DESIGN CONCEPT REPORT

15 - 17 QUEEN STREET INITIATIVE

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1. Introduction

In this Architectural Design Concept, the primary theme is the re-envisioning of the structure located at 15 - 17 Queen Street. Re-envisioning architecture for people, place, and time, was a key aspect of the design project and involved the development of holistic and integrated aspects of heritage, culture, and environmental context in the architectural design. Based on the theme, the design group further developed strategies for technological and environmental solutions. The site of 15 - 17 Queen Street is located in the heart of Cookstown within the Heritage Conservation District of the community. As such, this site inspires an opportunity for a subtle architectural intervention to develop a unique physical and cultural reconnection between art and community.

The proposal frames an interaction platform for the heritage and culture of the community, to have a new perception in art, heritage, and performance through a creative and explorative approach in the building. Expansive open spaces reconnects the community within the site between performers and the public, and parents and children, creating a platform for the exchange of mind and interaction. By exposing this to the public. A community is formed and connected by heritage and culture.

1.1 Purpose of the Report

This report presents results of the reenvisoning of the building located at 15 - 17 Queen Street in Cookstown. This report was developed to fulfill the requirements and directive provided by the Cookstown Community Development Team (CCDT) and Architectural Conservancy of Ontario (ACO) NextGen executive committee intended to address the conservation needs of the site while creating a new vision. The purpose of this is to develop and build consensus support for a Design Concept that provides alternative methods of redevelopment of the site.

1.2 Project Background and Context

After extensive research we determined that 15 Queen Street was built in the 1860's although an exact date of construction was not mentioned. The building is currently vacant, with no occupants of the building presently existing at the time of writing this report. The current building houses commercial space on the main level which has evolved numerous times. The upper level is currently residential with a 5 bedroom apartment. The building is located within the Cookstown Heritage District as a contributing building, however little mention of the building is given within the report adopted by the council of the Township of Innisfil. The CCDT has engaged the ACO NextGen branch to place a call to membership to generate a series of alternative designs to breathe new life into the space within the Cookstown downtown.

1.3 Limitations

Due to the unforeseen circumstances of the COVID-19 pandemic, there were some tasks that were unable to be fully completed. Firstly, site visits could not occur resulting in the team not being able to gather a complete site context analysis along with accurate architectural drawings of the structures on the site. Without this scan, the drawings created had to be based on older images thus potentially not being entirely accurate to the current building and dimensions

In addition limitations on research were posed from the lack of archival documentation resulting from heritage sites being closed from a stay at home order being in place. This resulted in possible heritage conservation considerations being missed. Further to that interior elements were not considered as part of the analysis from a lack of interior access. This along with the site visits not occurring made it impossible to directly pinpoint exactly where the pathological conditions of facades were taking place. This also means that the building could not undergo proper analysis regarding the condition of the building.

1.4 Stakeholders

The following are the stakeholders of the project:

- Cookstown Community Development Team
- Cookstown and District Chamber of Commerce
- Township of Innisfil
- Township of Innisfil Heritage Committee
- Community of Cookstown

1.5 Policy Context

A series of policy documents developed by the Township of Innisfil aid in the guidance of this design proposal. One such document is the *Cookstown Heritage Conservation District Plan And Designation Guidelines,* adopted by the Township council in February of 2014. Through the Heritage Conservation District measures, a series of Architectural Design Guidelines are required within the district region. In addition current planning controls for the site and Cookstown can be seen through the Innisfil Official Plan, along with the Cookstown Community Improvement Plan.

1.6 Client Objectives

The Client Objectives include, but are not limited to:

- Recognize and enhance history;
- Benefit present and future generations;
- Manage alterations, development, redevelopment, construction, and demolition in order to retain the heritage value of the area;
- Promote conservation, restoration, rehabilitation, and renovation;
- Maintain character of area

1.7 Design Team

Andrea Bickley: I am currently a Master of Architecture student at Ryerson University. I am passionate about restoring buildings to their former glory and, through visualizations, revealing parts of history we've previously only been able to catch glimpses of in historical photographs. I currently work part-time as a pet portrait artist and as a Research Assistant working on a platform for architecture students and professionals to discuss the issues facing the profession today.

Alex Larose: I am a recent graduate of Carleton's History and Theory of Architecture program and I will be continuing my education in the Fall in a Master's of Architecture. I am passionate about built heritage and architectural preservation and how these topics relate to the concept of community. In my spare time I love doing yoga, woodburning and I am always down for an adventure. I currently teach ESL and am an active volunteer with several heritage minded organizations.

Liam Ryan: I am a Master in Environmental Studies: Planning Candidate at York University. When I am not arguing whether or not the Rolling Stones are superior to the Beatles or breaking my limbs while mountain biking, I am hard at work protecting built heritage + cultural heritage landscapes. Professionally, I am passionate about built heritage, cultural preservation, archaeology and really all things old. Like my passion for music, biking and old stuff, I take cultural heritage preservation very seriously and I am deeply fascinated at looking at the question: whose heritage are we protecting?

Wesley Wilson: I recently completed my undergraduate degree in Architectural Conservation and Sustainability Engineering at Carleton University. I have a passion for architectural rehabilitation, preservation, and restoration, along with their relationship to sustainable living via the phrase the "Greenest Building is the One that is Already Built." I am actively involved in a number of heritage conservation organizations like ICOMOS, Ontario Barn Preservation, along with Committees related to existing and heritage structures within the Canadian Society for Civil Engineering.

2. Guiding Principles

2.1 Purpose

Before the Design Concept Report, documentation and evaluation of 15 - 17 Queen Street was conducted in May of 2021. This project was undertaken as part of an initiative to re-develop the structures located at the aforementioned address brought forward to the ACO NextGen branch to give emerging professionals and students an opportunity to gain experience. The documentation and assessment was undertaken by Masters Students and Emerging Professionals within Engineering, Architecture, Urban Planning, and Architectural History. The documentation and evaluation was undertaken to gain an in-depth understanding of the structure, site, and town to ensure informed decisions were made when moving into the design development phase of the project. The buildings located at 15 - 17 Queen Street are located within the Heritage Conservation District of Cookstown, along with being within the central core of the community. They are currently vacant, with no upcoming use proposed.

2.2 Approach

Our approach to built heritage conservation is rooted in place making. When neighbourhoods are designed and planned with diversity and care, communities are safer and more connected. The relationship between residents and built heritage can determine the health and happiness of the community.

2.3 Guiding Principle

The guiding principle of the design is to address the servicing constraints to encourage the continued growth of the community in a manner that is appropriate to Cookstown's historic character.

2.4 Goals

The guiding principle for this project followed the *2.2.3 Cookstown Secondary Plan*. The goals for this design project are based on the goals found in the *Cookstown Secondary Plan:*

a) *To maintain Cookstown's role as a local centre in the Simcoe-Georgian Area, providing for the day-to-day needs of residents and the surrounding agricultural community.*
b) *To direct new development to suitable areas within Cookstown.*
c) *To ensure that new development is adequately provided with municipal services.*

d) *To ensure that existing municipal servicing and community facility deficiencies are alleviated.*
e) *To preserve the architectural heritage of Cookstown*

2.5 Objectives

The guiding principles for this project followed the Section 9.17 of the *Town of Innisfil Official Plan*. The OP outlines the objectives for "Community Improvement Areas":

1) *To identify areas that exhibit problems of instability, building deterioration, inadequate municipal services and facilities or conflicting land uses.*
2) *To promote long term stability and viability of Community Improvement Areas by reducing land use conflicts and upgrading municipal services.*
3) *To encourage co-ordinated municipal expenditures.*
4) *To utilize funding programs available from senior levels of government.*
5) *To stimulate maintenance and renewal of private property.*
6) *To enhance the visual quality of areas.*

This is reflected in the site and building design principles whereby the concept comes to fruition. The site design principles are as described below:

Place	• project a unique sense of place and identity • create a sense of arrival that defines entry • provide design elements of defensible spaces on the site • provide a diversity of gathering places that supports small and large groups • provide spaces for all Cookstown residents
Play	• provide multi-sensory environments that stimulate well being and promote exploration and discovery • provide both active play and recharging environments in which building occupants can take respite during outdoor time
Learning	• provide indigenous, sustainable plant selections that accommodate seasonal and temporal change • use the vertical changes of the site as opportunities for creative solutions • seamlessly integrate sustainable practices and storm-water management into the design
Landscape	• provide landscape environments which support outdoor teaching and

	learning • landscaping should reinforce narratives about natural systems, stewardship, and connectivity with nature

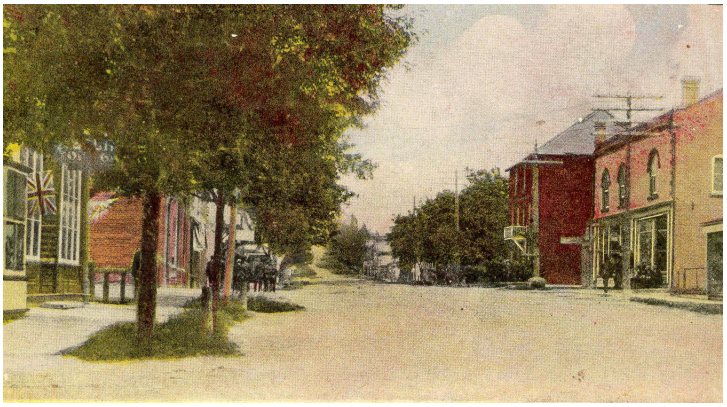
The building design principles are as described below:

Community	• organization of program spaces to support a culture of collaboration and promote interdisciplinary learning • support engagement by the community • spaces should be flexible to support a multitude of functions throughout the day
Learning	• furnishings and technology are carefully considered • galleries to provide opportunities to personalize spaces
Pride	• promote a sense of identity - community, neighborhood, etc. • display of local work to foster a sense of pride and ownership • promote sustainability, a sense of stewardship and global awareness as a shared value for the community
Fitness	• support physical fitness through athletics and kinesthetic activities
Creativity	• seating area to promote positive social interactions • support formal and informal creative expression through dance, art, spoken word, and music • support visual and performing arts - both traditional and emerging media - with adequate facilities to create and share art
Environment	• provide a safe and secure environment • provide circulation and adjacencies that foster daily routines and sequence of activities • provide universal design throughout • provide daylighting and visual access to exterior • provide thermal comfort • provide access to outdoor space

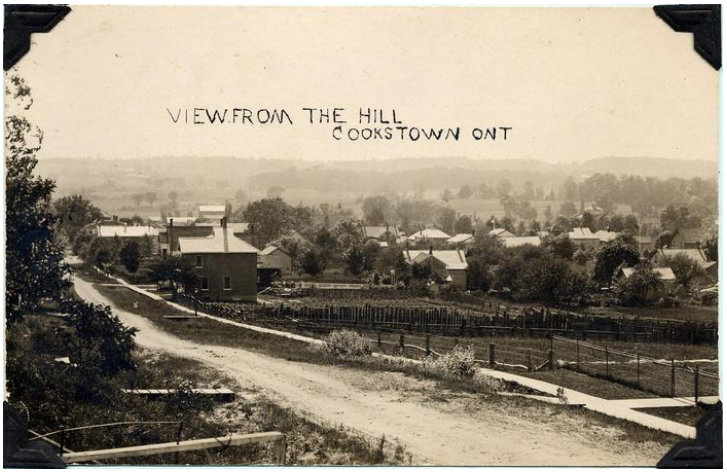
3. Site Investigation and Contextual Study

3.1 The Founding of Cookstown

Settlement in what is now known as Cookstown began in 1826 evident through business development such as taverns. In 1840 a man named Thomas Cooke came from Stewartstown and settled at the northeast corner of Tecumseh Township. He owned around 600 acres of land. When he registered the land as lots in 1847 he did so under the name of “Cookes Town”. The name was later changed to Cookstown. It wasn’t until 1962 that it became an incorporated village.



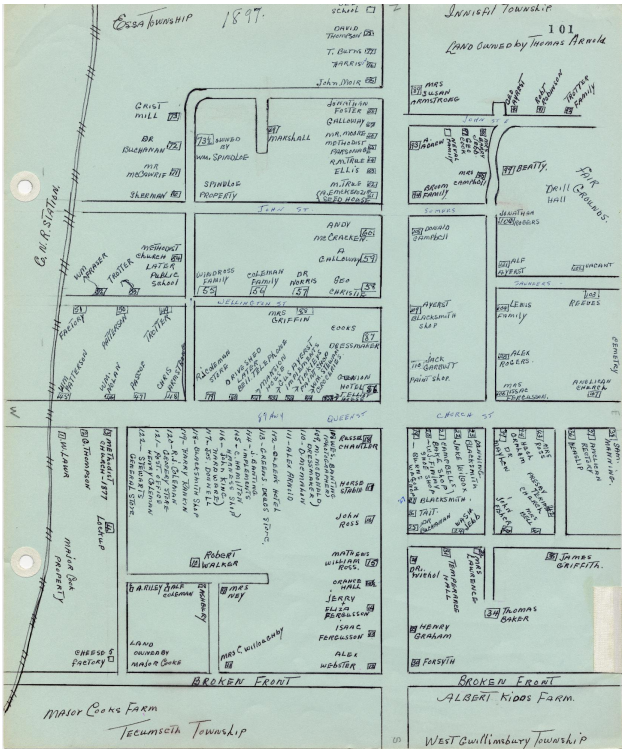
The mapping shows the evolution of the community through being at the cross-roads of four different townships, giving a clearer understanding as to the evolution of the community. Cookstown is rather unique because it has a fairly high degree of commercial development in relation to its size and layout. Surrounding the central business district are a series of residential clusters on each side of the cross roads which connect into the commercial region of Cookstown. A relationship between the community and the agricultural sector is evident due to the extensive farm and forested lands surrounding Cookstown.



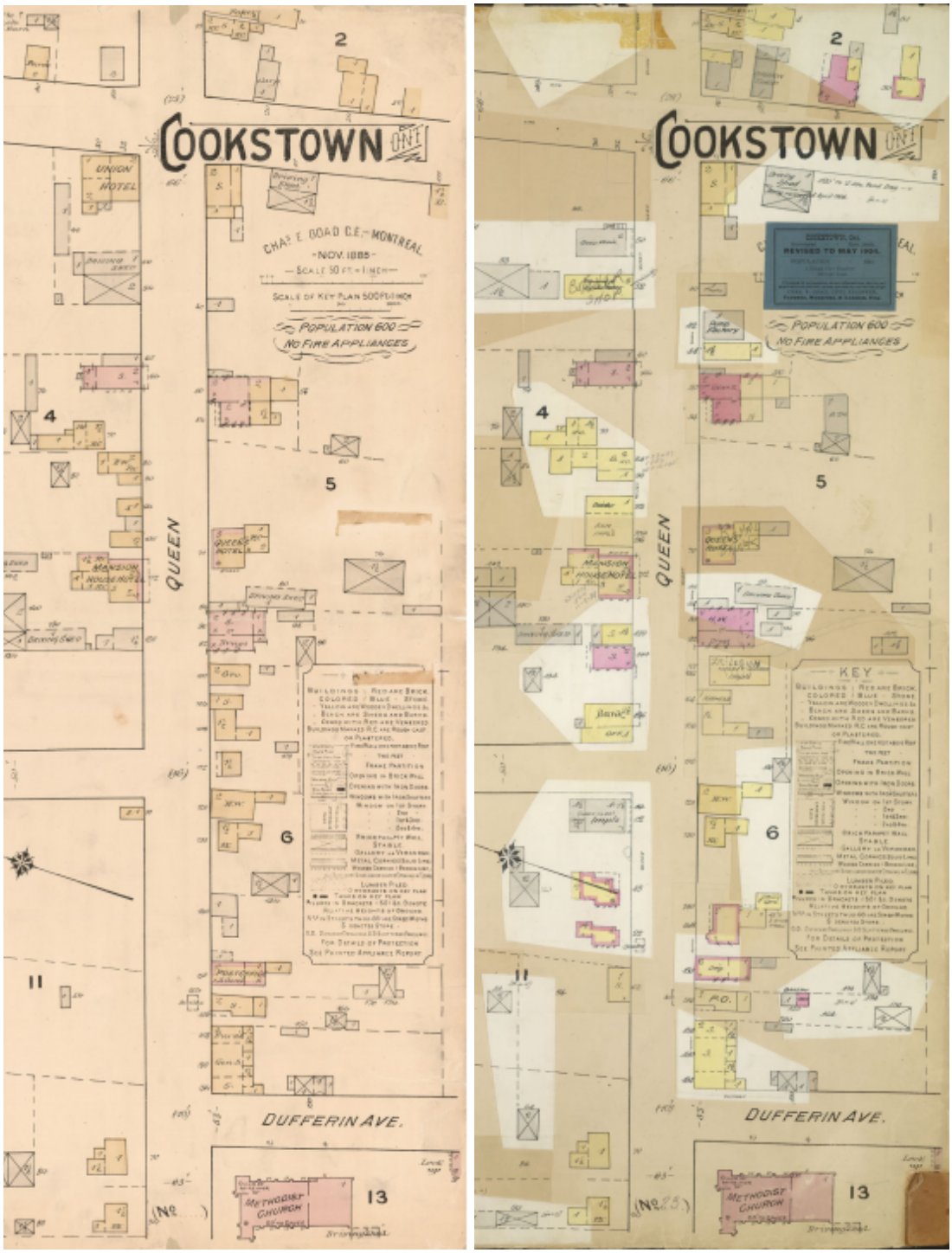
3.2 Historical Development and Timeline

What is now 17 Queen Street has had a long and prominent place in Cooktown's unique history. The land on which it sits was originally owned by William Montgomery in 1863. The lot was sectioned off in 1865 and the 50 feet on which the building in question sits was sold to Henry

Harper. The earliest information relating to this building dates back to 1866 although we are unsure of an exact built date.



Through the fire insurance mapping of the site additional context can be drawn about the site. When considering the 1885 description of the site it can be drawn through the mapping that this structure is the only one constructed completely of masonry. In addition it is noted that the building exhibits fire walls, adjacent to the buildings on either side of the building. Further to that it is seen how the building is constructed of 2 wythe of masonry giving additional prominence to the building. Through the rear and east side of the building additions can be seen which are minor to the main structure with some being sheds and/or barns. In comparing the building to its surrounding structures it is noted the prominence of the building via the nature of its construction, with the surroundings only being masonry veneer having a timber structure as the main material of the building. However, when considering the revised 1904 mapping additional structures appear to be added to the rear of the property, with some being infill to the main building and other being shed based structures. In addition the 1904 mapping shows a clearer picture of the prominence of the building through still very few buildings having such a construction method. THis reinforces the prominence of the building and gives a new meaning to the structure, in the context of the owner of the building. This shows the owner of the building ws affluent within the community having enough income to afford and pay for such a lavish and grand building in the heart of the community.



A small two room office (now known as 15 Queen Street) was built by Norman Broley in 1953 next to the grocery store. In 1970 both the grocery store and the office spaces were purchased in a single transaction at which point both buildings used the address 15 Queen Street. In 1959 an addition was made to the building to incorporate a new facade of brick, stone and plate glass

complete with new signage advertising Neilly's food market and Hardware. Since construction, the building has operated as a multi-use building serving both residential and commercial purposes. Since 2017 the building has been vacant and suffered serious damage.

1866 Hardware business owned by John S. Willoughby

1903 Library housed within Willoughby's hardware

1909 Willoughby sells to Geo. McCague and Thomas Gollop. It was know as Gollop and McCague, Groceries and Hardware from 1909 until 1911

1911 Gollop buys out McCague and becomes sole owner. When Thomas Gollop died in 1918 the business was carried on by his wife Mary Gollop until 1945.

1945 Business and property sold to Eldon C. Neilly and Mabel Neilly (daughter of Mary S. Gollop) for $3200.

1952 The Neilly's renovated the building dividing it into two departments. The store was divided into a hardware section and a self-serve groceteria."

1959 Renovated storefront of brick, stone, and plate glass and a Neilly's Food Market and Hardware sign

1960 Hardware department remodelled. Building becomes a completely modern self-serve store. Ceiling at the time was metal sheeting with raised designs.

1964 Neillys retire and sell to Wm. K. and Mary Elizabeth Martin

1965	Martins sell to Bruce and Irene Mayers. The Mayers sold hardware, gifts, dairy, frozen food, and vegetables from the store.	
1980	Mayers retire after owning and running the store for almost 20 years. At the time of their retirement, the store was called the **Lucky Dollar.** Bram Ogden, new owner, upgrades the store to a Red and White Store (supermarket chain). Sears Order Office opened in the store. Bram Ogden taught winemaking at the back of the store.	
1988	Marion Ogden, Bram's wife, opens up a British Shop in the store	
1989	Requests from the Ogdens to do extensive renovations (ex. to build on apartments and office spaces) turned down. Ogdens sell the store. Beverly and Wreford Nix open Queenstreet Station out of the building, selling quality clothing, linen goods, books, potpourri, jewellry, skirts, sweaters, and dresses.	
1993	Daureen Brown expands the **Brown Bag** business and takes over the entire building (not sure 100% the process on this one) selling gift items such as ornaments, china and glassware, mugs, vases, sun catchers, and greeting cards	
2017	The building was purchased and tenants vacated the property	
2018	The building was damaged due to weather conditions	

3.3 Statement of Significance

The building that stands at 17 Queen Street appears to be originally constructed in a Vernacular Georgian Revival style. This two and half storey building is clad in red brick and features three

small windows on each side of the building on the second floor. Since construction the building has been used as a multi use building serving both commercial and residential purposes. Although the building has been home to many different types of businesses, it has long stood as a central icon of the commercial district in Cookstown. The war time style office building on the rear of the lot was built around 1953. The building features a side gabled roof and two double hung windows on either side of the centralized doorway. Eldon Neilly purchased the building in 1945. During his ownership significant changes were made to both interior and exterior features of the structure. The interior space was divided into two sections to allow for two businesses to utilize the same space. In 1970 the office building was purchased by the owner of 17 Queen Street to allow for greater customer parking. At this time both buildings shared the address 17 Queen street and the office space was rented. This space is an essential component of the commercial core of Cookstown and the development of the Heritage Conservation District in which it sits.

3.4 Heritage and Visual Character

17 Queen Street has long stood as an important historical symbol of the commercial landscape in Cookstown. The importance of this building is reinforced through numerous early postcards and photographs which clearly highlight the building. Architecturally this building stands out amongst the others in the area because of the unique roofline and massing. This building is also one of the very few Georgian Revival style buildings in the area. It also stands out for its

importance in society as one of the early storekeepers, John S Willoughby, was one of the early pioneer settlers in the area. He and his mother took care of the site when it was owned by Mrs. Gollop and used as a hardware and grocery store. This building is essential to the understanding of development and economic status at the turn of the 20th century. The value of the building can be reinforced through the development and implementation of the ICOMOS Nara Grid.

Aspects	Artistic	Historic	Social	Scientific
Form and Design	Symmetric and central plan flanked by chimneys of identical styling with window detailing bringing prominence to the street facing facade of the building. The broad window design recalls a streetscape design no longer common place in Ontario	Resembles Ontario general stores and commercial enterprises of small towns	The shallow set back allows for the design to welcome patrons into the business	Design of structure follows that of an 1850's building being multi-wythe masonry
Material and Substance	Recalls the picturesque style of an Ontario commercial enterprise in the late 1800's	The materials: brick, glass, timber arranged in a way to bring attention to the materialistic design	Displays use of traditional materials, as well as pride in the Ontario enterprise	Masonry design portrays a style that is unreinforced
Use and Function	Ground level is open to allow for commercial product and pedestrians	A traditional , functional structure, which draws parallels to similar structures in its vicinity.	The site and town as a whole has become a focal point of commercial enterprise through a strategic and goal drive growth	At the ground level, large windows span the street facade to allow appropriate light and visuals into the store, as well as display space for product
Tradition, Techniques,	Follows a traditional Ontario Georgian	Makes use of a historic masonry	X	Multi-wythe unreinforced

and Workmanship	building style of prominence and significance showing wealth and a high status in the community	structural system, along with showing design methods not typically used in modern construction		masonry construction
Location and Setting	Building develops the patterns of architectural urban development seen in Ontario rural communities	Constructed in the formative years of the development of Cookstown forming a critical piece in the establishment of the town and surrounding community	Structure sits within the commercial district of the community forming a critical link between buildings in the heart of the commercial region of Queen Street	Building and design displays the roots of urban design and community development between the mid to late 1800's
Spirit and Feeling	A rural picturesque, yet functional design which balances form with function	The building and its multiple uses serves as a testament to the evolution of a community and downtown, illustrating the community centric nature of the building repeatedly being a function serving the town	Representation of the strides made and transformation of Ontario rural communities	X

3.5 Building Characterization

Name of the Property: Nelles Store
Address: 15 Queen Street, Cookstown, ON, Canada
Roll Number: 431602006114300
Coordinates: Lat: 44.1894 Long: -79.7034
Zoning: MU5 - Mixed Use 5 (Cookstown)
Architect: Unknown

Original Owner: William Montgomery
Current Owner: Unknown
Construction Date(s): Circa 1860
Original Function: Commercial Enterprise with Upper Level Residence
Current Function: Vacant
Main Materials: Clay Brick and timber studs
Form of Construction: Masonry and wood framing composite
Number of Stories: 2 stories

3.6 Building Condition

Through a preliminary analysis of the site a series of condition based components come to light in the nature of the building. When considering the street facing facade of the building the main factor that comes to light is the reduction in the size of the lintel of the windows of the second story. This shows that a skin was placed over the main facade of the building in turn suggesting that the original facade is still in existence. However the condition of the facade is unknown and may require extensive conservation and masonry repair from the incompatibility of the mortar applied to the historic facade. In addition the window and main level facade applied appears to be of complete new construction leaving no historic fabric in its place.

When looking at the east and west facades of the building it appears that another skin was applied to the building. It appears from additional investigation that strapping was applied to the historic masonry through nails or screws, with the vinyl siding being applied to the strapping. This generates concern from the way in which vinyl siding traps moisture within the facadein turn resulting in moisture damage of the historic masonry.

In addition to looking at the side facades it is noted the hydro meters were removed from the building as noted within the timeline of the building seen in the image below.

In considering the rear of the building a series of additions are seen as per the imagery below. It is seen how the buildings are of CMU construction with some being brick masonry construction. The general condition of the additions appear to be of poor condition having damage to the masonry and the facade skin applied to the structure. The additions have windows removed and in general do not add to the character of the building.



4. Project and Design Strategies

4.1 Design Intention

The design concept for the redevelopment of 15 – 17 Queen Street has evolved from the concept which emerged through a detailed analysis of the community of Cookstown through the site, streetscape, environmental effects, and urban form. Our objective has been to create a high quality sustainable building of distinctive architectural character together with a landscaped public open space that forms a through-site public connection and promotes site transparency. The through-site link taking you through the building on the ground level will promote community interaction and pedestrian movement. The path passes through the primary entry node and the exits adjacent to the rear of the facility.

The adaptive reuse of the existing building into an integrated and connected facility was carefully considered with a series of analyses undertaken to establish the optimum strategy in delivering the client performance brief and quality objectives. The configuration and constraints of the location determined that partial demolition of the envelope and placing an addition further south on the site provided greater benefit than retaining the existing location and constraints. The addition's position and height is determined to minimise environmental effects such as overshadowing on public open spaces and sits comfortably with the adjoining building form. Restructuring of the building forms provides clear articulation and activation along the northern and southern boundaries, whilst introducing a "new" building form to engage with its context. The articulated form of the proposed design contributes to providing greater variety and definition to the forecourt which currently lacks a sense of place.

A finely detailed ground plane brings together the adjoining building scales to create a human scale relationship. In contrast, the existing forecourt is an amalgamation of mismatched levels and intersections of both car and pedestrian movement. By setting the new community facilities back from their current location we have been able to create a generous and inviting outdoor space, public forecourt and new landscaped green space to create activation and a sense of invitation into this new civic space. The forecourt will be planted with a combination of low-level native shrubs and lightly scented native feature trees to assist in reducing the olfactory impact of vehicular emissions and to act as a vegetation buffer.

An innovative facade system and the use of expressive over-hangs provide thermal protection, shade, privacy and acoustic separation while giving the architecture of the new facility a distinctive and unique character.

4.2 Design Challenges

The existing building is a medium sized structure. Though the size of the building provides the ability to house several functions, it also provides a challenge for wayfinding and separation of uses within the space. Defining entries and functions through exterior massing and cladding design will be integral to articulating the multiple uses of the building. Additionally, creating a clear internal organization and connection points between functions will create a legible building that is easily accessed by its occupants.

The large floor plates which are an opportunity at the upper level also pose challenges at the lower levels where access to skylights are not available. The interior spaces may not have the desired access to daylight and views. Additionally, providing vertical openings between the upper and lower levels may provide shared daylight from the upper-level skylights. These openings can also provide a visual connection and wayfinding opportunity within the space.

4.3 Community Building

The vision for the community space was established through the reflection of the existing framework and policy drivers of the town. All of which centering around six central pillars of the community:

- Building a resilient community inspired by social cohesion and community connectedness through increased cultural participation to build a resilient community
- Foster inclusivity by reflecting and celebrating Cookstowns increasingly diverse community by supporting and promoting all forms of cultural creation and participation
- Honouring local Indigenous heritage and history through building strong, lasting partnerships with local Indigeneous communities to support cultural activities that honours and highlights the Indigeneous heritage and history of Cookstown
- Cultivate well being via a sense of belonging by bringing culture into the everyday lives of the Cookstown community members
- Nurture creativity and innovation across the community by creating a culturally-minded town and foster creativity and innovation in all aspects of life by making culture a central part of civic and community life in Cookstown

4.4. Land Use Planning

The *Innisfil Official Plan* recognizes the importance of preserving both tangible and intangible culture and heritage. The *Innisfil Official Plan* in section 4.2 outlines a number of policies related to the conservation of cultural heritage resources within the Town of Innisfil:

4.2.7 The Clerk shall establish and maintain a register of all properties designated by the municipality or by the Minister under Parts IV and V of the Ontario Heritage Act, including built heritage resources and heritage conservation districts that are of cultural heritage value or interest. The register will be kept by the Clerk and shall contain, with respect to each property:
i) A legal description of the property;
ii) The name and address of the owner; and
iii) A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

4.2.8 We may also consider the passing of by-laws to establish Heritage Conservation Districts, and shall ensure that the register contains a map or description of the area of each heritage conservation district.

4.2.9 The register may also include built heritage resources that have not been designated but that Innisfil Council or local heritage committee believes to be of cultural heritage value or interest.

4.2.10 A heritage committee shall be appointed to identify the register of built heritage resources and cultural heritage landscapes based on the criteria provided in Policies 4.2.7 and 4.2.8.

4.2.11 Cultural Heritage Resources include both built heritage resources and cultural heritage landscapes and generally fall into one of two categories: those of historic value and those of architectural value.
i) Cultural Heritage Resources of historic value can be described as follows:
   a) those that serve as an example of the Town's past social, cultural, political or physical development, including cultural heritage landscapes such as landscaping, hedgerows, and natural features;
   b) those that serve as an example of outstanding work by a local or national personality; and
   c) those that date from an early or significant period in the Town's development, as determined to be significant by the Town.
ii) Built Heritage Resources of architectural value can be described as follows:
   a) those that serve as a representative example of style, design or period of building;

b) those that serve as a representative example of a method of construction which was used during a certain time period or rarely used today;
c) those that serve as an important Town landmark; and d) those that make an important contribution to the area composition or streetscape of which it forms a part.

In addition, the Town of Innisfil Official Plan provides policies to guide land use decisions throughout the Town. The Cookstown Community Improvement Plan must conform to the policies of the Official Plan. Section 9.17 of the Town of Innisfil Official Plan outlines an overall goal, as well as objectives and policies for "Community Improvement Areas":

9.17.1 The Town may designate areas within the Town as a community improvement project area and shall prepare and adopt a community improvement plan for the project area.

9.17.2 The criteria for designation of Community Improvement Areas are as follows:
i) A significant portion of houses/buildings require maintenance and rehabilitation;
ii) Municipal services (i.e. sanitary, storm water, sidewalks, curbs, lighting, parking, etc.) are in need of repair;
iii) Deficiency in open space areas or recreation facilities;
iv) Conflicting land uses;
v) Deterioration in streetscape, building facades and parking facilities in commercial areas; and
vi) Septic systems and wells being deficient.

Goals for the Cookstown Secondary Plan include:

- the preservation of the architectural heritage of Cookstown;
- maintaining the role as a local centre and providing for the day-to-day needs of local residents and the agricultural community;
- directing new development to suitable areas;
- ensuring new development has adequate municipal services; and
- ensuring the existing municipal servicing and community facility deficiencies are alleviated.

Policies also support and protect the unique "village character" of Cookstown by acknowledging its history and regional function as an antique and craft centre (s. 11.9.1). In order to reinforce the

village's character, Council is directed to utilize the provisions of the Ontario Heritage Act to designate and preserve the historical buildings (s. 11.9.2)

4.5 Micro Site Analysis

The following is a SWOT Analysis of the building and the site through identifying the strength, weaknesses, opportunities, and threats detailed in the table below:

Strength	**Weakness**
Strategic location of the site and building within the heart of the community Dynamic and flexible site through the configuration Creating a new platform for the site and the location within the community	Limited height capacity of the building Limited width capacity from the width of the existing building
Opportunities	**Threats**
Last building that is not developed within the core of the community Multiple purposes of the building can be proposed through planning regulation The surrounding site has ample public space Extensive circulation space in front of the building to allow for public interaction Limited community space exists within Cookstown	Demolition is a threat to the building Lack of willingness to transform the building

4.6 Programme and Project Brief

While the Innisfil ideaLAB & Library, Cookstown Branch, is located a few blocks away, a community hub in an historically important building provides a unique opportunity. Therefore, this proposal envisions 15 - 17 Queen Street's return to its former role as a community hub. Spaces to celebrate the arts and culture of Cookstown are proposed in combination with a large multi-use space for community events. However, the mass timber structure of the proposed design provides flexibility for the interior organization of spaces. The design could be adapted for a variety of other uses, from commercial to residential, through the addition of interior partition walls should a different use be preferred. Alternatively, the use of the building could change over time as new needs arise in the community. In summary, the proposed adaptive reuse of 15 - 17 Queen Street can contribute to the vitality of Cookstown's commercial district by bringing more activity and foot traffic to the area through the creation of a community hub.

5. Environmental and Technological Strategies

As a facility of such significance within the community, the design should be environmentally responsible and provide a new benchmark in environmental health for the well-being of staff, performers and visitors. Such commitment is more than merely providing a low energy solution. The building should be full of light, view and fresh air, with increased oxygenation levels minimising fatigue, to provide an integrated uplifting natural environment of learning, inspira-tion and well-being.

The upgrade and reimagining of this structure provides a fantastic opportunity for the community and Township of Innisfil to adopt a leadership role in the design, construction and management of sustainable public facilities.

- As an ecological sustainable development, this project is committed to:
- A shift from environmental management to sustainable development
    - Energy conservation and the use of renewable energy sources
    - Water sensitive urban design
    - Waste avoidance and minimization
    - Protecting human health
    - Protecting the social and cultural environment

The facility aims to exceed national and international ESD benchmarks in the design and development of the site.

5.1 Introduction

Ecologically sustainable design is a key project priority that is embraced by the design team. Upgrading the existing building facilities and adopting a sustainable approach to the design, management and operation of the new buildings provides a great opportunity for the building to reduce energy and water consumption and provide an environmentally conscious built environment.

5.2 Key Principles

Key principles for the sustainable development of the site are the following:

- Contribute to building a sustainable community
- Preserve the heritage character of the existing buildings
- Do more than just comply with legislation and codes
- Use resources efficiently and effectively.
- Seek an integrated design approach to solve sustainability challenges.
- Manage risk to minimise adverse impact to people or the environment.

5.3 Sustainability Targets

The following are the sustainability targets for the building:

- Maximise passive strategies (ie Day lighting, natural ventilation, thermal mass).
- Identify renewable energy options to meet 50% of the local energy demand through local electricity generation.
- Implement solar-powered external lighting.
- Examine the opportunities to have a decentralised power system in the precinct.
- Gas is available to the site. Hence, use of gas should be maximised due to its lower carbon intensity. (For heating, cooling, hot water and commercial cooking).
- Design for adaptability and flexibility (allow for future expansion and system upgrades due to future technologies).
- Sustainable Materials (recyclable, low maintenance, low embodied energy, low emissions).
- Rainwater harvesting and reuse (minimise storm water discharge).
- Provide space for recycling waste storage (to facilitate operational waste management).
- 50 % of all outdoor areas should be shaded between 10:00 am and 3:00 pm.

5.4 Energy Hierarchy

We believe sustainable design is not just about energy-efficiency. Instead, sustainable building design requires an integrated design process that addresses other factors such as Indoor Environmental Quality, materials, water, waste minimisation, reduced emissions, etc.
Our approach to sustainability and energy related systems has been based on applying an “energy hierarchy” methodology. The “energy hierarchy” links closely to the recommended initiatives and defines an integrated approach to the manage-ment of energy demand and

supply. The energy hierarchy has the reduction of energy use as its first priority, and then seeks to meet the remaining energy demand by means of renewable other harmless means.
The following energy hierarchy has been adopted:

- STEP 1 – Passive Strategies Minimise energy consumption with high efficiency envelope
- STEP 2 – Active Strategies System Efficiencies
- STEP 3 – Renewable Energy On site generation
- STEP 4 – Clean Energy Sources Reduce by offsets
- STEP 5 – Building Networks Additional building or network features

5.5 Climate Conditions

The following climate conditions are crucial to the redesign of the building:

- Solar radiation
- Diurnal and seasonal temperature fluctuations
- Air humidity
- Wind velocity and direction
- Precipitation
- Heating and Cooling Degree days are stable and comparable to the climatic conditions of communities such as Toronto, and Barrie

Based on the climate data, there is opportunity to maximise passive strategies through;

- Natural Ventilation;
- Day lighting;
- Solar Shading;
- Thermal Mass; and
- Passive solar heating.

5.6 Passive Design Strategies

Natural Ventilation

Natural ventilation has been proposed for the foyer/galleria space within the building. Given the climatic conditions and spatial requirements of the foyer, it would be suitable to incorporate natural ventila-tion to reduce energy consumption associated with mechanical ventilation. The galleria/foyer space would utilise cross ventilation and stack ventilation;

Cross Ventilation

Cross ventilation occurs by drawing air through low level open-ings on the north and south façade. Air would move through the space at an occupant level, providing occupants with a cooling effect and then moving to the opposite end of the façade to be ventilated.

Stack Ventilation

Stack ventilation uses a column of air at higher temperatures to generate pressure differences. Stack ventilation would occur during instances when prevailing winds are not sufficient to facilitate cross ventilation. As air moves in through the low level openings in the façade, the temperature difference will drive air movement up and out of the space, taking heat with it as it is relieved at high level. Incorporating stack ventilation will maximise the amount of time the building can take advantage of natural ventilation.

Daylighting Harvesting

Day lighting harvesting has been proposed for through the incorporation of skylights along the roof of the galleria/foyer space. The skylight would be located above the centrally, run-ning parallel and above the bridge on level 1. The skylight would reflect and redirect sunlight down into the galleria/foyer space, providing diffuse light to flood the galleria/foyer space and spaces adjacent to the atrium.

Solar Shading

Solar shading will need to be incorporated to control solar heat gains. Solar shading should restrict solar heat gain in summer whilst maximising heat gain in winter for passive heating. The Northern façade would need to shade against high angle summer radiation, whilst allowing winter sun to enter the build-ing. The southern façade would need to shade against low angle summer solar radiation during early mornings (sunrise) and later afternoons (sunset).

Thermal Mass

Thermal mass has been proposed for the building fabric, as it allows the building to store the solar heat it receives throughout the day from direct solar exposure. The stored heat energy in

the thermal mass will reradiate after several hours, allowing the space to be heated. This effect is known as ‘thermal lag’. It is important to note that the solar heat gain to the spaces needs to be controlled so that pas-sive heating is achieved during cooler months when space heating is required.

5.7 Active Design Strategies

Mixed Mode Ventilation

When the outdoor air temperature is suitable, the air condition-ing can be switched off depending on the loads in the space and the occupant’s choice. This would significantly reduce the building's energy consumption, while maintaining a comfortable internal environment. Mixed mode ventilation has been proposed to a number of spaces throughout the building. When outdoor climate conditions are not suitable for natural ventilation, energy efficient air-conditioning would be used to ventilate and condition these spaces.

In-Slab Heating

In-slab heating has been proposed to provide low energy space heating and cooling to the galleria/foyer and community centre spaces. The in-slab water circuits would be supplied with heated and chilled water via the geothermal heat pump, with additional heating or cooling provided by the boilers and chillers.

The benefits and considerations of using in-slab are as follows:

Benefits

- Treats only occupied zone
- Draughts are reduced and movement of dust is kept to a minimum
- Even temperature distribution
- Reduced running costs
- Vandal resistant
- Unobtrusive
- Ideally coupled with low grade heating/cooling water provided by geothermal system

Considerations

- Insulation required to underside of slab and vertically at edge of slab
- Suitable for buildings with low heat loss and no sudden losses and gains
- Suitable for areas with continual use
- Suitable for areas with high ceilings and no future changes to internal partitioning

5.8 Water

Incorporate rainwater harvesting from roofs and perforated tiles under civic space for on-site reuse for toilet water flushing and landscape irrigation. The following initiatives have been recommended which align with targeting the sustainable water practices;

- Specify water efficient fixtures and fittings under the Water Efficiency Labelling and Standards scheme (WELS scheme).
- Install water meters to monitor water consumption and to identify waste water consumption from leaks.
- Incorporate rain water harvesting into the project for landscape irrigation and toilet flushing.
- Grey Water Recycling can be incorporated to reuse water for landscape irrigation.
- Incorporate stormwater management for water quality protection, runoff management, biodiversity and amenity. Capture and reuse stormwater for non-potable purposes. This should be implemented into landscape, building and carport designs.

5.9 Materials

Material selection is an important aspect of environmental design because building materials consume energy and natural resources during its manufacture and for their transportation to the construction site. Materials are also engineered and manufactured with chemicals to meet our specific needs and as such, can be detrimental to our health. For all the materials to be procured for the building, we recommend selecting the best combination of materials based on environmental impacts, transportation distances, availability of materials and budget, balanced against known embodied energy content. Impact of materials on the indoor environment should also be considered.

- Sustainable Material and Product Procurement
- Low VOC Materials
- Low Formaldehyde Emissions
- Low Embodied Energy

5.10 Waste

While waste cannot be eliminated, we can reduce its environmental impact by preventing waste wherever possible, and making more sustainable use of the waste that is produced. This is known as the “waste hierarchy”: We should aim to reduce, reuse or recycle waste as the

preferred options to waste disposal (e.g. landfill or incineration). The building should consider implementing waste management procedures and practices which reduce the amount of waste that is disposed of to landfill and facilitates recycling where feasible. Waste disposal and treatment systems should be implemented for the following waste streams;

- General refuse – from offices, class rooms and lecture theatres
- Commingled recyclables – Paper cups, glass bottles, food tins, milk and juice cartons
- Paper and cardboard
- Organic waste
- Electronic waste – such as printer cartridges, batteries.

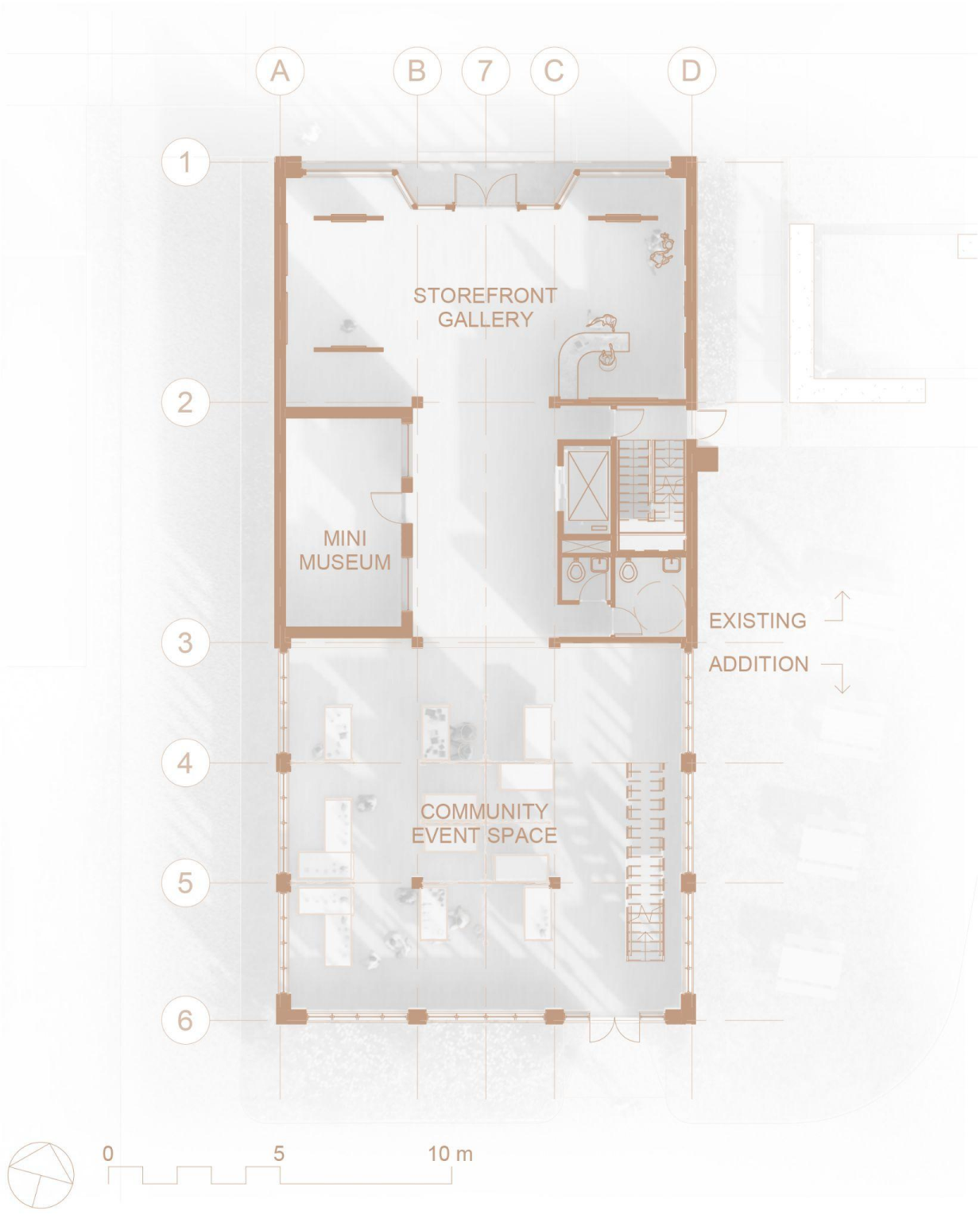
In addition to the above, during building construction phase, the following procedures are available to be implemented:

- Encourage recycling of construction and demolition materials and reduce the amount of waste being dispatched to landfill.
- Utilising standard material sizes building fabric and fitting
- Minimise on-site pollution.

6. Design Drawings

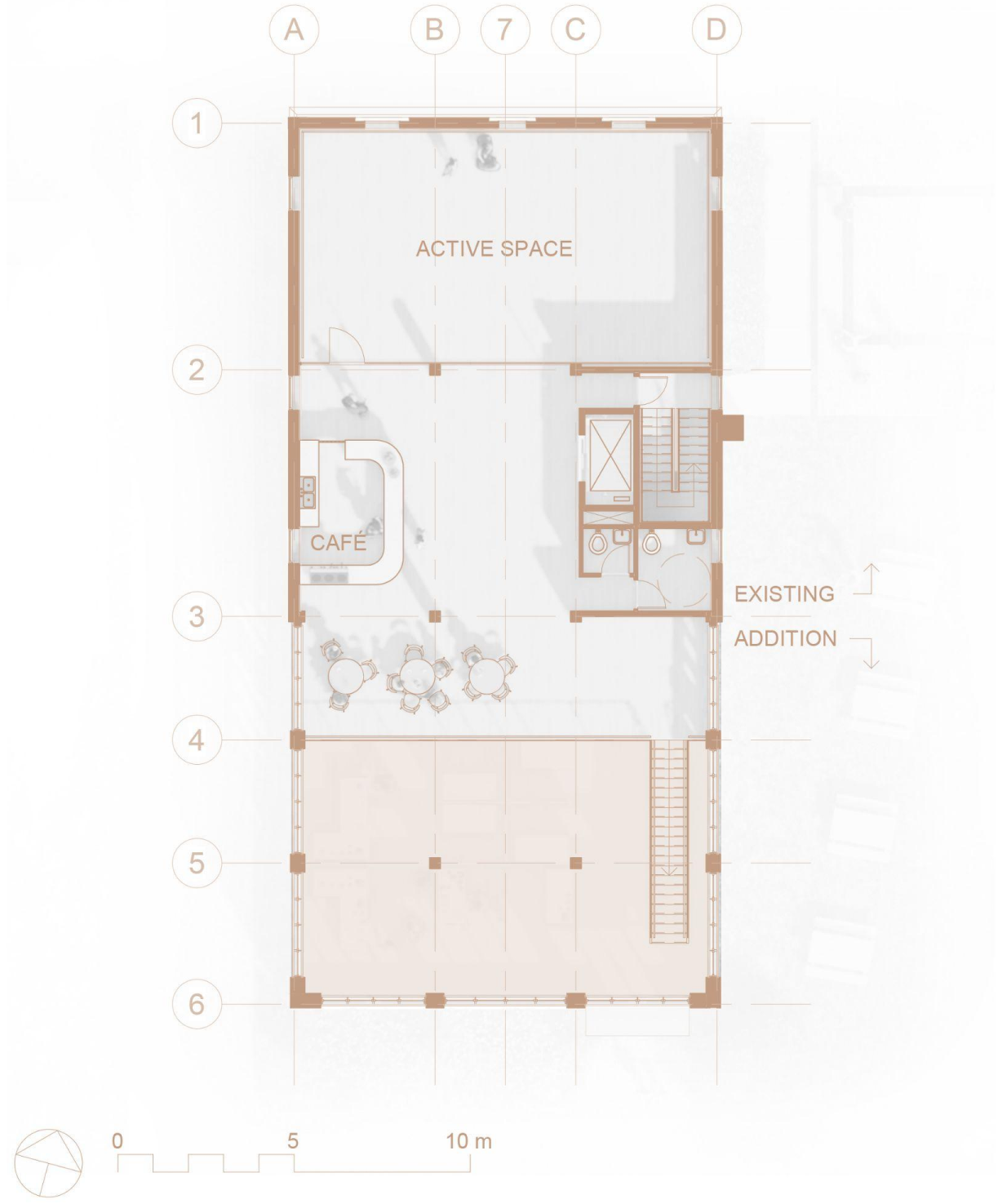
View of the design proposal in its immediate context

The design proposal consists of the restoration and renovation of 17 Queen Street and the construction of an addition to the rear. While the two buildings are distinct on the exterior, a cohesive interior space is created through the integration of a mass timber structure for the addition which is continued into the existing building structurally reinforcing it for a change in use. While this design proposes community-centred uses for the resulting interior spaces to celebrate the arts and culture of Cookstown, ultimately the floor plans are flexible and could be adapted to a variety of other uses, from commercial to residential.



6.1 First Floor

The first floor celebrates the arts, culture, and history of Cookstown through its programming while creating connections between the interior and exterior through large windows.



6.2 Second Floor

While the proposed second floor is left relatively open with an active space, café, and seating area, additional partition walls could be added to allow for more commercial uses.

Rendering of the restored exterior facade and storefront of 17 Queen Street.

6.3 Front Facade and Storefront

In this proposal, the 1959 facade of brick, stone, and plate glass was removed to reveal the Vernacular Georgian Revival style brick work on the upper level, as seen in historical photographs from the early 1900s. Similar brick detailing can also be seen in buildings down the street such as 9 and 10 Queen Street. On street level, the storefront was reconstructed according to glimpses found in historical photographs providing both depth to the previously flat facade and the opportunity for eye-catching window displays. Through the restoration of the street-facing facade of 17 Queen Street to its former glory, the building can contribute to the character of the Heritage Conservation District.

6.4 Storefront Gallery and Log Cabin Museum

For this proposal, the storefront itself has been envisioned as a gallery space to display local art. However, the size and adjustable track lighting of the space allows it to be used for a variety of other purposes, such as a reception area for large events. The log cabin originally located adjacent to 17 Queen Street has also been relocated within the building next to the proposed gallery space to serve as a “Mini Museum” highlighting the history of the building.

Rendering of the gallery space which can double as a reception area for events.

Rendering of the gallery space with log cabin “Mini Museum”

Rendering of the multi-use space as a craft show.

6.5 Multi-Use Space

On the ground level, the threshold between the gallery space and the multi-use space signifies a transition between old and new, and this transition is reflected in a slight change in flooring. The light-filled double height multi-use space of the addition is large enough for events such as craft fairs, indoor markets, and other community events. When not used for community events, the multi-use space could be rented out for private functions such as weddings. Additionally, there is ample room on the site for any event held within the space to spill outside.

Access to the second floor is provided via a stair in the multi-use space, but elevator access has also been provided across from the log cabin.

Rendering showing access to the second floor.

Rendering of the multi-use space of the addition.

Rendering of the second floor seating area and café.

6.6 Seating Area and Café

One the second level, a seating area overlooks the large multi-use space. From this spot, you would have a view to the back wall of the addition to the front wall of the existing building with the mass timber structure creating one cohesive indoor space.

The proposed second floor refreshment bar or small café adjacent to the seating area could either be a permanent business or it could function as a pop-up location for local or new businesses.

Rendering of the active space.

6.7 Active Space

Next to the refreshment bar or small café is the active space. Like the other spaces in this proposal, the active space is adaptive to many uses. However, for this proposal, it has been envisioned as a space for dance, karate, or workout classes. Conveniently, the seating area and café provides a location for after-workout refreshments and a space for parents to socialize while waiting for their children attending dance or karate classes.

The wall separating the café and active space is intended to be switchable mirror glass adjusting to the level of privacy needed in the active space. However, a two-way mirror could also work as a less expensive alternative.

Rendering of the exterior of the addition.

6.8 Exterior of Addition

Some of the brick detailing and colouring from the existing building in its restored state are reflected in the addition's exterior. For example, the red from the restored storefront is repeated in the red of the addition's entrance. However, the addition has larger windows to allow more light to enter the interior spaces and to differentiate the addition from the existing building.

The intention with the exterior of the addition is that the old and new buildings speak to each other, but there is enough distinction between the two.

Rendering of proposed landscaping adjacent to the sidewalk.

6.9 Landscaping

Relocating the log cabin within 17 Queen Street opens up the site to the street. In this proposal, a small seating area and with the log cabin's location marked in red paving stones has been envisioned to commemorate the log cabin. A few picnic tables have also been included to the rear for use during community events or for small gatherings of family and friends.

Therefore, even the outdoor space of 15-17 Queen Street can foster a sense of community while paying homage to the history of the site.

7. Conclusion

The purpose of this Design Concept Report has been to:

- Re-develop the structures located at 15 and 17 Queen Street Cookstown brought
- Give emerging professionals and students an opportunity to gain experience

It identifies and outlines the importance of the property in context and provides details on the poor existing conditions of the property. This report successfully designs an innovative, welcoming and functional space, while protecting the character and heritage of the structures and surrounding area. The proposed design will allow for a new space that the community can be proud of. It is a place where the people of Cookstowns can continue to grow and thrive.
Specific features:

- Vernacular Georgian Revival style brick work
- Storefront gallery
- Log Cabin museum
- Large ground level multi-use space
- Large and inviting upper level active space
- Upper level refreshment bar and small café
- A small seating area that pays respect to the Log Cabin

8. Bibliography

Innisfil Official Plan, 2018.

Cookstown Community Improvement Plan, 2013.