

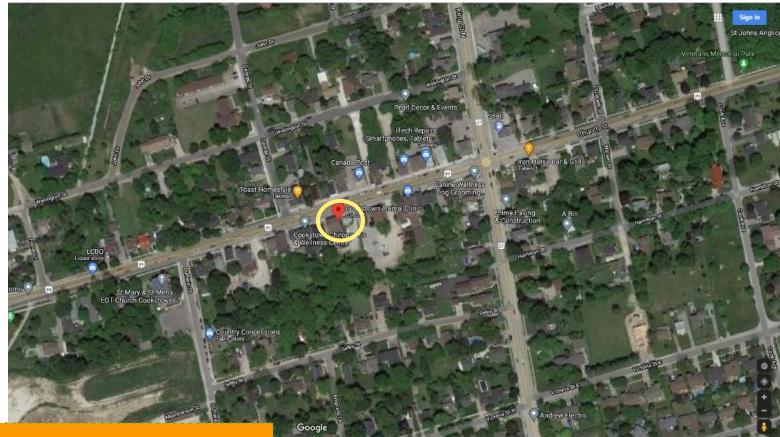


15 Queen Street Initiative

Prepared by

Faizaan Ali Khan, Mackenzie Crumb, and Evan Karl

COOKSTOWN, ONT.



Cookstown, ON

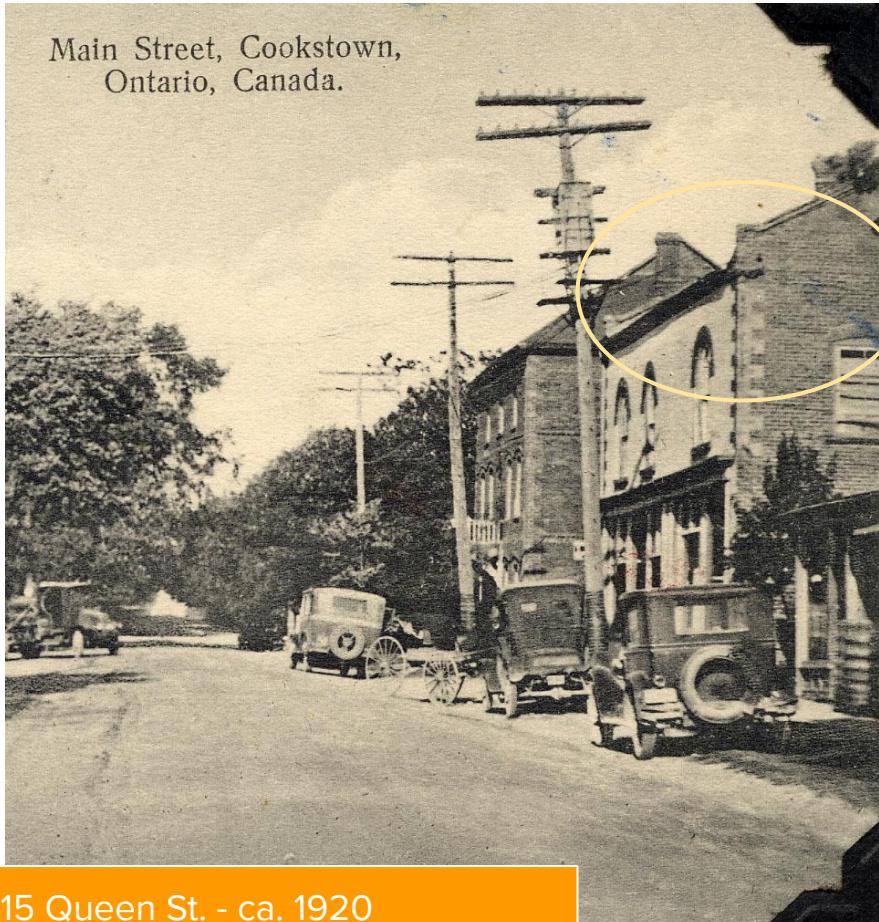
15 Queen St. - Winter, 2021
Photo: Deb. Crawford, CCDT

QUEEN ST. SOUTH
COOKSTOWN ONT



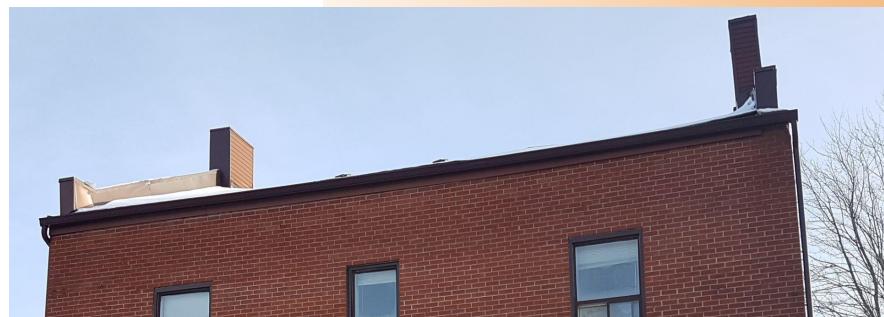
15 Queen St. - ca. 1910s
Photo:

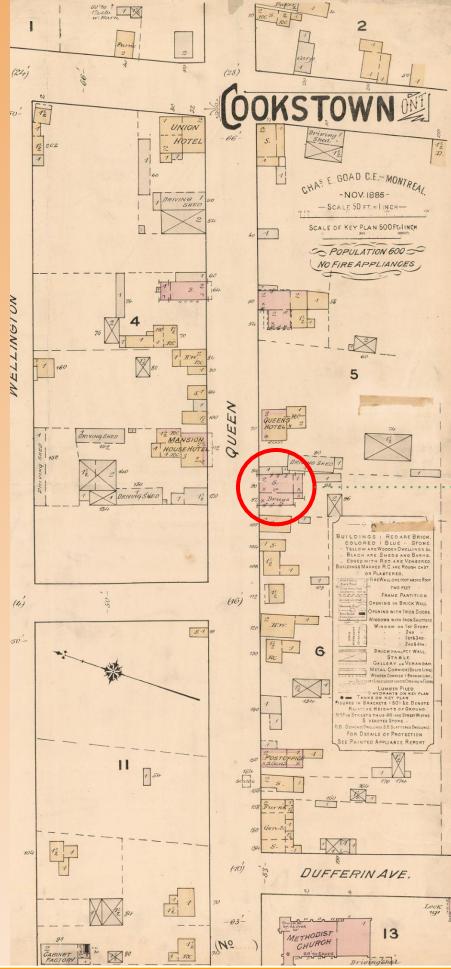
Main Street, Cookstown,
Ontario, Canada.



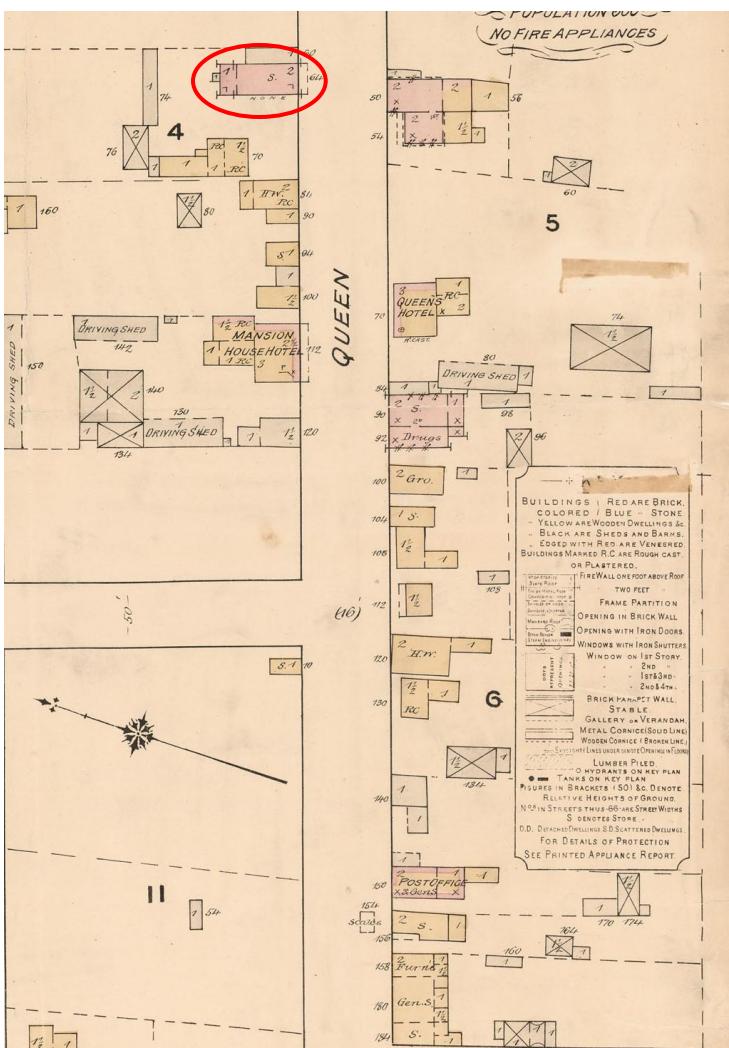
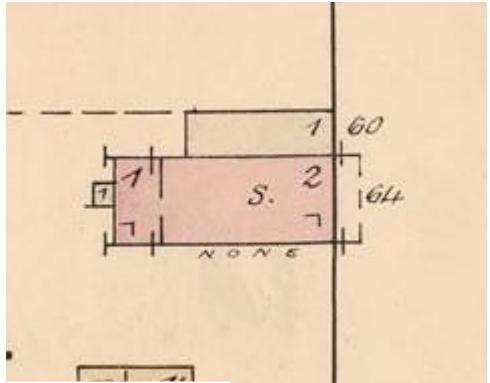
15 Queen St. - ca. 1920

Photo: Innisfil Historical Society

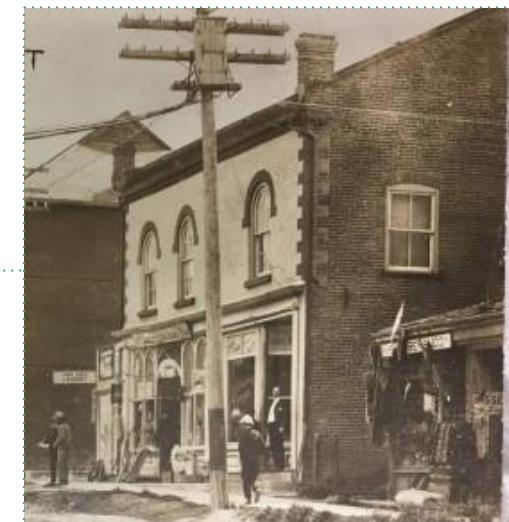


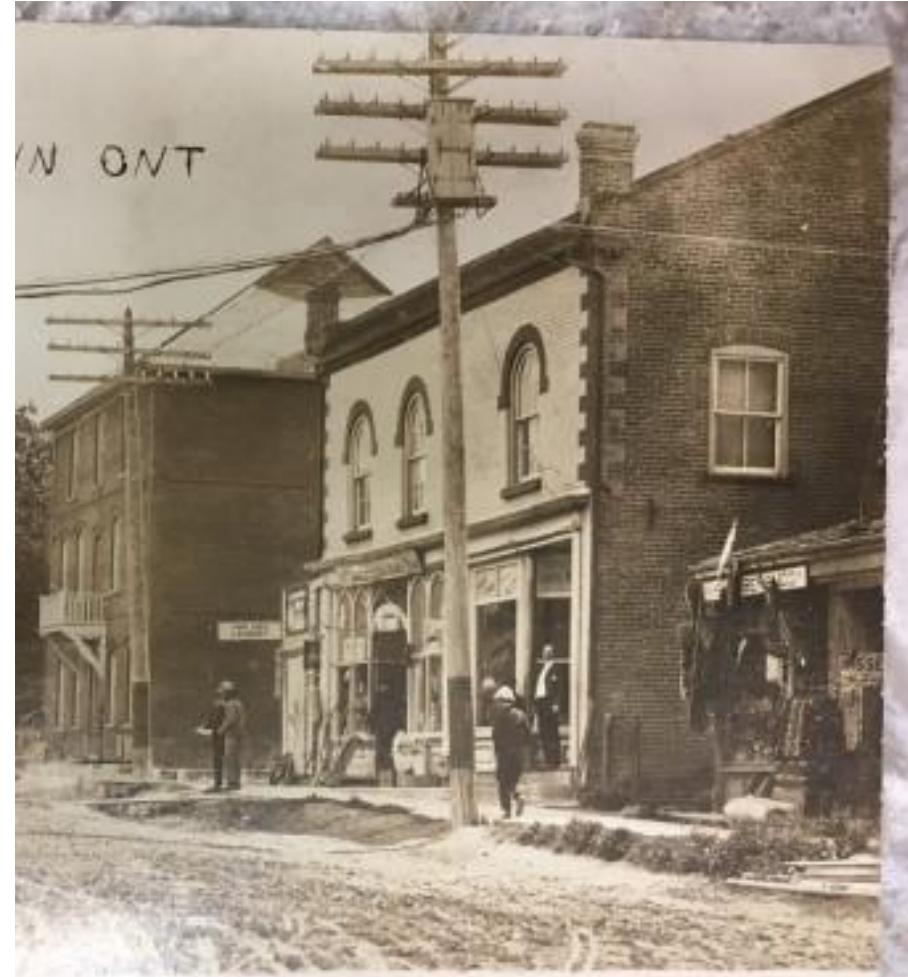


10 Queen St.



15 Queen St.



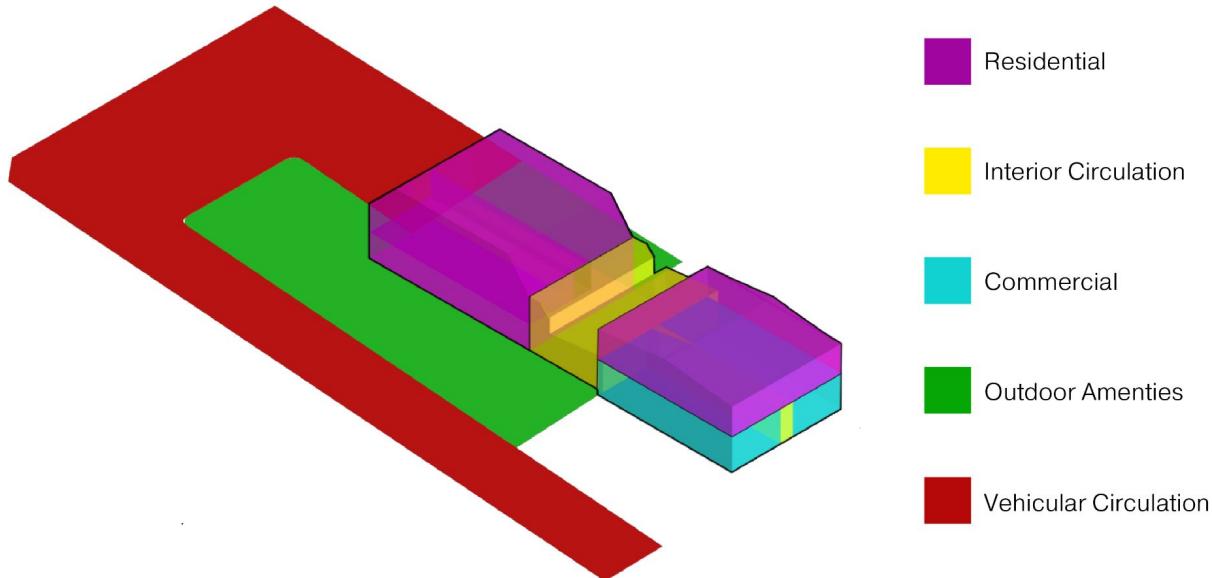


Planning Considerations

1. Zoning
2. Heritage Classification
3. Planning Goals
4. Heritage Conservation District Goals

Planning Considerations: Zoning

MU5 = Provides for a mix of residential, commercial and institutional uses in the core area of Cookstown



Planning Considerations: Zoning

Zoning Information [\[Review By-Law\]](#)

Zone	Description	Area	
MU5	Mixed Use 5 (Cookstown) Zone	2,166 m ²	



	Zoning By-Law	Our Design
Maximum Building Height	10.5m	9m
Maximum Lot Coverage	50%	~600 m ² (~28%)
Minimum Required Amenity Space	4.5 m ² per unit (of which at least 2m ² being indoor amenity space)	At least 20m ² of both indoor and outdoor amenity space
Minimum Parking	1.5 spaces per unit	15 spaces

Stormwater Management: Permeable pavement in parking lot, possible bioswale or rain garden.

Planning Considerations: Heritage Classification

Five main considerations for alternating Class-D buildings:

1. Do not falsify history
2. Preserve existing context
3. Deriving other design cues as supported
4. Maintain facade height while doing alterations or additions
5. Control the overall height of the development



Planning Considerations: Planning Goals



CONNECT

“Strengthen social connections by providing opportunities for social interaction through public places and activities in those places to build a stronger sense of community;”

“Celebrate Innisfil’s arts, culture and heritage by preserving built heritage resources;”

GROW

“Manage growth in the Town in an appropriate manner that promotes intensification, provides for a range of housing choices, commercial services and employment opportunities”

SUSTAIN

“Enhance the vitality of the downtowns in each of the settlement areas;”

“Promote the efficient use of existing municipal infrastructure and community facilities and plan in an efficient and financially sustainable way for the expansion of such infrastructure and facilities.”

Planning Considerations: HCD Goals

Buildings:

- 3.1.1.2. Encouraging the retention, conservation and adaptation of the District's heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement;
- 3.1.1.4. Providing guidance for new development that promotes growth and infill that is compatible and that maintains, enhances and appropriately incorporates the historical character of Cookstown;



COOKSTOWN HERITAGE CONSERVATION DISTRICT PLAN AND DESIGN GUIDELINES

Cookstown Heritage Conservation

February 2014
Issued for Council Adoption

Planning Considerations: HCD Goals

Land Use:

3.1.3 To maintain the mixed use character of the Cookstown Heritage Conservation District in order to foster and grow its role as a centre for specialty retail and tourism in the Town of Innisfil, its place as the social and historical heart of the community and its vibrant main street by:

3.1.3.4. Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District.



Planning Considerations: HCD Goals

Economy, Tourism, & Culture:

3.1.4. To ensure that the Cookstown Heritage Conservation District promotes economic growth, increases tourism and further enhances cultural assets in Cookstown by:

3.1.4.3 Promoting the pedestrian scale, walkability, liveability and a range of retail options within Cookstown, so as to maintain the mixed use focus and continue to draw new employment and commercial activities to the community core.



Themes

Flexibility

Transportation

Pairs



Design



Design

Brick

3-storey

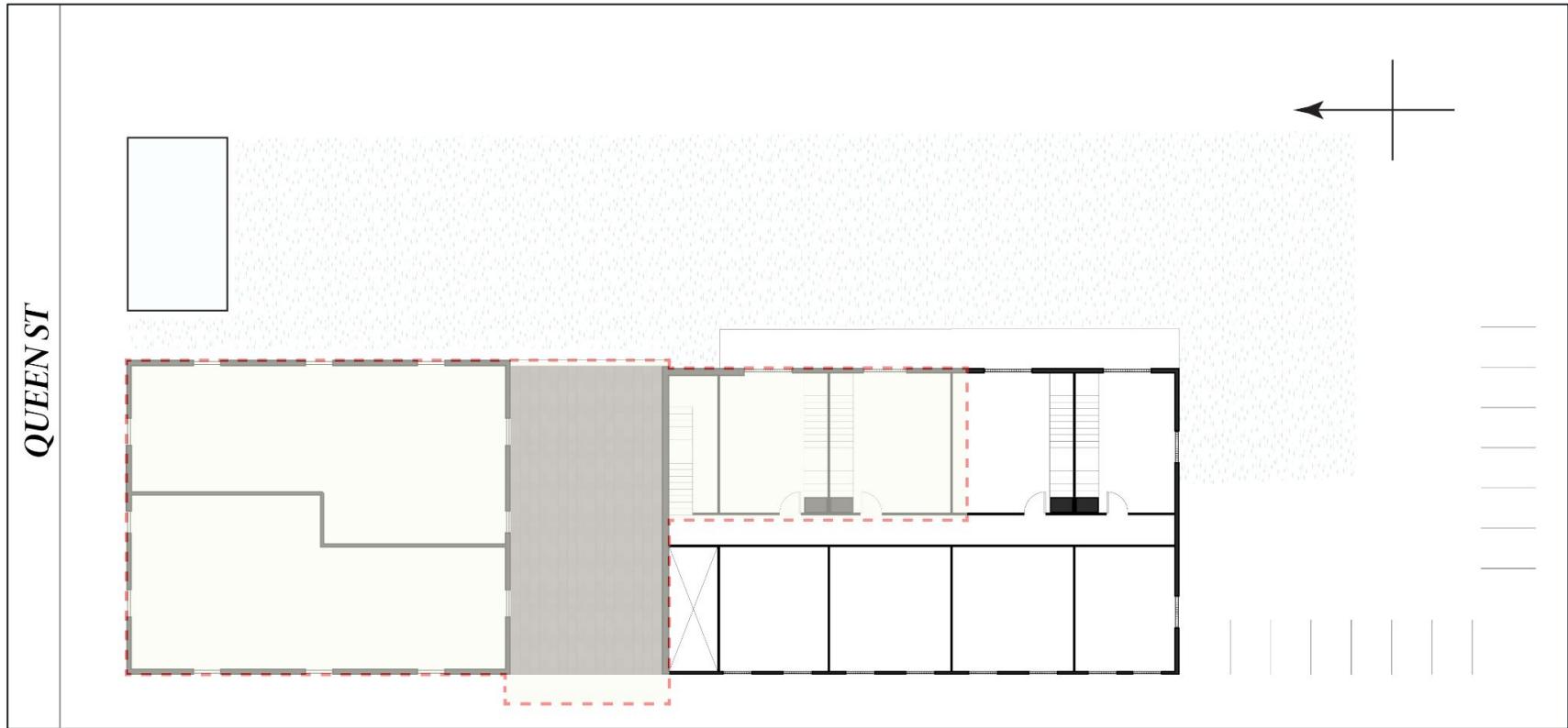
Hybrid

Awning

Reused Siding



Design



Design

Brick

3-storey

Hybrid

Awning

Reused Siding



