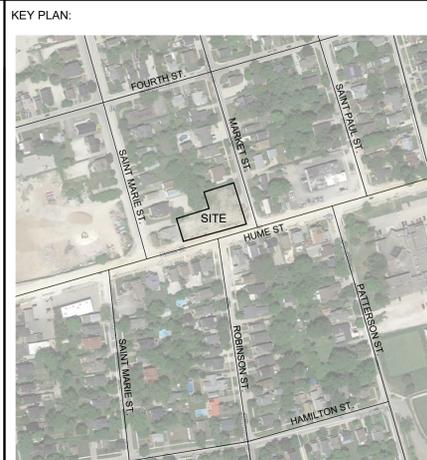
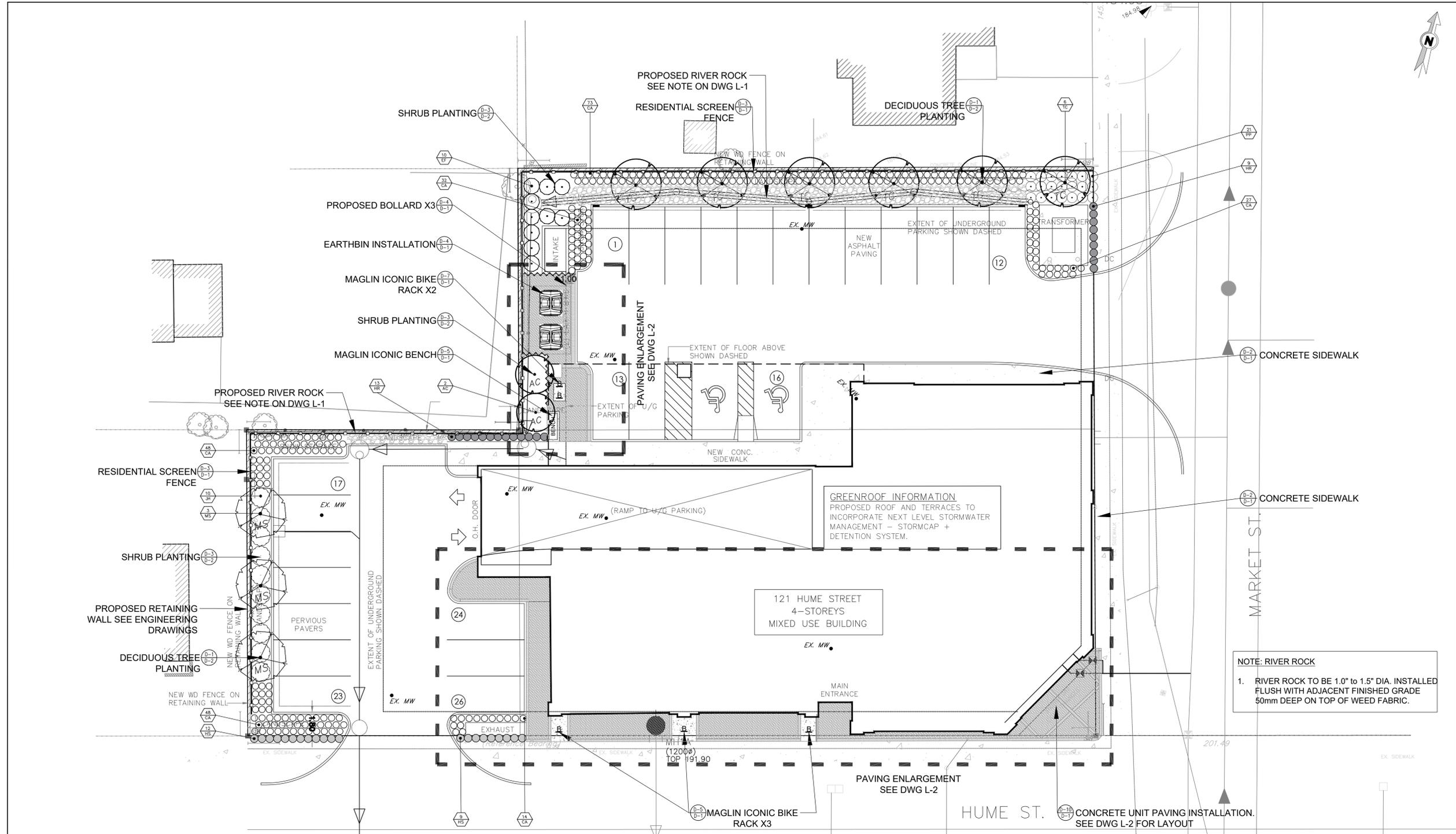
Issued for Tender

Issued for Construction

|              |          |           |
|--------------|----------|-----------|
| DRAWN BY:    | BA       | DWG. No.  |
| CHECKED BY:  | WC       | <b>A7</b> |
| DATE:        | NOV 2019 |           |
| SCALE:       | AS SHOWN |           |
| PROJECT No.: | 2019-198 |           |

**APPENDIX B**

Original Design Package:  
Rendering and Site Plans Issued  
for Pre-Consultation and  
Preliminary Heritage Review,  
drafted Landscape and Pavement  
Layout Plans and Details,  
December 20<sup>th</sup>, 2019



- LEGEND/ NOTES:
- EXISTING TREE
  - PROPOSED SHRUB
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED PERENNIALS/GRASSES
  - PROPOSED BIKE RACK
  - PROPOSED BENCH
  - PROPOSED BOLLARD
  - PROPOSED PAVER EDGE RESTRAINT
  - PROPOSED RIVER ROCK
  - PROPOSED DECORATIVE PAVING WITH SOLDIER COURSE
  - PROPOSED PRIVACY FENCE

CLIENT/ OWNER: GREENLAND GROUP OF COMPANIES  
120 HUME STREET  
COLLINGWOOD, ON  
L9Y 3M8

MUNICIPALITY: TOWN OF COLLINGWOOD  
97 HURONTARIO STREET  
COLLINGWOOD, ON  
L9Y 4H5

BENCHMARK(S):

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CONSULTANT STAMP:

|     |  |          |       |
|-----|--|----------|-------|
| 2   | ISSUED FOR PRE-CONSULTATION SUBMISSION | 19-12-20 | RF    |
| 1   | BASE SETUP                             | 19-11-14 | RF    |
| NO. | REVISION                               | DATE     | APPRD |

PROJECT: **MIXED USE DEVELOPMENT**  
121 HUME STREET, COLLINGWOOD

DRAWING TITLE: **LANDSCAPE PLAN**

LANDSCAPE ARCHITECTURE  
 **GREENLAND**  
GREENLAND INTERNATIONAL CONSULTING LTD.  
120 HUME ST., COLLINGWOOD, ON L9Y 1V5  
PHONE: (705) 444-8805 FAX: (705) 444-8482

SCALE: 1:150 PROJECT NUMBER: 3979-G-19  
DESIGN: A.J.P. CHECK: A.J.P. DRAWING NUMBER: L-1  
DRAWN: R.E.F. DATE: 19-12-05

**PLANT LIST - LANDSCAPE WORKS**

| KEY                         | QTY        | BOT. NAME                                | COM. NAME              | CAL.  | HT. | ROOT       | SPACING  | REMARKS                   |
|-----------------------------|------------|--|------------------------|-------|-----|------------|----------|---------------------------|
| <b>DECIDUOUS TREES</b>      |            |  |                        |       |     |            |          |                           |
| MS                          | 3          | Malus 'Sugar Tyme'                       | Sugar Tyme Crabapple   | 50 mm |     | W.B.       | As Shown | Full crown, strong leader |
| TC                          | 6          | Tilia cordata 'Summer Sprite'            | Summer Sprite Linden   | 50 mm |     | W.B.       | As Shown | Full crown, strong leader |
| <b>TOTAL</b>                | <b>9</b>   |  |                        |       |     |            |          |                           |
| <b>SHRUBS</b>               |            |  |                        |       |     |            |          |                           |
| AC                          | 2          | Amelanchier canadensis                   | Canadian Serviceberry  | 200cm |     | W.B.       | As Shown | Clump form                |
| EF                          | 12         | Euonymus fortunei 'Colarado'             | Colorado Euonymus      | 50 cm |     | 3 gal. pot | 1        |                           |
| JH                          | 10         | Juniperus horizontalis 'Bar Harbour'     | Bar Harbour Juniperus  | 50 cm |     | 3 gal. pot | 1.5 m    |                           |
| PP                          | 21         | Potentilla fruticosa 'Pink Beauty'       | Pink Beauty Potentilla | 50 cm |     | 3 gal. pot | 0.8      |                           |
| <b>TOTAL</b>                | <b>43</b>  |  |                        |       |     |            |          |                           |
| <b>PERENNIALS / GRASSES</b> |            |  |                        |       |     |            |          |                           |
| CA                          | 242        | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass     |       |     | 1 gal. pot | 0.6      |                           |
| HR                          | 22         | Hemerocalis 'Ruby Stella'                | Ruby Stella Daylily    |       |     | 1 gal. pot | 0.6      |                           |
| HS                          | 21         | Hemerocalis 'Stella Supreme'             | Stella Supreme Daylily |       |     | 1 gal. pot | 0.6      |                           |
| <b>TOTAL</b>                | <b>285</b> |  |                        |       |     |            |          |                           |

SUBSTITUTIONS TO BE APPROVE IN WRITING BY THE LANDSCAPE ARCHITECT

- GENERAL DRAWINGS NOTES:
- LANDSCAPE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN PROPOSED PLANTINGS AND AN UNDERGROUND SERVICE, THE LOCATION OF PLANTINGS SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT AND/OR THE MUNICIPALITY'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF WORK.
  - FOR GRADING, STORM WATER MANAGEMENT, AND SERVICING INFORMATION REFER TO DRAWINGS PREPARED BY URBAN WATERSHED GROUP.
  - FOR SITE PLAN AND ARCHITECTURAL PLANS REFER TO DRAWINGS PREPARED BY ACK ARCHITECTS.
  - FOR LANDSCAPE DETAILS AND NOTES REFER TO DRAWINGS D-1 AND D-2.
  - LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.

market paver

market paver



| MARKET PAVER | Bundle Specifications |         |          |        |        | Per Section Specifications |         |          |        |        |
|--------------|-----------------------|---------|----------|--------|--------|----------------------------|---------|----------|--------|--------|
|              | Layers                | Sq. Ft. | Lin. Ft. | Pieces | Weight | Sections                   | Sq. Ft. | Lin. Ft. | Pieces | Weight |
| 4x8 Unit     | 8                     | 93      | 142      | 432    | 3023   | 8                          | 15.3    | 23.5     | 72     | 506    |

All Oak Landscape products fully meet or exceed the latest version of CSA A231, ASTM C936, ASTM C1372 or ASTM C1702 as applicable to the specific product and area of use.

To find a dealer nearest you please visit: [OAKSpavers.com](http://OAKSpavers.com)

Call us at 1-800-709-OAKS (6257) (Canada) or 1-800-876-OAKS (6257) (USA)



| MARKET PAVER | Bundle Specifications |         |          |        |        | Per Section Specifications |         |          |        |        |
|--------------|-----------------------|---------|----------|--------|--------|----------------------------|---------|----------|--------|--------|
|              | Layers                | Sq. Ft. | Lin. Ft. | Pieces | Weight | Sections                   | Sq. Ft. | Lin. Ft. | Pieces | Weight |
| 4x8 Unit     | 8                     | 93      | 142      | 432    | 3023   | 8                          | 15.3    | 23.5     | 72     | 506    |

All Oak Landscape products fully meet or exceed the latest version of CSA A231, ASTM C936, ASTM C1372 or ASTM C1702 as applicable to the specific product and area of use.

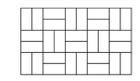
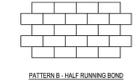
To find a dealer nearest you please visit: [OAKSpavers.com](http://OAKSpavers.com)

Call us at 1-800-709-OAKS (6257) (Canada) or 1-800-876-OAKS (6257) (USA)



OAKS LANDSCAPE PRODUCTS  
235 WAINLESS DRIVE  
BRAMPTON, ONTARIO L7A 1E9  
TOLL FREE: 1-800-709-6257  
[www.oakspavers.com](http://www.oakspavers.com)

- SELECT DESIRED COLOR:
- CARBON
  - IRON ORE
  - SANGRIA
  - SERENGETI



- SELECT DESIRED STONE SIZE:
- 4 X 8 STONE  
10MM X 20MM X 2MM  
(3/4" X 8" X 3/16")

- PATTERN LEGEND:
- 4 X 8 STONE

MANUFACTURER'S NOTE:  
1. PATTERNS FOR EACH OF THESE PATTERNS ARE AVAILABLE AT [oakspavers.com/resources/design-tools-guides/infill/about-pa-fs](http://oakspavers.com/resources/design-tools-guides/infill/about-pa-fs)

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN IS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.OAKSpavers.com](http://www.OAKSpavers.com) AND ENTER REFERENCE NUMBER: 2010-02

PAVERS

PAVERS MARKET PAVER

INSTALLATION NOTES:

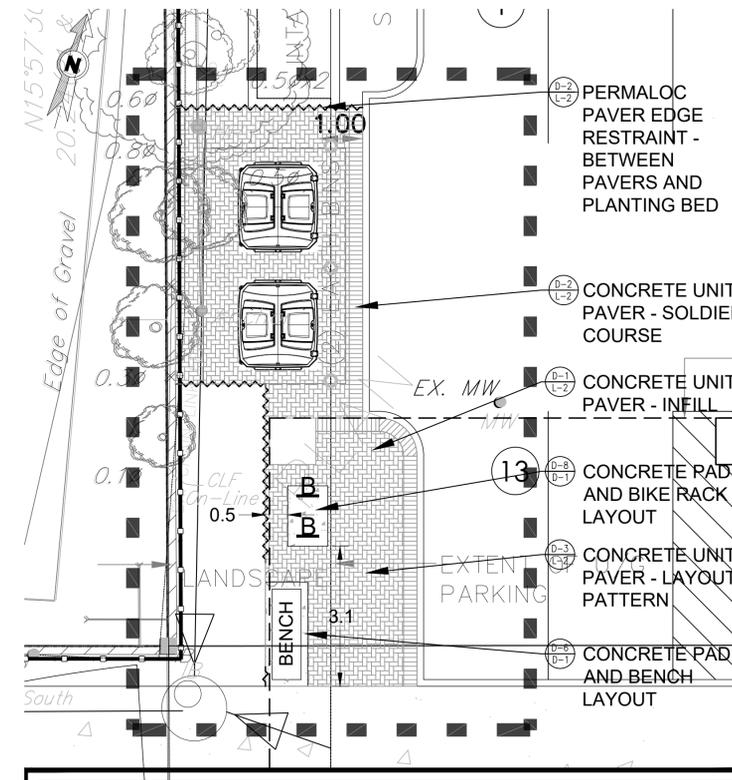
- INSTALL CONCRETE PAVERS AS PER MANUFACTURER'S SPECIFICATIONS.
- MAY USE ORDINARY JOINT SAND OR POLYMERIC JOINT SAND.
- PROTECTIVE PAD REQUIRED WHEN DOING FINAL PAVER COMPACT.
- INSTALL EDGE RESTRAINT ADJACENT TO GRASS OR PLANTING BED.
- EDGE RESTRAINT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND ALTERNATIVE APPROVED BY LANDSCAPE ARCHITECT.

- NOTES:
- PAVER - OAKS - MARKET PAVER
  - PAVER SIZE - 100MM X 200MM X 20MM
  - PAVER COLOUR - INFILL - SERENGETI
  - PAVER COLOUR - SOLDIER COURSE - CARBON
  - PATTERN - SOLDIER COURSE ON OUTSIDE EDGES AS PER PAVING LAYOUT PLAN
  - INFILL PATTERN - PATTERN A, HERRINGBONE

D-1 CONCRETE UNIT PAVER - INFILL

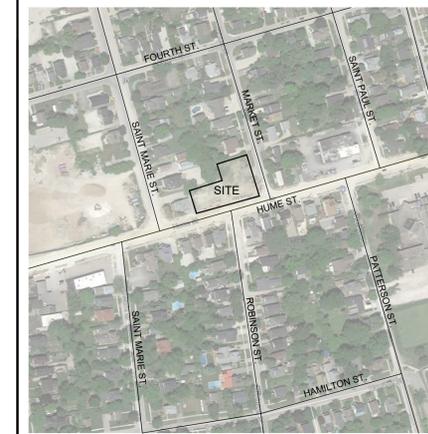
D-2 CONCRETE UNIT PAVER - SOLDIER COURSE

D-3 CONCRETE UNIT PAVER - INFILL LAYING PATTERN



SCALE 1:75

KEY PLAN:



LEGEND NOTES:

- EXISTING TREE
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PROPOSED PAVER EDGE RESTRAINT
- PROPOSED RIVER ROCK
- PROPOSED DECORATIVE PAVING WITH SOLDIER COURSE
- PROPOSED PRIVACY FENCE

CLIENT/OWNER:

GREENLAND GROUP OF COMPANIES  
120 HUME STREET  
COLLINGWOOD, ON  
L9Y 3M8

MUNICIPALITY:

TOWN OF COLLINGWOOD  
97 HURONTARIO STREET  
COLLINGWOOD, ON  
L9Y 4H5

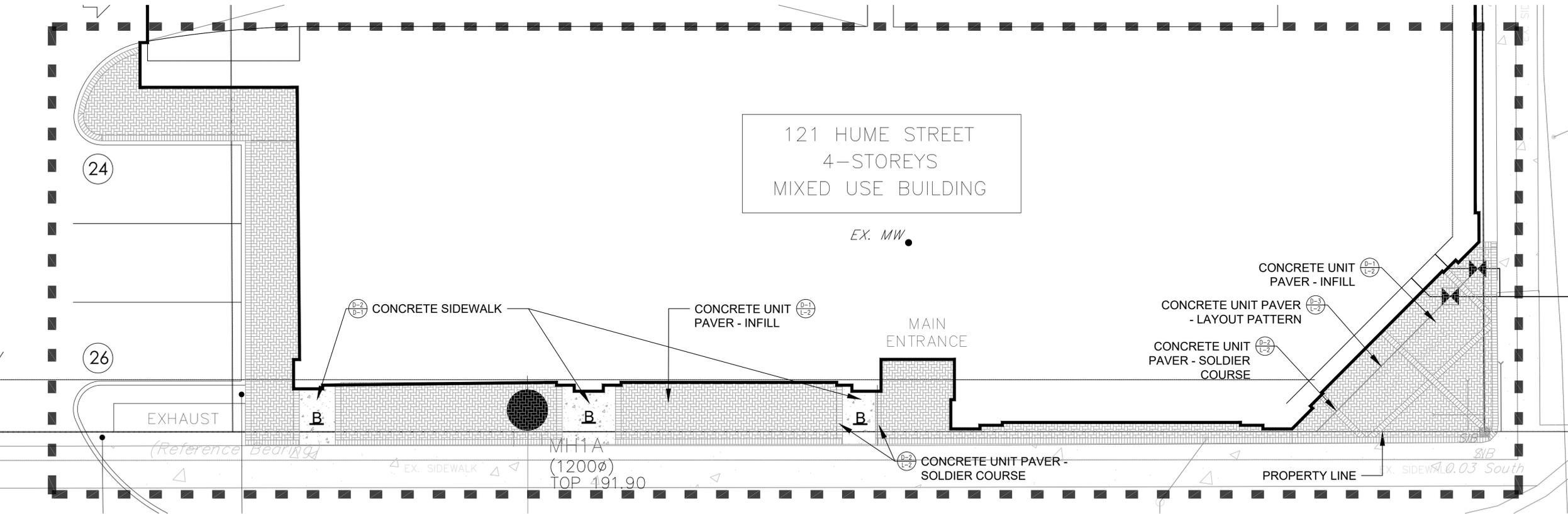
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CONSULTANT STAMP:



SCALE 1:75

DRAWING TITLE:

PAVING LAYOUT PLAN

LANDSCAPE ARCHITECTURE  
**GREENLAND**  
GREENLAND INTERNATIONAL CONSULTING LTD.  
120 HUME ST., COLLINGWOOD, ON L9Y 1V5  
PHONE: (705) 444-8805 FAX: (705) 444-5482

|                 |                           |
|-----------------|---------------------------|
| SCALE: AS SHOWN | PROJECT NUMBER: 3979-G-19 |
| DESIGN: A.J.P.  | CHECK: A.J.P.             |
| DRAWN: R.E.F.   | DATE: 19-12-05            |
|                 | DRAWING NUMBER: L-2       |

**GENERAL - CONSTRUCTION**

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF COLLINGWOOD STANDARDS, O.P.S.D. AND O.P.S.S. WHERE CONFLICT OCCURS, TOWN OF COLLINGWOOD STANDARD TO GOVERN.
- TRENCH MATERIAL (SAND BED AND BACKFILL) TO BE SELECTED IN ACCORDANCE WITH THE MATERIALS STANDARD PROVISIONS (OPSD 310.030). BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS AND COMPACTED TO SIZE OF THE MATERIAL'S STANDARD PROVISIONS (MAXIMUM 95% DENSITY).
- PIPE BEDDING TO BE GRANULAR "X" PIPE COVER TO BE GRANULAR "X" MAX. AGGREGATE SIZE 25mm FOR RIGID PIPE AND GRANULAR "X" FOR FLEXIBLE PIPE. GRANULAR BEDDING DEPTH 150 mm. MINIMUM COVER 300mm, COMPACTED TO A MINIMUM SIDE SLOPE.
- CLEAR STONE WRAPPED IN FILTER FABRIC CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE ENGINEER.
- ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER UNLESS OTHERWISE SPECIFIED.
- ALL TOPSOIL AND EARTH EXCAVATION TO BE STOCK PILED OR REMOVED TO AN APPROVED SITE AS DIRECTED BY ENGINEER.
- THE OWNER'S ENGINEER SHALL PROVIDE BENCH MARK ELEVATIONS AND HORIZONTAL ALIGNMENT REFERENCE FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
- ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.E.S. AT CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
- ALL MAINTENANCE HOLES AND CATCHPANS FRAMES AND COVERS TO BE SET TO BASE COURSE HUB ASPHALT ELEVATION AND BASED PRIOR TO PLACEMENT OF FINAL COURSE HUB ASPHALT TO THE SATISFACTION OF THE TOWN.
- THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
- DEVIATIONS TO BE CARRIED OUT IN ACCORDANCE WITH OPSD-517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR RESPONSIBLE FOR OBTAINING W.E. POINT IF REQUIRED.
- ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- DISPOSED ARMS TO BE REINFORCED TO PREVENT CRACKING OR HEAVING.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION OF ALL EXISTING UTILITIES AS WELL AS ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO-ORDINATE CONSTRUCTION ACCORDINGLY.

|     |                           |          |        |                              |          |      |
|-----|---------------------------|----------|--------|------------------------------|----------|------|
| NO. | REVISION                  | APPROVED | DATE   | TOWN OF COLLINGWOOD          | APPROVED | DATE |
| 1.  | REVISED BASE ASPHALT TYPE | EDH      | JUL/24 | GENERAL - CONSTRUCTION NOTES | STD. No. | 122  |

D-1 GENERAL-CONSTRUCTION NOTES N.T.S.

**TYPICAL SECTION**

**DUMMY JOINT (OPTIONAL)**

**CONTRACTION JOINT**

**EXPANSION JOINT**

**JOINT LAYOUT**

**NOTES:**

- Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm. At commercial and industrial driveways, the thickness shall be 200mm.
- Sidewalk width shall be wider when specified.
- This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.032, 310.033 and 310.039.
- All dimensions are in millimetres unless otherwise shown.

|                                     |  |              |       |
|-------------------------------------|--|--------------|-------|
| ONTARIO PROVINCIAL STANDARD DRAWING |  | Nov 2015     | Rev 2 |
| <b>CONCRETE SIDEWALK</b>            |  | OPSD 310.010 |       |

D-2 CONCRETE SIDEWALK N.T.S.

**OPTIONAL PLAN VIEWS (PLAN A) (PLAN B)**

**SECTION A-A** **SECTION B-B** **SECTION B-B**

**RESIDENTIAL SCREEN FENCE**

**NOTES:**

- ALL SPID. PRECAST TRENCH COVERS SHALL BE 118 x 118
- POUR CONCRETE TO 150mm MIN. THICKNESS
- CONCRETE FOR FINISH TO BE 25 MPa
- ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.

|     |          |          |        |                          |          |      |
|-----|----------|----------|--------|--------------------------|----------|------|
| NO. | REVISION | APPROVED | DATE   | TOWN OF COLLINGWOOD      | APPROVED | DATE |
|     |          | EDH      | JUL/24 | RESIDENTIAL SCREEN FENCE | STD. No. | 504  |

D-3 RESIDENTIAL SCREEN FENCE N.T.S.

**INSTALLATION GUIDE**

**NOTES:**

- CONTRACTOR TO REMOVE A 100mm DEPTH TOPSOIL LAYER FROM THE EXISTING SUBGRADE TO EXPOSE THE SUBGRADE.
- CONTRACTOR TO REMOVE A 100mm DEPTH TOPSOIL LAYER FROM THE EXISTING SUBGRADE TO EXPOSE THE SUBGRADE.
- CONTRACTOR TO REMOVE A 100mm DEPTH TOPSOIL LAYER FROM THE EXISTING SUBGRADE TO EXPOSE THE SUBGRADE.
- CONTRACTOR TO REMOVE A 100mm DEPTH TOPSOIL LAYER FROM THE EXISTING SUBGRADE TO EXPOSE THE SUBGRADE.

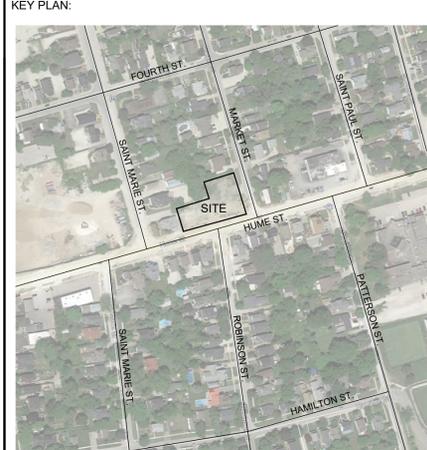
D-4 EARTHBIN INSTALLATION N.T.S.

**INSTALLATION GUIDE**

**NOTES:**

- PERMALOC STRUCTURE EDGE RESTRAINT SHALL BE INSTALLED TO THE EXISTING SUBGRADE.
- PERMALOC STRUCTURE EDGE RESTRAINT SHALL BE INSTALLED TO THE EXISTING SUBGRADE.
- PERMALOC STRUCTURE EDGE RESTRAINT SHALL BE INSTALLED TO THE EXISTING SUBGRADE.
- PERMALOC STRUCTURE EDGE RESTRAINT SHALL BE INSTALLED TO THE EXISTING SUBGRADE.

D-5 PERMALOC PAVER EDGE RESTRAINT N.T.S.



LEGEND/NOTES:

**MAGLIN** Site Furniture

**ICONIC COLLECTION: 70" L Backed Bench**

**NOTES:**

- ALL UNITS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- CONCRETE PAD 150mm THICK AT 30MPa
- BENCH TYPE AS PER PLAN
- INSTALL BENCH AS PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR MODEL AND MANUFACTURER.

|  |   |
|--|---|
| PRODUCT INFO   | COLOR CHART   |
| The 70" Bench Backed Bench ends are made from solid cast aluminum. The seat and back are available with slip or Thermally Modified Ash wood. The bench is available with or without arms for ease of standing and sitting. |   |
| <b>DIMENSIONS &amp; WEIGHT:</b>  |   |
| MSE-2300-0005<br>Height: 33 1/4" (84.5cm)<br>Length: 70" (177.8cm)<br>Depth: 25 1/2" (64.7cm)<br>Weight: 105kg (232kg)   | MSE-2300-0007<br>Arms, slip wood<br>Height: 33 1/4" (84.5cm)<br>Length: 70" (177.8cm)<br>Depth: 25 1/2" (64.7cm)<br>Weight: 122.5kg (270kg)                 |
| MSE-2300-0005S<br>Arms, Thermally Modified Ash wood<br>Height: 33 1/4" (84.5cm)<br>Length: 70" (177.8cm)<br>Depth: 25 1/2" (64.7cm)<br>Weight: 93kg (204kg)  | MSE-2300-0005S<br>Arms, Thermally Modified Ash wood<br>Height: 33 1/4" (84.5cm)<br>Length: 70" (177.8cm)<br>Depth: 25 1/2" (64.7cm)<br>Weight: 93kg (204kg) |

**INSTALLATION:**

BENCH MODEL: MSE-2300-0005S WITH ARMS  
ALL METAL TO HAVE BLACK POWDERCOAT GLOSS FINISH  
WOOD TO BE THERMALLY MODIFIED ASH

D-5 MAGLIN ICONIC BENCH N.T.S.

**NOTES:**

- ALL UNITS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- CONCRETE PAD 150mm THICK AT 30MPa
- BENCH TYPE AS PER PLAN
- INSTALL BENCH AS PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR MODEL AND MANUFACTURER.

**BENCH AS PER PLAN**

**CONCRETE PAD**

D-6 CONCRETE PAD AND BENCH LAYOUT N.T.S.

**MAGLIN** Site Furniture

**ICONIC COLLECTION: MBR-2300-00001 Bike Rack**

**NOTES:**

- ALL UNITS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- CONCRETE PAD AS PER OPSD 310.010
- BENCH TYPE AS PER PLAN
- INSTALL BENCH AS PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR MODEL AND MANUFACTURER.

**BIKE RACK AS PER PLAN**

**CONCRETE PAD**

**INSTALLATION:**

The 2300 Series - Iconic Bike Rack is delivered in parts. Reference installation instructions for more information.

D-7 MAGLIN ICONIC BIKE RACK N.T.S.

**NOTES:**

- ALL UNITS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- CONCRETE PAD AS PER OPSD 310.010
- BENCH TYPE AS PER PLAN
- INSTALL BENCH AS PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR MODEL AND MANUFACTURER.

**BIKE RACK AS PER PLAN**

**CONCRETE PAD**

D-8 CONCRETE PAD AND BIKE RACK LAYOUT N.T.S.

**permaloc** WORLD'S BEST LANDSCAPE EDGING

**PERMALOC CORPORATION**  
13505 BARRY ST  
HOLLAND, MI 48424  
TOLL FREE: 1-800-366-6660  
PHONE: (616) 399-9600  
FAX: (616) 399-9770  
www.permaloc.com

**SELECT DESIRED SIZE (IN IF (2.4 M LENGTHS) AND FINISH:**

- 300" X 1 5/8" (24 MM X 41 MM) WITH 1" (25 MM) TOP LIP
- 300" X 1 1/2" (25 MM X 41 MM) WITH 1" (25 MM) TOP LIP
- 300" X 1 1/4" (32 MM X 41 MM) WITH 1" (25 MM) TOP LIP
- 300" X 2 1/4" (32 MM X 57 MM) WITH 1" (25 MM) TOP LIP
- 300" X 2 1/4" (48 MM X 57 MM) WITH 1" (25 MM) TOP LIP

**SELECT DESIRED FINISH:**

- MF - MILL FINISH-NATURAL ALUMINUM
- BL - BLACK DURAFLEX ELECTROSTATICALLY APPLIED BASED ON PRIMA FACIE AREA 300

**INSTALLATION NOTES:**

- EQUIVALENT TO BE APPROVED BY LANDSCAPE ARCHITECT.

D-9 PERMALOC PAVER EDGE RESTRAINT N.T.S.

**NOTES:**

- ALL UNITS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- ALL TOPSOIL AND ORGANICS TO BE REMOVED PRIOR TO INSTALLATION.

**FINISHED GRADE AS PER PLAN**

**CONCRETE EDGE/CURB OR METAL EDGE RESTRAINT**

**PAVER TYPE AS PER PLAN**

**25mm DEPTH SETTING SAND**

**150mm COMPACTED GRANULAR A**

**COMPACTED SUBGRADE**

D-10 CONCRETE UNIT PAVER INSTALLATION N.T.S.

**CLIENT/ OWNER:**

**GREENLAND GROUP OF COMPANIES**  
120 HUME STREET  
COLLINGWOOD, ON L9Y 3M8

**MUNICIPALITY:**

**TOWN OF COLLINGWOOD**  
97 HURONTARIO STREET  
COLLINGWOOD, ON L9Y 4H5

**BENCHMARK(S):**

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**CONSULTANT STAMP:**

**ASSOCIATION OF LANDSCAPE ARCHITECTS**  
PHILLIPS  
GICL  
2-20-19  
MEMBER  
DORTCHLAND

|     |  |          |          |
|-----|--|----------|----------|
| 2   | ISSUED FOR PRE-CONSULTATION SUBMISSION | 19-12-20 | RF       |
| 1   | BASE SETUP                             | 19-11-14 | RF       |
| NO. | REVISION                               | DATE     | APPROVED |

**PROJECT:**

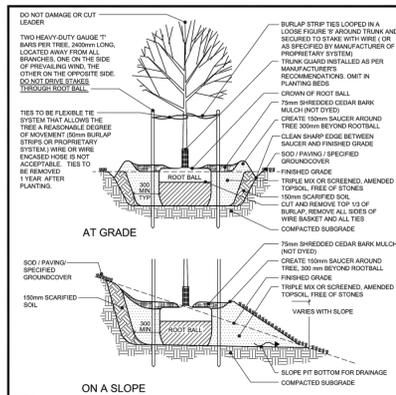
**MIXED USE DEVELOPMENT**  
121 HUME STREET, COLLINGWOOD

**DRAWING TITLE:**

**DETAILS**

**LANDSCAPE ARCHITECTURE**  
**GREENLAND**  
GREENLAND INTERNATIONAL CONSULTING LTD.  
120 HUME ST., COLLINGWOOD, ON L9Y 1V5  
PHONE: (705) 444-8805 FAX: (705) 444-8482

|                |                 |                 |
|----------------|-----------------|-----------------|
| SCALE:         | PROJECT NUMBER: | 3979-G-19       |
| DESIGN: A.J.P. | CHECK: A.J.P.   | DRAWING NUMBER: |
| DRAWN: R.E.F.  | DATE: 19-12-05  | D-1             |

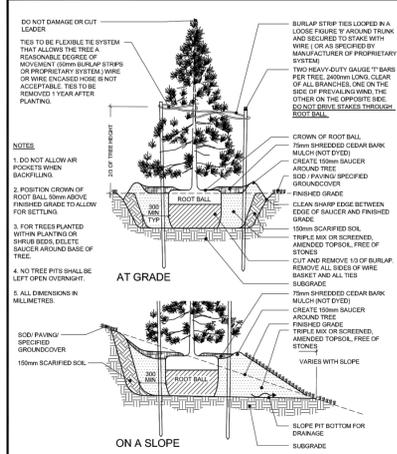


| NO. | REVISION             | APPRD. | DATE   |
|-----|----------------------|--------|--------|
| 1   | PLANTING METHODOLOGY | EN     | JUL/04 |
| 2   | PLANTING METHODOLOGY | DW     | JUN/07 |

|                         |  |           |        |        |
|-------------------------|--|-----------|--------|--------|
| TOWN OF COLLINGWOOD     |  | APPRD. DW | DATE   | JAN/03 |
| DECIDUOUS TREE PLANTING |  | DRAWN: AB | SCALE: | N.T.S. |
|                         |  | STD. No.  | 1101   |        |

D-1 DECIDUOUS TREE PLANTING DETAIL N.T.S.

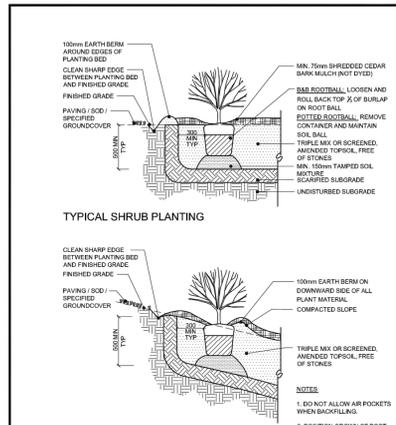


| NO. | REVISION             | APPRD. | DATE   |
|-----|----------------------|--------|--------|
| 1   | PLANTING METHODOLOGY | EN     | JUL/04 |
| 2   | PLANTING METHODOLOGY | DW     | JUN/07 |

|                          |  |           |        |        |
|--------------------------|--|-----------|--------|--------|
| TOWN OF COLLINGWOOD      |  | APPRD. DW | DATE   | JAN/03 |
| CONIFEROUS TREE PLANTING |  | DRAWN: AB | SCALE: | N.T.S. |
|                          |  | STD. No.  | 1102   |        |

D-2 CONIFEROUS TREE PLANTING DETAIL N.T.S.



| NO. | REVISION             | APPRD. | DATE   |
|-----|----------------------|--------|--------|
| 1   | PLANTING METHODOLOGY | EN     | JUL/04 |
| 2   | PLANTING METHODOLOGY | DW     | JUN/07 |

|                     |  |           |        |        |
|---------------------|--|-----------|--------|--------|
| TOWN OF COLLINGWOOD |  | APPRD. DW | DATE   | JAN/03 |
| SHRUB PLANTING      |  | DRAWN: AB | SCALE: | N.T.S. |
|                     |  | STD. No.  | 1103   |        |

D-3 SHRUB PLANTING DETAIL N.T.S.

**A. GENERAL**

- i) THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE PLANS, AS PREPARED BY AND AVAILABLE AT THE OFFICES OF GREENLAND INTERNATIONAL CONSULTING LTD.
- ii) PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:
  1. BECOME FAMILIAR WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT;
  2. VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS; AND
  3. FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.
  4. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES.
- iii) PRIOR TO EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN A PROPOSED TREE/SHRUB LOCATION AND AN UNDERGROUND SERVICE, THE EXACT LOCATION OF THE TREE/SHRUB SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT AND/OR THE TOWN'S REPRESENTATIVE.
- iv) THE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF HIS/HER WORK.

**B. GRADING**

- i) CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- ii) ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEER'S DRAWINGS.
- iii) SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
- iv) ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
- v) NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.

**C. TOPSOIL**

- i) TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 15% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL CONTAMINATION, ROOTS AND STONES OVER 50MM DIA., FREE OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A pH RANGING FROM 6.0 TO 7.0.
- ii) TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRIABLE, NATURAL LOAM TO A MINIMUM DEPTH OF 20" (500MM) FOR ALL SHRUB AND PLANTING BEDS, AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS
- iii) TOPSOIL FOR SEEDED AREAS - SUBGRADE TO BE LOOSENED TO A DEPTH OF 6" (150MM) IMMEDIATELY PRIOR TO TOPSOIL APPLICATION AND TOPSOIL IS TO BE PLACED NO LONGER THAN 7 DAYS PRIOR TO SEEDING.

**D. BED PREPARATION**

- i) THE CONTRACTOR SHALL SCARIFY THE SIDES AND BOTTOM OF EXCAVATED TREE PITS AND SHRUB BEDS PRIOR TO BACKFILLING.
- ii) TREE PITS SHALL BE CONSTRUCTED WITH SAUCERS AND MULCH AS DETAILED.
- iii) ALL PLANTING BEDS ON SLOPES LESS THAN 3:1 TO RECEIVE 500mm TRIPLE MIX.
- iv) ALL PLANTING BEDS ON SLOPES GREATER 3:1 TO RECEIVE IMPORTED LOAM TOPSOIL IN FRIABLE CONDITION.
- v) ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

**E. MULCH**

- i) ALL TREE PITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
- ii) CONTRACTOR TO INSTALL 3" (75MM) OF 'GRO-BARK' MEDIUM MULCH IN ALL AREAS.
- iii) ALTERNATIVES MAY BE ACCEPTED-CONTRACTOR TO PROVIDE 3 SAMPLES TO THE LANDSCAPE ARCHITECT AND ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- iv) ALL MULCH AREAS TO HAVE GEO-TEXTILE LAYER BETWEEN TOPSOIL AND MULCH TO DETER WEED GROWTH.

**F. PLANT MATERIAL**

- i) ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC., AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- ii) ALL PLANTS SHALL BE NURSERY GROWN. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS.
- iii) IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- iv) PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MATERIAL TO THE SITE.
- v) THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT AND/OR THE TOWN'S REPRESENTATIVE PRIOR TO SHIPPING TO THE SITE. THIS DOES NOT LIMIT THE RIGHT OF THE LANDSCAPE ARCHITECT AND/OR THE TOWN'S REPRESENTATIVE TO LATER REJECT PLANT MATERIAL THAT IS OF POOR QUALITY, DAMAGED DURING SHIPPING OR INSTALLATION, PERFORMING POORLY WHILE THE GUARANTEE PERIOD IS STILL IN EFFECT, OR OTHERWISE DOES NOT CONFORM TO THE SPECIFICATIONS.
- vi) THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES AND SHRUBS. TREES AND SHRUBS SHALL BE TURNED TO GIVE THE BEST APPEARANCE; THEY SHALL ALSO BE GUYED OR STAKED IMMEDIATELY AFTER PLANTING AS DETAILED ON THE DRAWINGS.
- vii) INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- viii) ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTRE SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
- ix) ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEeled IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
- x) GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT WHEN INSPECTIONS OF WORK AND MATERIALS ARE REQUIRED.
- xi) FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.
- xii) ALL SHRUBS NOT SPECIFIED AS BARE ROOT ARE TO BE CONTAINER GROWN.
- xiii) LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- xiv) REMOVE WIRE BASKET, BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.

**G. PRELIMINARY ACCEPTANCE**

- i) WHEN LANDSCAPING IS COMPLETED, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO THE TOWN CERTIFYING THAT ALL LANDSCAPE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- ii) UPON RECEIPT OF THE CERTIFICATE OF COMPLETION, THE PLANNING DEPARTMENT WILL CONDUCT A PRELIMINARY INSPECTION OF THE SITE AND, PROVIDED THAT THE WORKS ARE IN SATISFACTORY CONDITION, WILL GRANT PRELIMINARY ACCEPTANCE OF THE LANDSCAPING.

**H. GUARANTEE**

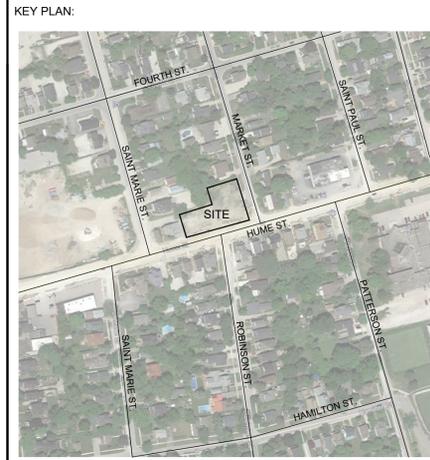
- i) ALL LANDSCAPING SHALL CARRY A GUARANTEE/MAINTENANCE OF TWO (2) YEARS, COMMENCING FROM THE DATE THAT PRELIMINARY ACCEPTANCE IS GRANTED BY THE MUNICIPALITY. THE OWNER SHALL PROVIDE THE MUNICIPALITY WITH A COPY OF THE MAINTENANCE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. IN EACH OF THE NEXT TWO SUMMERS, THE LANDSCAPE ARCHITECT SHALL CONDUCT AN INSPECTION AND PREPARE A REPORT, RECOMMENDING THE REPLACEMENTS AND/OR WORKS NEEDED TO ACHIEVE THE INTENT OF THE APPROVED LANDSCAPE PLAN. THE LANDSCAPE ARCHITECT SHALL FILE A COPY OF THE REPORT WITH THE MUNICIPALITY. REPLACEMENT PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF NO LESS THAN TWO YEARS.

**I. MAINTENANCE**

- i) THE MAINTENANCE OF ALL LANDSCAPE INSTALLATIONS THROUGHOUT THE GUARANTEE PERIOD SHALL INCLUDE:
  - 1) WATER PLANT MATERIAL AS REQUIRED
  - 2) APPLYING APPROPRIATE FERTILIZER TO PROMOTE GROWTH,
  - 3) PRUNING DEAD OR DISEASED TISSUE,
  - 4) REMOVING DEAD PLANT MATERIAL,
  - 5) SUPPRESSING WEED GROWTH AROUND NEWLY PLANTED TREES AND SHRUBS BY ADDING MORE MULCH AND/OR REMOVING WEEDS BY HAND, NOT BY CUTTING THE WEEDS DOWN WITH POWER TRIMMERS.

**J. FINAL ACCEPTANCE**

- i) AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL TREE STAKES, RODENT GUARDS, AND BARK WRAP, AND SHALL ADD EXTRA MULCH WHERE NECESSARY.
- ii) WHEN THESE FINAL TASKS HAVE BEEN COMPLETED, ALL LANDSCAPE WORK WILL BE INSPECTED BY THE MUNICIPALITY AND, IF SATISFIED THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS, WILL ISSUE A CERTIFICATE OF FINAL ACCEPTANCE AND RELEASE ANY OUTSTANDING FUNDS.



**LEGEND/NOTES:**

1. ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC., AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
2. ALL PLANTS SHALL BE NURSERY GROWN. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS.
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9. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEeled IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
10. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT WHEN INSPECTIONS OF WORK AND MATERIALS ARE REQUIRED.
11. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.
12. ALL SHRUBS NOT SPECIFIED AS BARE ROOT ARE TO BE CONTAINER GROWN.
13. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. REMOVE WIRE BASKET, BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.

**CLIENT/OWNER:**

GREENLAND GROUP OF COMPANIES  
120 HUME STREET  
COLLINGWOOD, ON  
L9Y 3M8

**MUNICIPALITY:**

TOWN OF COLLINGWOOD  
97 HURONTARIO STREET  
COLLINGWOOD, ON  
L9Y 4H0

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**CONSULTANT STAMP:**

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| 2   | ISSUED FOR PRE-CONSULTATION SUBMISSION | 19-12-20 | RF     |
| 1   | BASE SETUP                             | 19-11-14 | RF     |
| NO. | REVISION                               | DATE     | APPRD. |

**PROJECT:**  
**MIXED USE DEVELOPMENT**  
121 HUME STREET, COLLINGWOOD

**DRAWING TITLE:**  
**DETAILS**

LANDSCAPE ARCHITECTURE

GREENLAND INTERNATIONAL CONSULTING LTD.  
120 HUME ST., COLLINGWOOD, ON L9Y 1V5  
PHONE: (705) 444-8805 FAX: (705) 444-8482

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| SCALE:         | PROJECT NUMBER: | 3979-G-19       |
| DESIGN: A.J.P. | CHECK: A.J.P.   | DRAWING NUMBER: |
| DRAWN: R.E.F.  | DATE: 19-12-05  | D-2             |

**APPENDIX C**

**Current Proposed Design Package:  
Rendering,  
July 7<sup>th</sup>, 2020**



**APPENDIX D**

**Current Proposed Design Package:  
Elevation Drawings,  
July 7th, 2020**

GENERAL NOTES

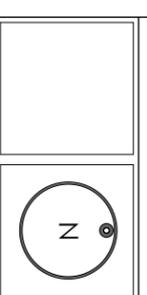
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled. All drawings, prints and related documents shall be prepared and submitted in accordance with the International. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

| NO. | DATE         | REVISION                 | BY |
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| 1   | MAR 25, 2020 | ISSUED FOR CLIENT REVIEW | AA |
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COMMISSION:

HUME HUB  
MIXED USE  
DEVELOPMENT

121 HUME STREET, COLLINGWOOD, ON



**A|C|K**  
architects  
www.ackarchitects.com

Architectural Office  
1100 SHEPPARD AVE. E. SUITE 1000  
SCARBOROUGH, ONTARIO  
M1B 3Y9

SHEET TITLE:

SOUTH AND EAST  
ELEVATIONS

Issued for the Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY: BA DWG. No.

CHECKED BY: WC

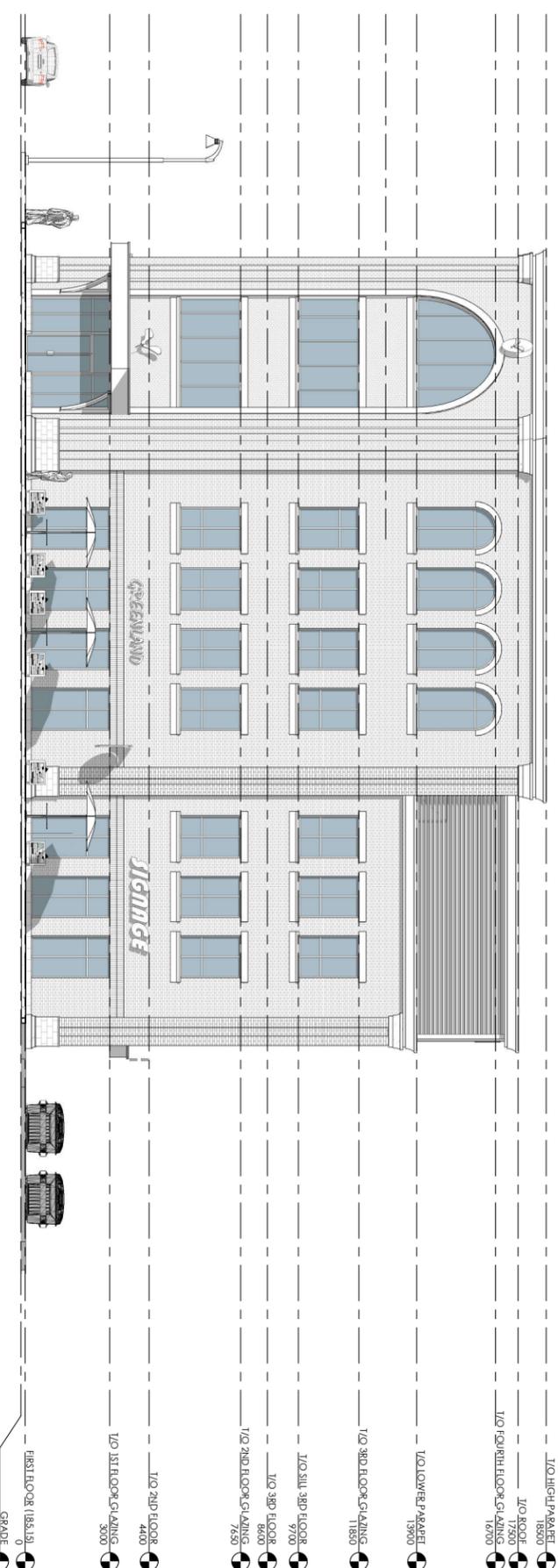
DATE: NOV 2019

SCALE: AS SHOWN

PROJECT No.: 2019-1181

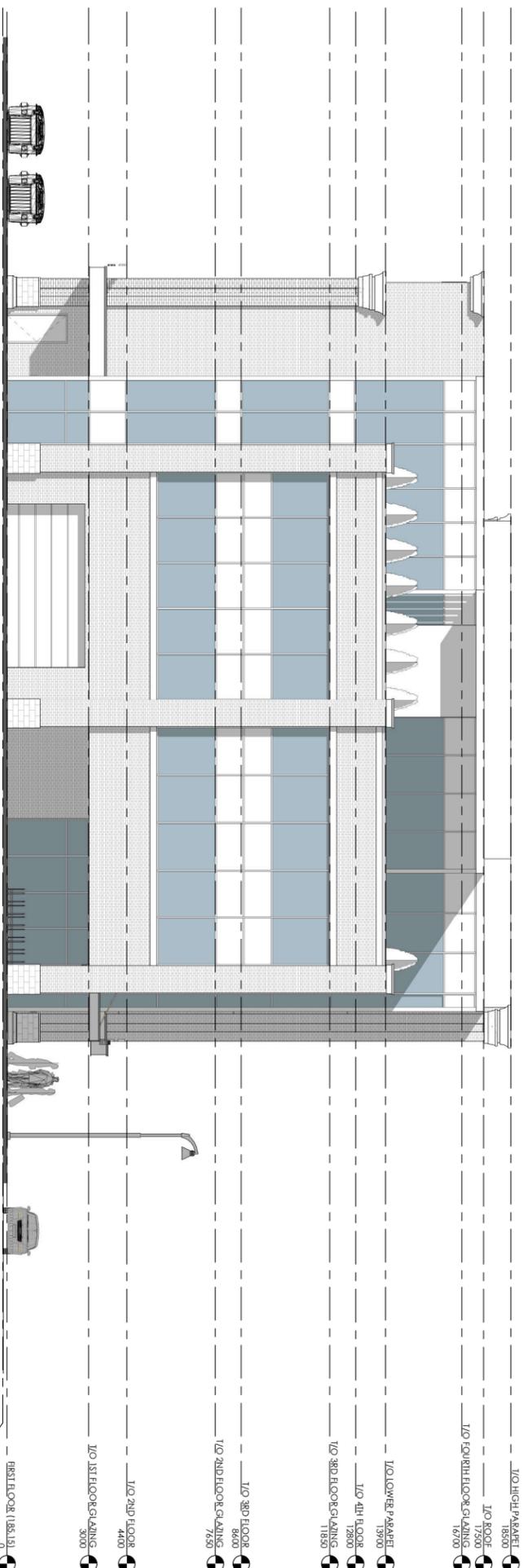
**A6**

**1**  
RIGHT (EAST) ELEVATION  
1 : 100

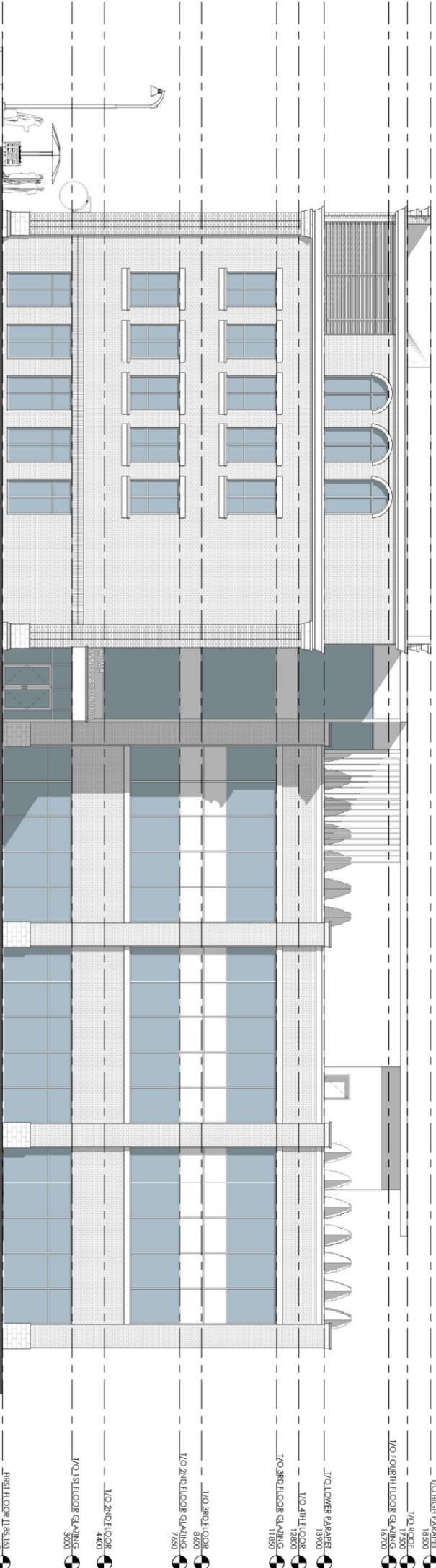


**2**  
FRONT (SOUTH) ELEVATION  
1 : 100





**1**  
LEFT (WEST) ELEVATION  
1 : 96



**2**  
REAR (NORTH) ELEVATION  
1 : 100

| NO. | DATE:        | REVISION:                | BY: |
|-----|--------------|--------------------------|-----|
| 1   | MAR 25, 2020 | ISSUED FOR CLIENT REVIEW | AA  |
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COMMISSION:

**HUME HUB  
MIXED USE  
DEVELOPMENT**

121 HUME STREET, COLLINGWOOD, VIC 3068

**A|C|K**  
architects  
www.ackarchitects.com

architectural office  
7100 HIGH STREET  
MELBOURNE, VIC 3004  
PH: 03 9439 1234  
FX: 03 9439 1235  
121 HUME STREET  
MELBOURNE, VIC 3068  
PH: 03 9439 1234

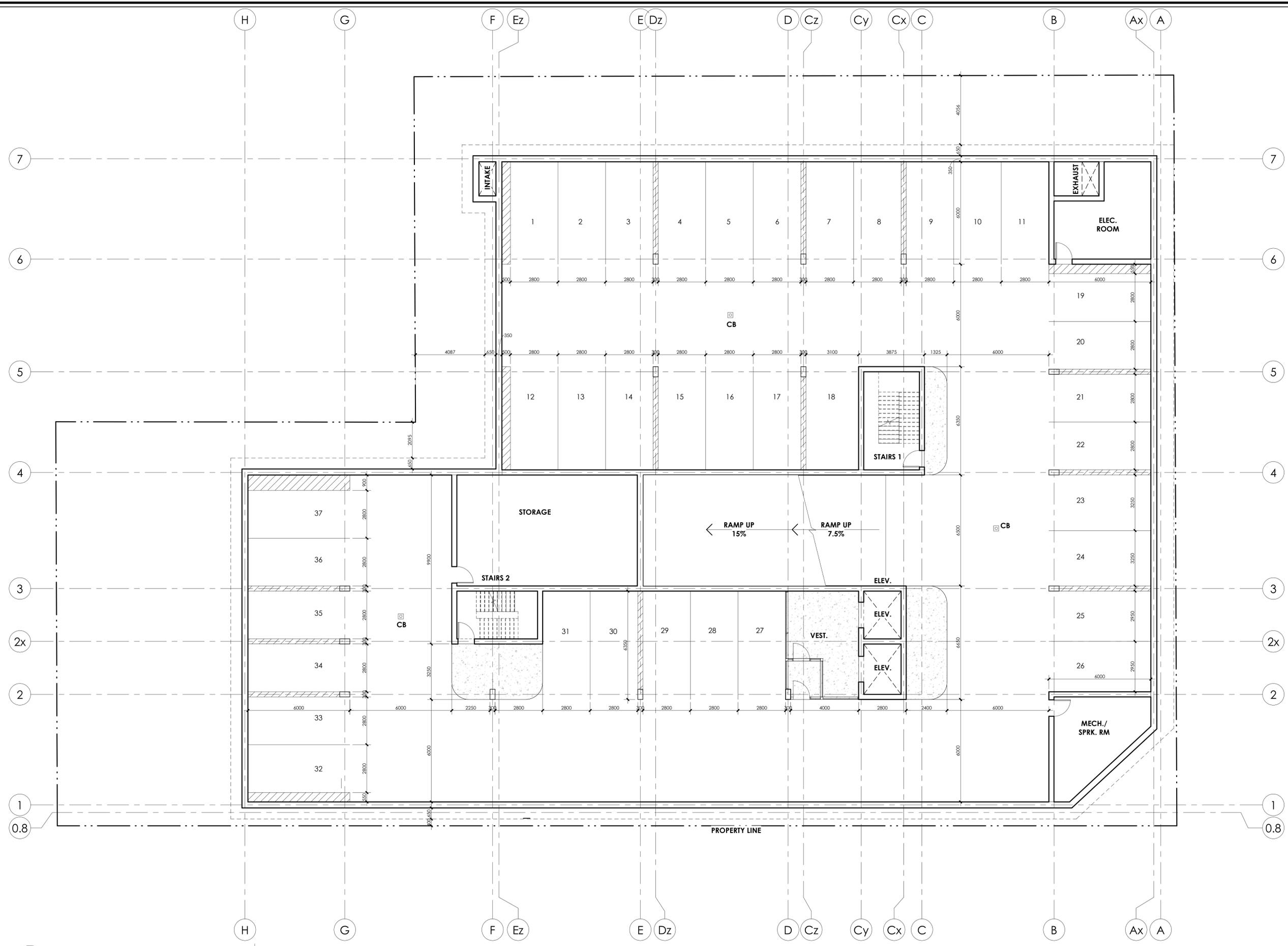
SHEET TITLE:

**NORTH AND WEST  
ELEVATIONS**

|                                |           |           |
|--------------------------------|-----------|-----------|
| Issued for the Zoning          | BA        | DWG No.   |
| Issued for Site Plan Agreement | WC        |           |
| Issued for Permit              |           |           |
| Issued for Tender              |           |           |
| Issued for Construction        |           |           |
| DRAWN BY:                      | BA        | DWG No.   |
| CHECKED BY:                    | WC        |           |
| DATE:                          | NOV 2019  |           |
| SCALE:                         | AS SHOWN  | <b>A7</b> |
| PROJECT No.:                   | 2019-1181 |           |

**APPENDIX E**

**Current Proposed Design Package:  
Site and Floor Plans July 7th, 2020**



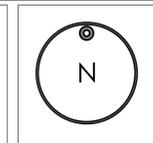
**GENERAL NOTES**  
**SITE STATISTIC:**  
**AREAS:**  
 UNDERGROUND: 1774.8 M<sup>2</sup>  
 GROUND FLOOR: 1017.9 M<sup>2</sup>  
 SECOND FLOOR: 1099.0 M<sup>2</sup>  
 THIRD FLOOR: 1099.0 M<sup>2</sup>  
 FOURTH FLOOR: 1099.0 M<sup>2</sup>  
**TOTAL GFA: 6089.7 M<sup>2</sup>**

**LEASABLE AREA:**  
 GROUND FLOOR:  
 UNIT 100: 405.2 M<sup>2</sup>  
 UNIT 101: 112.6 M<sup>2</sup>  
 UNIT 102: 100.0 M<sup>2</sup>  
 SECOND FLOOR:  
 UNIT 200: 413.3 M<sup>2</sup>  
 UNIT 201: 463.7 M<sup>2</sup>  
 THIRD FLOOR:  
 UNIT 300: 420.0 M<sup>2</sup>  
 UNIT 301: 138.2 M<sup>2</sup>  
 UNIT 302: 164.1 M<sup>2</sup>  
 UNIT 303: 160.9 M<sup>2</sup>  
 FOURTH FLOOR:  
 UNIT 400: 380.6 M<sup>2</sup>  
**TOTAL LEASABLE AREA: 2758.6 M<sup>2</sup>**

**PARKING:**  
 UNDERGROUND: 37 SPACES  
 GROUND FLOOR: 24 SPACES  
 ACCESSIBLE: 2 SPACES  
**TOTAL: 63 SPACES**

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 MIXED USE  
 DEVELOPMENT**  
 121 HUME STREET, COLLINGWOOD, ON



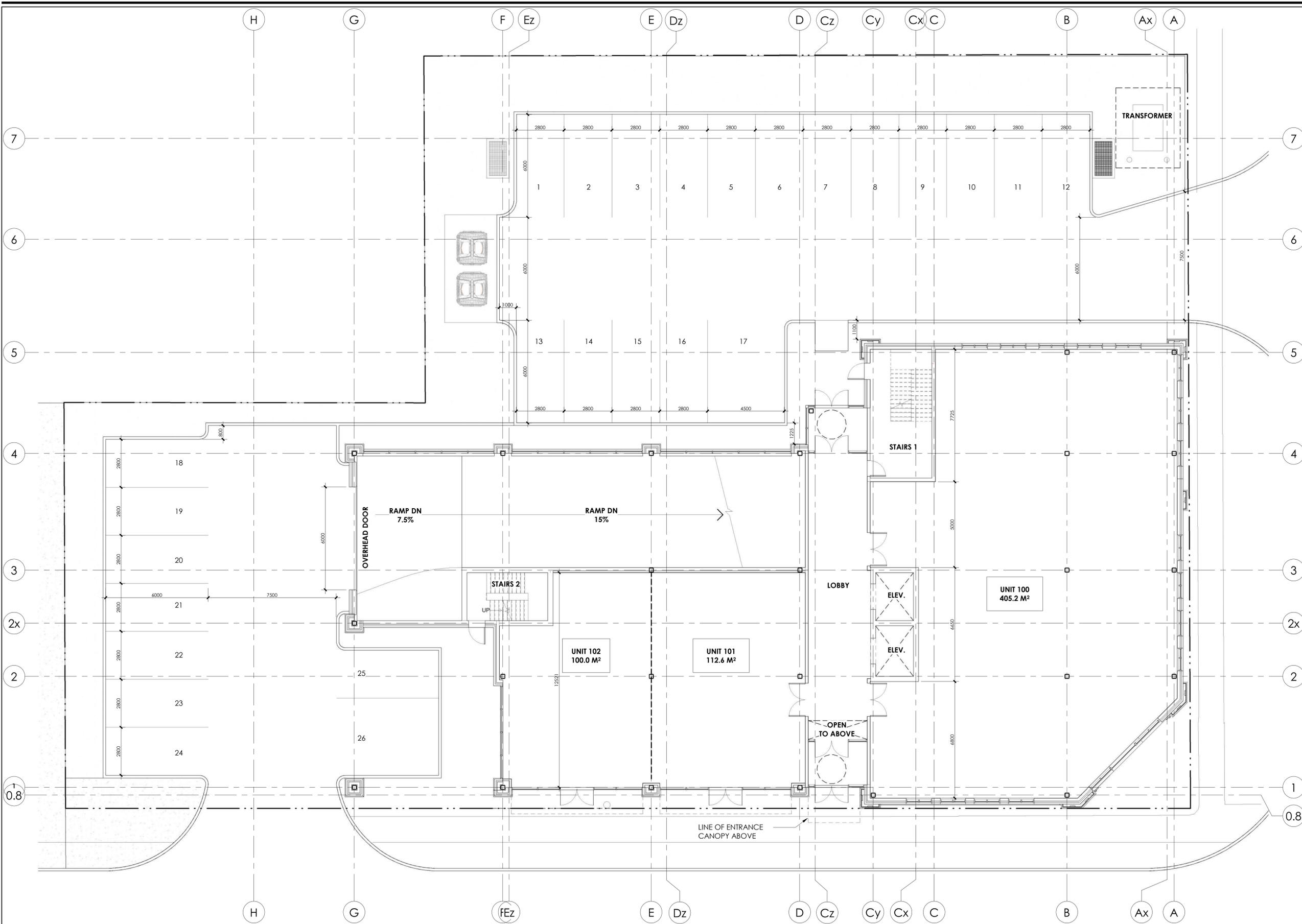
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SHEET TITLE:  
**UNDERGROUND  
 PARKING PLAN**

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| PROJECT No.: | 2019-198 |           |

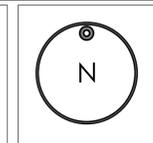


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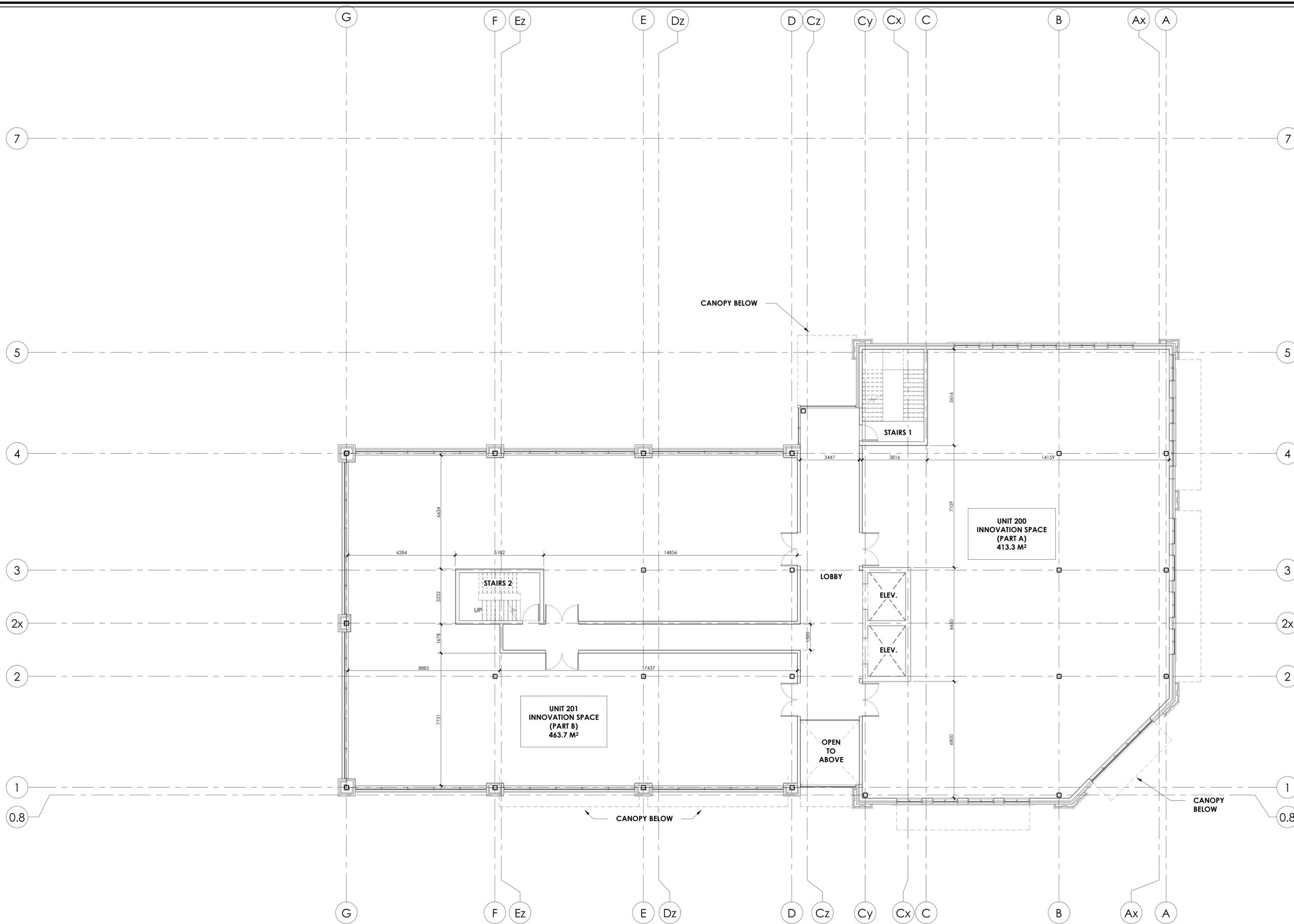
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 architectural office: 1833 Dundas Avenue W. Toronto, Ontario M6J 1R8  
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SHEET TITLE:  
**GROUND FLOOR PLAN**

|                                 |          |
|---------------------------------|----------|
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| CHECKED BY:                     | WC       |
| DATE:                           | NOV 2019 |
| SCALE:                          | AS SHOWN |
| PROJECT No.:                    | 2019-198 |

**1 GROUND FLOOR PLAN**  
 1 : 100

**A2**



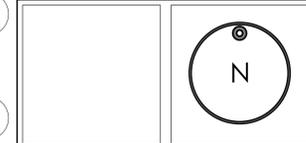
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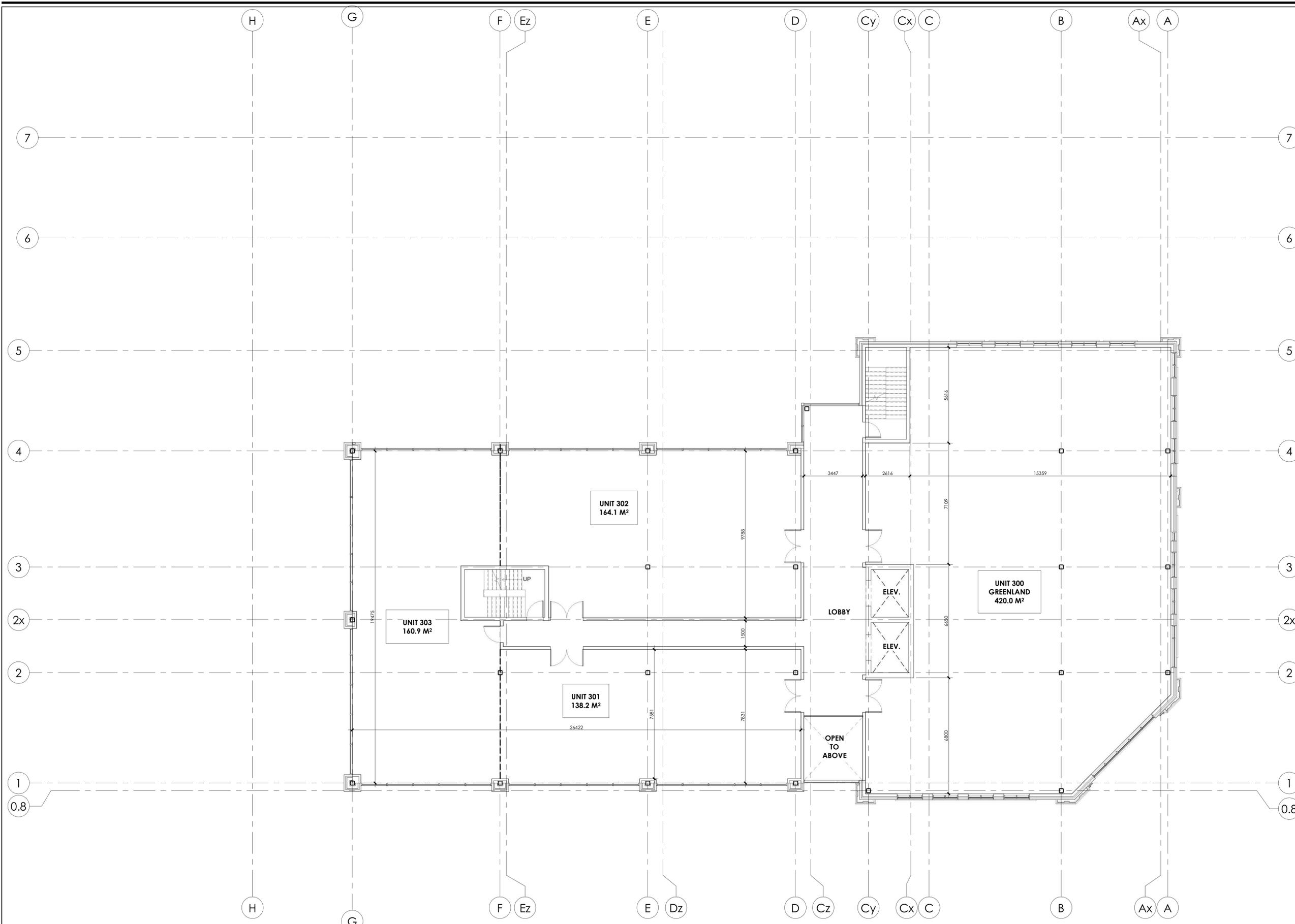
SHEET TITLE:

**SECOND FLOOR  
PLAN**

|                                 |           |
|---------------------------------|-----------|
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| Issued for Site Plan Agreement: |           |
| Issued for Permit:              |           |
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| DRAWN BY: BA                    | DWG. No.  |
| CHECKED BY: WC                  | <b>A3</b> |
| DATE: NOV 2019                  |           |
| SCALE: AS SHOWN                 |           |
| PROJECT No.: 2019-198           |           |

**1 T/O 2ND FLOOR**

A6 A3 1 : 100



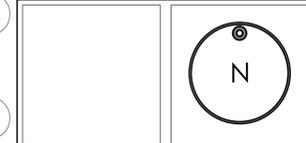
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architectural office:  
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F. 905.984.5542  
Toronto, Ontario  
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SHEET TITLE:

**THIRD FLOOR PLAN**

|                                 |          |
|---------------------------------|----------|
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| PROJECT No.:                    | 2019-198 |

**1 T/O 3RD FLOOR**

A6 A4 1 : 100

**A4**



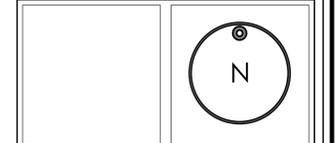
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SHEET TITLE:

**ROOF GARDEN  
PLAN**

|                                |           |
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| DRAWN BY: BA                   | DWG. No.  |
| CHECKED BY: WC                 | <b>A5</b> |
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**1** ROOF GARDEN PLAN  
A6 A5  
1 : 100

**APPENDIX F**

**Current Proposed Design Package:  
Shadow Study**



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architectural office: 1832 dufferin avenue t: 416.462.0388  
toronto, ontario m6g 1g8

SHEET TITLE:

SHADOW STUDY

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

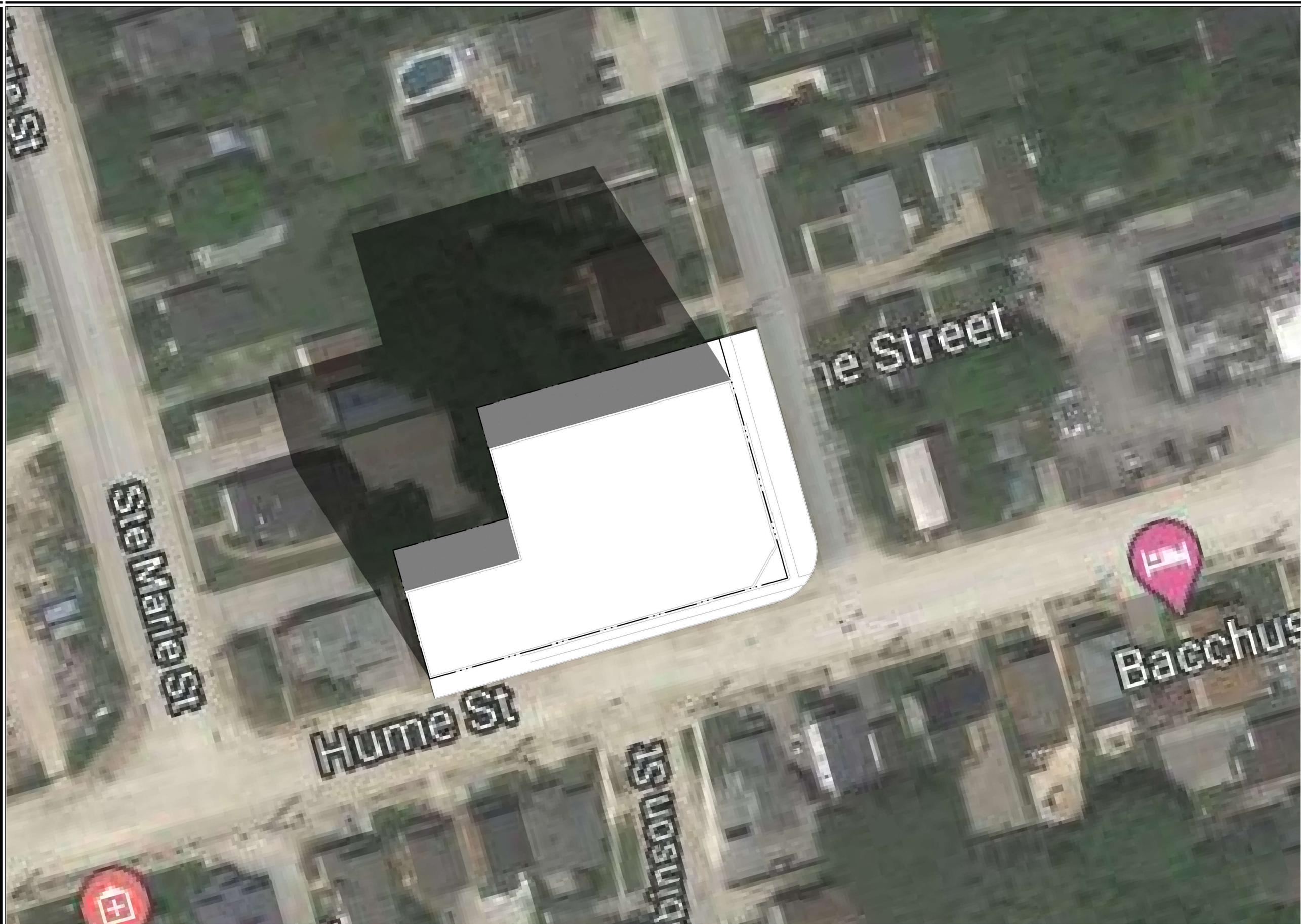
Issued for Tender:

Issued for Construction:

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| DRAWN BY:    | BA       | DWG. No. |
| CHECKED BY:  | WC       | A13      |
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| PROJECT No.: | 2019-198 |          |

1 DECEMBER 21 - 10 AM

A6 | A13 1 : 300



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SHEET TITLE:

**AS OF RIGHT  
SHADOW STUDY**

Issued for Re-Zoning

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Issued for Tender:

Issued for Construction:

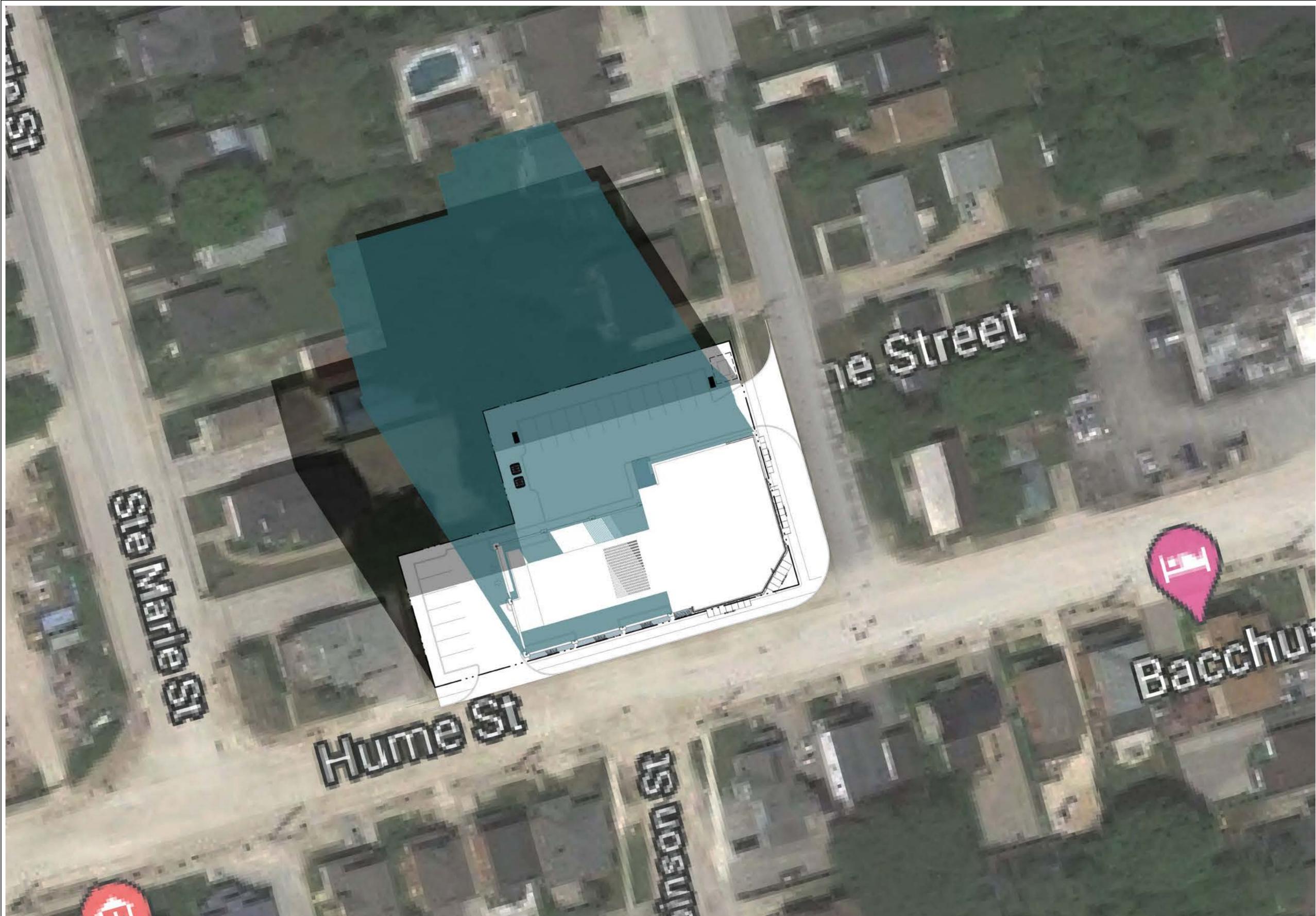
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| DRAWN BY:    | BA       | DWG. No. | <b>A14</b> |
| CHECKED BY:  | WC       |          |            |
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| PROJECT No.: | 2019-198 |          |            |

1

**As of Right - DECEMBER 21 - 10 AM**

A14

1 : 300



GENERAL NOTES

- PROPOSED BUILDING SHADOW
- AS OF RIGHT - SHADOW

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SHEET TITLE:

**SHADOW STUDY  
DIFFERENCE**

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**1 SHADOW STUDY DIFFERENCE - DECEMBER 21 - 10 AM**

A15

1 : 300



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