

EL 19151

○ Unity

SHAW Festival
Royal George Theatre

Streetscape Study

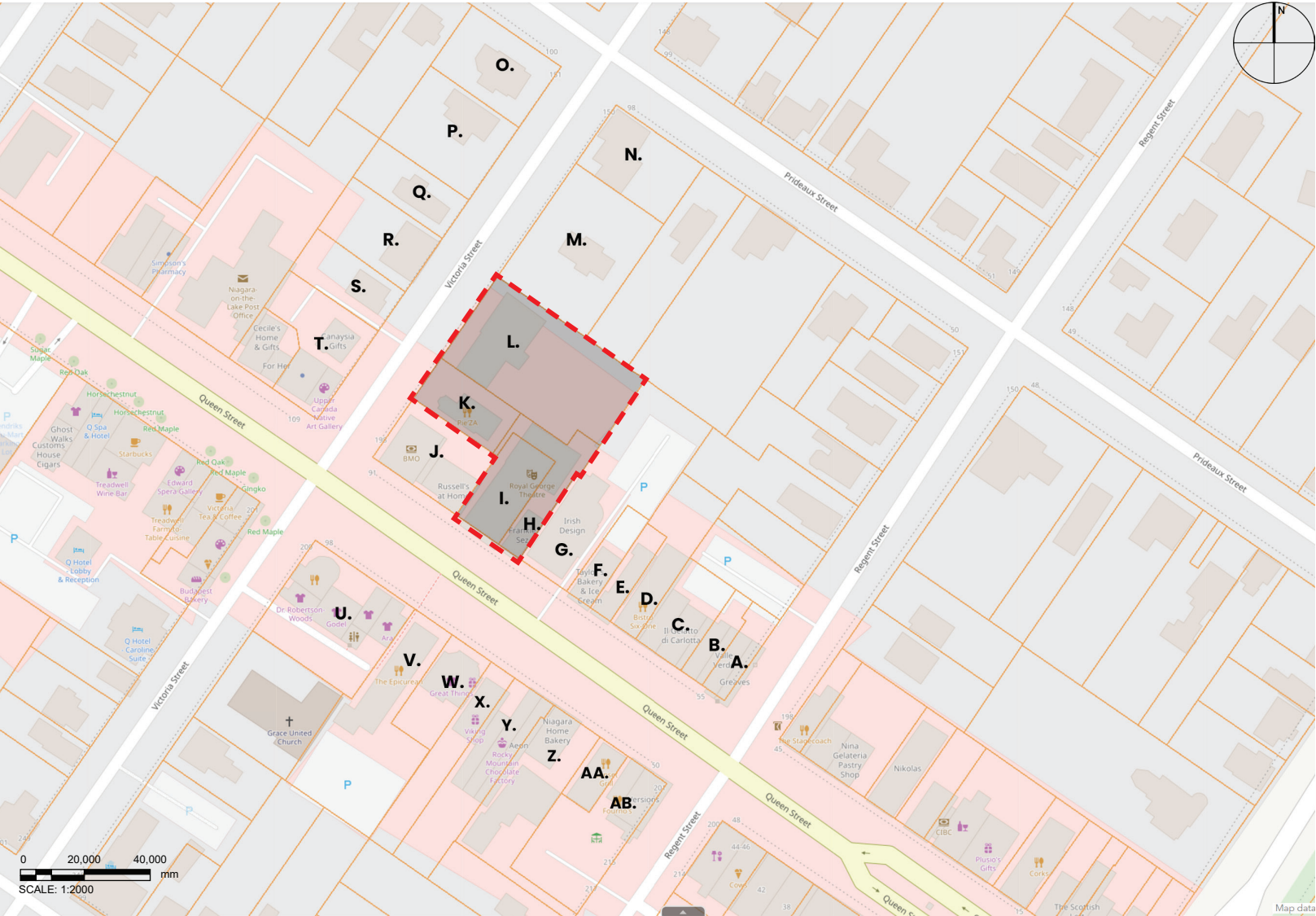
May 22nd, 2025



Streetscape Study

Study Area

Streetscape Study



Contex Plan

	MUNICIPAL ADDRESS	LEGAL TEXT	LOT AREA (sq. m.)	LOT FRONTAGE (m)
A	55 Queen St	-	249.7	8.13
B	57 Queen St	-	220	7.76
C	59 Queen St	PLAN 86 PT LOT 59 PT LOT 60;RP 30R7556 P	489	16.6
D	61 Queen St	PLAN 86 PT LOT 59	590.7	9.24
E	65 Queen St	PLAN 86 PT LOT 59	221	7.33
F	69 Queen St	PLAN 86 PT LOT 59 RP 30R3197;PART 2	260	8.61
G	75 Queen St	NIVEN PLAN 86 PTS LOT 58 59;38 AND 39 RP	1395	17.2
H	79 Queen St	-	430	7.8
I	83 Queen St	PLAN 86 PT LOTS 39 57 AND 58;AND RP 30R4	462	15.4
J	89 Queen St	PLAN 86 PT LOT 57	654.5	30.4
K	188 Victoria St	PLAN 86 PT LOT 57	427	14.6
L	178 Victoria St	PLAN 86 PT LOT 39 PT LOT 40;PT LOT 57 PT	1539	29.2
M	164 Victoria St	PLAN 86 PT LOT 40	1324.8	41.4
N	94 Prideaux St	PLAN 86 PT LOT 40	1004.7	21.3
O	153 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	72.72	22.2
P	157 Victoria St	PLAN 86 PT LOTS 41 & 42 RP;30R3519 PARTS	857.4	26.3
Q	169 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	459.7	14.1
R	177 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;PT LOT 55 PT	633.8	19.5
S	183 Victoria St	PLAN 86 PT LOT 55 PT LOT 56;RP 30R7609 P	462.9	14.2
T	109 Victoria St	PLAN 86 PT LOT 56 RP;30R10502 PT PART 1	761.73	32.1
U	92 Queen St	PLAN 86 PT LOT 68	1197.9	36.3
V	84 Queen St	PLAN 86 PT LOT 68	1397.5	13.6
W	80 Queen St	PLAN 86 PT LOT 68	457.24	14.2
X	76 Queen St	PLAN 86 PT LOT 67	550.84	8.58
Y	68 Queen St	PLAN 86 PT LOTS 67 AND 102;RP 30R3840 PA	835.8	14.4
Z	66 Queen St	PLAN 86 PT LOT 67	970.5	16.8
AA	62 Queen St	PLAN 86 PT LOT 67	207.1	10.1
AB	58 Queen St	PLAN 86 PT LOT 67	951.8	14.4
AC	83 Queen St (Proposed)	-	2854	23.1

* Site information indicated in red

Unity Design Studio Inc.



AB
58 Queen St.



AA
62 Queen St.



Z
66 Queen St.



Y
68 Queen St.



X
76 Queen St.



V
80 Queen St.



W
84 Queen St.



U
92 Queen St.



T
109 Queen St.



S
183 Victoria St.



R
177 Victoria St.



Q
169 Victoria St.



P
157 Victoria St.



O
153 Victoria St.



N
94 Prideaux St.



M
164 Victoria St.



L
178 Victoria St.



K
188 Victoria St.



J
89 Queen St.



J
89 Queen St.



I
83 Queen St.



H
79 Queen St.



G
75 Queen St.



F
69 Queen St.



E
65 Queen St.



D
61 Queen St.



C
59 Queen St.



B
57 Queen St.

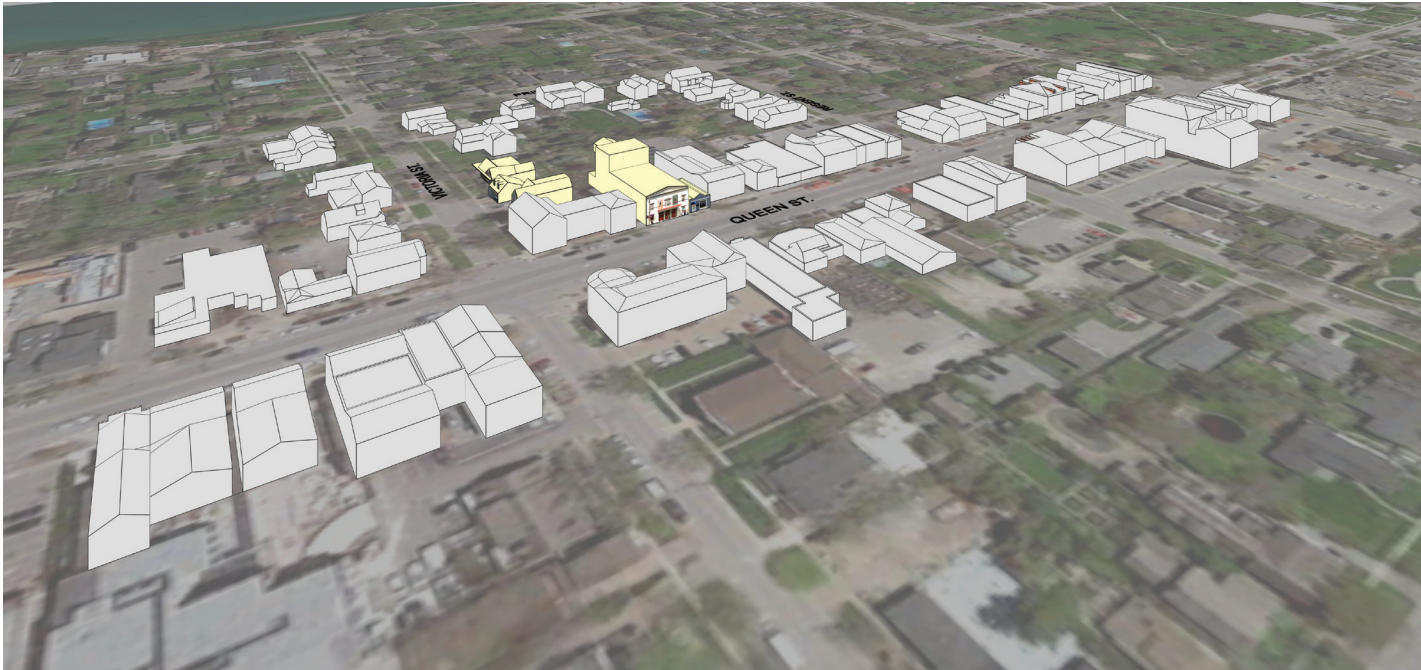


A
55 Queen St.

Streetscape Study

Aerial Images

Streetscape Study



Existing Aerial View



Proposed Aerial View

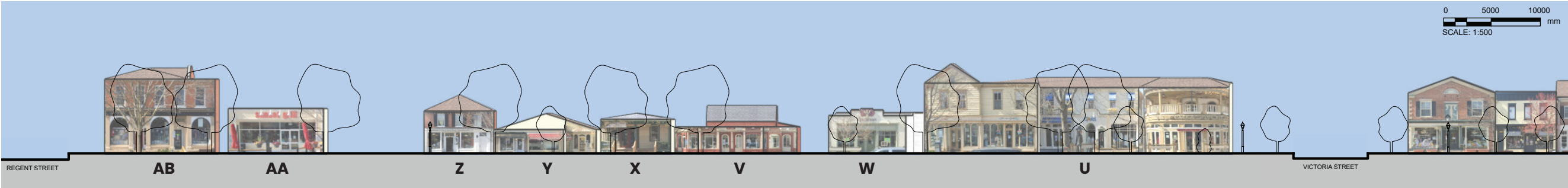


Existing Aerial Plan

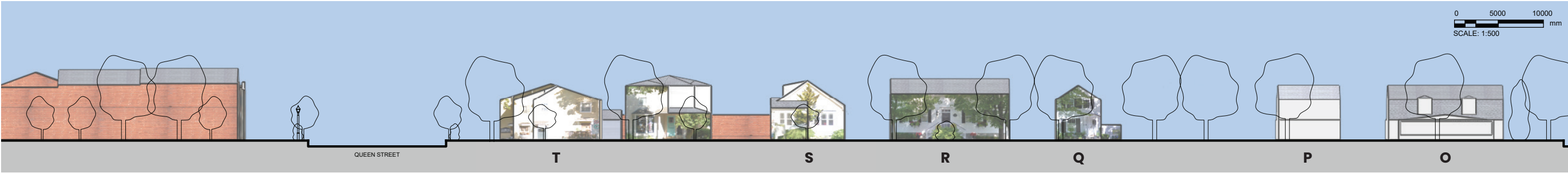


Proposed Aerial Plan

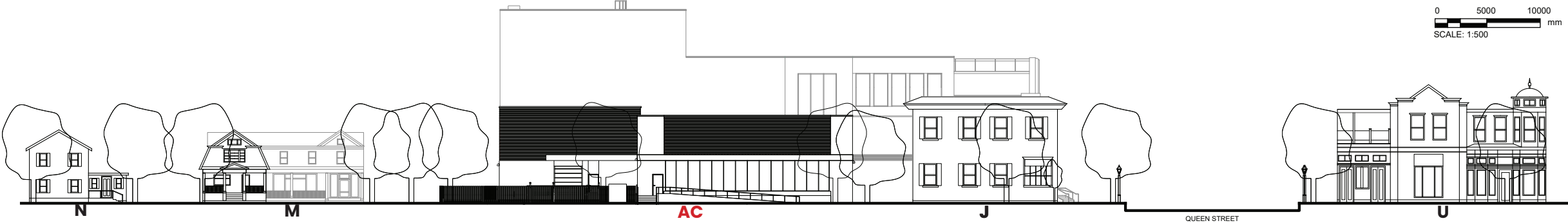
Unity Design Studio Inc.



Queen Street Elevation – South Side



Victoria Street Elevation – West Side



Victoria Street Elevation – East Side

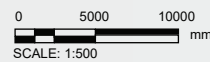


Queen Street Elevation – North Side

Site Plan - Demo

Unity Design Studio Inc.

Site Plan - Proposed



Streetscape Study

Character Attribute Table

	MUNICIPAL ADDRESS	LEGAL TEXT	LOT AREA (sq. m.)	LOT FRONTAGE (m)	SETBACKS					
					FRONT YARD (m)	REAR YARD (m)	WEST SIDE YARD (m)	EAST SIDE YARD (m)	NORTH SIDE YARD (m)	SOUTH SIDE YARD (m)
A	55 Queen St	-	249.7	8.13	-	8.12	-	-	-	-
B	57 Queen St	-	220	7.76	-	8.68	-	-	-	-
C	59 Queen St	PLAN 86 PT LOT 59 PT LOT 60;RP 30R7556 P	489	16.6	-	10.1	-	-	-	-
D	61 Queen St	PLAN 86 PT LOT 59	590.7	9.24	-	18.2	-	-	-	-
E	65 Queen St	PLAN 86 PT LOT 59	221	7.33	-	6.2	-	-	-	-
F	69 Queen St	PLAN 86 PT LOT 59 RP 30R3197;PART 2	260	8.61	-	13.6	-	1	-	-
G	75 Queen St	NIVEN PLAN 86 PTS LOT 58 59;38 AND 39 RP	1395	17.2	3	31.5	-	3.4	-	-
H	79 Queen St	-	430	7.8	-	1.2	0.4	1.2	-	-
I	83 Queen St	PLAN 86 PT LOTS 39 57 AND 58;AND RP 30R4	462	15.4	-	-	2.25	0.9	-	-
J	89 Queen St	PLAN 86 PT LOT 57	654.5	30.4	-	4.5	1	1	-	-
K	188 Victoria St	PLAN 86 PT LOT 57	427	14.6	5.9	0.6	-	-	1	1.3
L	178 Victoria St	PLAN 86 PT LOT 39 PT LOT 40;PT LOT 57 PT	1539	29.2	4.5	1.5	-	-	1.7	0.4
M	164 Victoria St	PLAN 86 PT LOT 40	1324.8	41.4	9.5	6.8	-	-	17	17.8
N	94 Prideaux St	PLAN 86 PT LOT 40	1004.7	21.3	-	16.7	-	-	-	0.6
O	153 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	72.72	22.2	7	8.7	-	-	5.8	4.8
P	157 Victoria St	PLAN 86 PT LOTS 41 & 42 RP;30R3519 PARTS	857.4	26.3	7	9	-	-	0.6	13.2
Q	169 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	459.7	14.1	4.2	11.3	-	-	2.2	3.6
R	177 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;PT LOT 55 PT	633.8	19.5	0.8	20	-	-	3.8	0.7
S	183 Victoria St	PLAN 86 PT LOT 55 PT LOT 56;RP 30R7609 P	462.9	14.2	4	16.4	-	-	1.5	4.8
T	109 Victoria St	PLAN 86 PT LOT 56 RP;30R10502 PT PART 1	761.73	32.1	4.9 & 1.7	18.5	-	-	3.4	2.1
U	92 Queen St	PLAN 86 PT LOT 68	1197.9	36.3	-	13.1	0.62	0.8	-	-
V	84 Queen St	PLAN 86 PT LOT 68	1397.5	13.6	2.6	23.4	1.2	3.8	-	-
W	80 Queen St	PLAN 86 PT LOT 68	457.24	14.2	2	14.5	-	0.3	-	-
X	76 Queen St	PLAN 86 PT LOT 67	550.84	8.58	3.3	41.7	0.5	-	-	-
Y	68 Queen St	PLAN 86 PT LOTS 67 AND 102;RP 30R3840 PA	835.8	14.4	20	29.8	4.8	-	-	-
Z	66 Queen St	PLAN 86 PT LOT 67	970.5	16.8	-	1.8	-	0.3	-	-
AA	62 Queen St	PLAN 86 PT LOT 67	207.1	10.1	-	1	0.7	1	-	-
AB	58 Queen St	PLAN 86 PT LOT 67	951.8	14.4	-	25.2	0.6	-	-	-
AC	83 Queen St (Proposed)	-	2854	23.1	3.8	6.1	-	-	1.5	1.7

* Site information indicated in red

Streetscape Study

Character Attributes Table

	BUILDING HEIGHT (m)	ROOF PROFILE	DRIVEWAY LOCATIONS	GARAGE				FRONT PORCH	FRONT YARD FENCE	LANDSCAPING	MAIN DOOR ORIENTATION
					ACCESS THROUGH DRIVEWAY	IN FRONT OF BUILDING FAÇADE	WIDTH (m)				
A	7.3	Hip	Rear	-	-	-	-	-	-	Hardscaping	Front
B	7.3	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
C	7.3	Flat and Gable	Rear	-	-	-	-	-	-	Hardscaping	Front
D	3.7	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
E	7.3	Gable	Rear	-	-	-	-	-	-	Hardscaping	Front
F	7.3	Hip	West side	-	-	-	-	-	-	Hardscaping	Front
G	6.7	Gable	East side	-	-	-	-	-	-	Hardscaping	Front
H	5.4	Gable	-	-	-	-	-	-	-	Hardscaping	Front
I	10.5	Flat	-	-	-	-	-	-	-	Hardscaping	Front
J	7.3	Gable	Rear	-	-	-	-	-	-	Hardscaping	Front
K	7.9	Gable	South side	Attached	Yes	No	3.5	-	-	Softscaping	Front
L	6.3	Gable	North side	Attached	Yes	Yes	7.5	Covered	-	Hardscaping	Front
M	8.5	Gambrel	North side	Detached	Yes	No	6	Covered	Metal Fence	Softscaping	Front
N	7.3	Gable	South side	Attached	Yes	No	3.5	-	-	Softscaping	North side
O	7.3	Gambrel	Rear	-	-	-	-	Covered	Wooden Fence	Softscaping	Front
P	7.3	Gambrel	South side	Detached	Yes	No	7	-	-	Softscaping	Front
Q	6.1	Gable	North side	-	-	-	-	Covered	-	Softscaping	Front
R	6.7	Gable	South side	Detached	Yes	No	5.5	-	-	-	Front
S	6.1	Gable	South side	-	-	-	-	-	-	Hardscaping	South side
T	8.5 & 7.3	Gable	North side	-	-	-	-	Covered	-	Hardscaping	Front
U	7.3	Gable	Rear	-	-	-	-	-	Wooden Fence	Hardscaping	Front
V	4.6	Flat	East side	-	-	-	-	-	Wooden Fence	Hardscaping	Front
W	3.7	Flat	West side	-	-	-	-	-	-	Hardscaping	Front
X	4.6	Hip	Rear	-	-	-	-	Covered	-	Hardscaping	Front
Y	3.7	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
Z	6.1	Hip	Rear	-	-	-	-	-	-	Hardscaping	Front
AA	3.7	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
AB	7.3	Hip	Rear	-	-	-	-	-	-	Hardscaping	Front
AC	19.1	Flat	-	-	-	-	-	-	-	Hardscaping	Front

* Site information indicated in red

* Unable to determine the driveway setbacks



Architecture for
the human spirit

Peterborough

138 Simcoe Street
Peterborough, ON, K9H 2H5

Collingwood

43A Hurontario Street
Collingwood, ON, L9Y 2L7

Kitchener

72 Victoria Street S, Suite B1
Kitchener, ON N2G 4Y9

Confidentiality

This proposal and its supporting materials contain confidential and privileged information. They have been prepared exclusively for the intended recipient(s). These materials may only be printed or photocopied for the purpose of evaluating the proposed project, but they shall not be reproduced or shared with other parties, in whole or in part, without the expressed written permission of Unity Design Studio Inc. or its agents.