



ARCHITECTURAL DESIGN  
GUIDELINES  
ADDENDUM #1  
Balmoral Village  
Re: Block 2  
Collingwood, Ontario

Prepared for:  
Reid's Heritage Homes.  
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February 24<sup>th</sup> 2015 Architectural Design Guidelines Prepared By:  
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## Architectural Design Guidelines Addendum Introduction & Objective

KNYMH Inc. has been retained by Reid's Heritage Homes (the "Owner") to develop this Architectural Design Guidelines Addendum for Block 2 of the Balmoral Village development in Collingwood, Ontario. This Architectural Design Guidelines Addendum is complementary to a submission package as part of the applicant's Site Plan Application for a 132 Unit, 5 Storey Residential Building on a site area of 8,595m<sup>2</sup>. The Town of Collingwood has requested an addendum to the approved Architectural Design Guidelines ("ADG")(February 24<sup>th</sup> 2015) prepared by Lucas and Associates for the Balmoral Village development. The objective of this addendum is to provide response directly relative to the Town's comment to ensure the proposed building conforms to the intent of the approved ADG, and shall be read in conjunction with the approved ADG for all other matters. For consistency we will comment on items in order as presented in the approved ADG.

Town Comment:

*"The Architectural Design Guidelines addendum shall review the architectural style and form of the Block 2 building including the materials and details to make it compatible with and related to the architectural and urban design context of the site. Based on building elevations approved for Blocks 1 & 4 the Town's Urban Design Manual architectural Theme A: Local Heritage Style will be used."*

## Existing Site Conditions & Context Recap

### 1. Introduction & Existing Sites

The proposed development is located at the southwest corner of the intersection of Harbour Street West and Kimberly Lane. This site forms part of the larger mixed-use area of the Balmoral Village development, a master planned, adult lifestyle mixed-use community. A significant portion of the development is already complete, with the semis, towns, and the two Seniors/Retirement mid-rise buildings all built.



**Neighbouring properties include:**

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**2.1) TO THE WEST:** The property abuts Balmoral Village Block 1, which is zoned R3 and consists of 1 and 2 storey Townhouses and Semi Detached dwellings. These were constructed as the 1<sup>st</sup> Phase of the Balmoral Village Development. To the west of the Balmoral Village development is storage lands.

**2.2) TO THE NORTH:** The property abuts Harbour Street West. Further North, across the street, area various 1 and 2 storey townhouse lands zoned R3-32.

**2.3) TO THE SOUTH:** The property abuts Sutton Lane. Further south across the street is Balmoral Village Block 1, which is zoned R3 and consists of 1 and 2 storey Townhouses and Semi Detached dwellings. These were constructed as the 2<sup>nd</sup> Phase of the Balmoral Village Development. South of the Balmoral Village is Georgian Trail Creek, Black Ash Trail, and Black Ash Creek with Industrial lands and Collingwood's Regional Commercial Centre further South.

**2.4) TO THE EAST:** The property abuts Kimberly Lane. Further east across the street is Balmoral Village Block 3, which is zoned R4-3 and Block 4 which is zoned R4-5. Block 3 is slated for a future Commercial building while Block 4 consists of two 4 storey midrise buildings. East of the Balmoral Village development is resort commercial lands.

Confirmations are below in response to points made in the approved ADG (*italicized*) relative to the Town's addendum request.

## **6.0 Design Criteria for Mixed Use Development**

### **6.1 Design Criteria**

*6.1.1 Facades - Projections and recesses in the facade that serve to break the plane of the building face and provide visual interest through detailing, cast shadows and highlights shall be incorporated. Stone and siding, together with horizontal banding to differentiate floor plates and define the base, middle, and top of the building shall be used. The upper floors shall be differentiated from the ground floor through a change in materials, colour, and window size.*

As illustrated in attached elevations, renderings and site plan, the proposed design features consistent recess and projections in the wall plane, along with protruding balconies. Stone on the lower floors, with horizontal siding and Exterior Insulated Finishing System (EIFS) above defines the base and middle of the building with horizontal features defining the top. Vertical projections have also been placed along the facade for added visual interest and to tie in to roof overhang features.

*6.1.2 Exterior Materials and Finishes - Exterior finishes shall include a combination of stone masonry, and composite board siding. The same exterior finishes and colours shall apply to all elevations of a building. Colours shall be complimentary to colours used elsewhere in the Balmoral Village community. All ground floors shall be finished in stone masonry.*

Stone is used for the entire ground floor and portions of the second floor for variation purposes. Composite Board siding is not a suitable product for a 5 storey non-combustible building so portions of wood-look horizontal aluminum siding have been provided to mirror the material typology from the existing buildings in the development. The

remainder of the building is proposed to be clad with an energy efficient Exterior Insulated Finishing Board. Although not noted in the ADG, the urban design guidelines do include for "Stucco". The existing mid rise buildings have been constructed with a 2 tone finish, and the colour palette of the low rise buildings varies, so in response the Block 2 building has been designed with a predominantly 2 tone palette of off white and charcoal to maintain compatibility.

*6.1.3 Entrances, Porches and Balconies - Use of porches and balconies are encouraged. All main entrances shall be covered and made to be distinguishable from other facade elements.*

All units include a patio or balcony on the face of the building. The Main entrance is emphasized by a large canopy feature clad in wood look aluminum siding.



#### 6.1.4 Windows

*Windows that are generally tall and narrow (no large "picture windows") are encouraged. All window should be proportioned to the size of the wall with sufficient space in between them to set them apart. The only exception are storefront windows located at the ground floor of commercial uses. Recessed windows that are well defined within the facade through the use of decorative trim, projecting sills and lintels are encouraged. Windows should be symmetrically placed across the facade and align with windows on floors above and below.*

Windows have been designed to be similar in scale and proportion to the windows installed in the existing mid rise buildings, however they include an offset central mullion to provide a vertical exaggeration of the narrow pane. Windows are defined by a decorative spandrel component between windows through use of horizontal siding, creating a simplified interpretation of a common architectural window feature to emphasize the vertical proportion.



Royal Connaught (Edwardian Style Hotel/Condo, Hamilton ON)



*6.1.5 Roofs -Different roof heights to break the horizontal plane on the upper portion of the building shall be incorporated to modulate the roof line. Parapet walls shall be used on flat roof sections.*

Variation in the parapet has been provided in the proposed design with enhancement through protruding overhangs which tie in to vertical fin features.

## 6.2 Design Proposal

The following design elements have been incorporated:

- Projections and recesses in the facade that serve to break the plane of the building face and provide visual interest through detailing, cast shadows and highlights.
- Use of parapet walls and individual roof structures to break the horizontal plane on the upper portion of the building and modulate the roof line.
- Use of flat cornices mouldings consistent with the clean line "Frieze" board used on the existing low rise buildings.
- Use of building materials that are unified in appearance with complimentary colours.
- Use of vertical elements on the building projections to help break up the length of the building
- Windows that are symmetrically placed across the facade and align with windows on floors above and below.
- The use of stone, eifs and siding together with horizontal roof overhangs to define the base, middle and top of the building.
- The upper floors are differentiated from the lower floors through a change in materials.
- Use of vertical and horizontal reveals and decorative spandrels to provide additional articulation of the facade.
- Use of a covered building entrance that is distinguishable from other facade elements.

## 6.3 Compliance with Local Heritage Themes

The following summarizes how the proposed design of the proposed Block 2 apartment building complies with the Local Heritage Style theme.

- Introduction of entrance feature, vertical projections and balconies, which add variety and interest.
- Use of a covered building entrance that is distinguishable from other facade elements.
- Windows that are proportioned to the size of the wall with sufficient space in between them to set them apart.
- Recessed windows that are well defined within the facade through the use of decorative reveals, projecting sills and siding spandrel component.
- Use of flat cornices consistent with the existing low rise buildings.
- Roof forms that are varied and roof lines that are not uniform through the incorporation of raised parapets and overhangs.
- Exterior finishes include a combination of stone masonry, eifs and siding that provide texture and dimension.
- Colours which vary between buildings, but are complimentary, are neutral in nature with brighter natural wood tone used on the siding.

## Conclusion

In principle, the proposed development's design reflects the themes and intent of the approved Architectural Design Guidelines for the Balmoral Village Development. This project has the unique challenge of responding to the themes in the ADG, the existing built forms of two mid rise retirement homes and multiple adjacent low rise buildings, while needing to provide a building design that is reflective of the style demands of current sales market in order to be successful. As the Architectural Design Guidelines encourages builders *"to incorporate imaginative design solutions that draw from the elements that define the Local Heritage Theme to provide variety and interest"*, it is our opinion that the proposed design has adhered to the relevant principles of the ADG and its themes, while incorporating some contemporary stylings to provide streetscape variety while also remaining compatible with the existing buildings.