

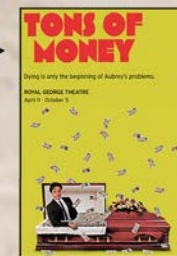


○ Unity

SHAW Festival  
**Royal George Theatre**

Streetscape Study

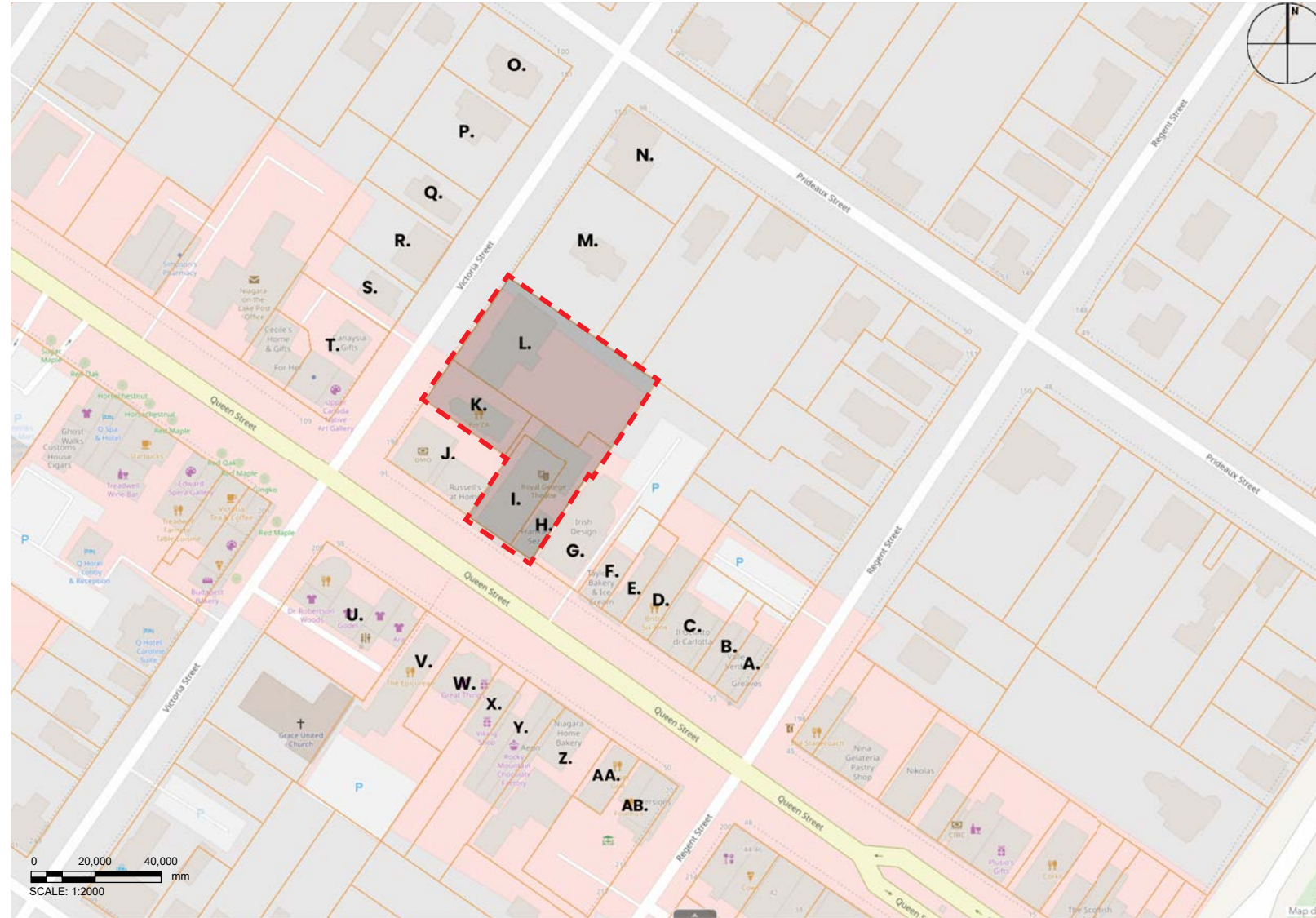
August 8th, 2025



THE ROYAL GEORGE

# Streetscape Study

Study Area



**Context Plan**

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

\* Site information indicated in red

# Streetscape Study

Photographs



**AB**  
58 Queen St.



**AA**  
62 Queen St.



**Z**  
66 Queen St.



**Y**  
68 Queen St.



**X**  
76 Queen St.



**V**  
80 Queen St.



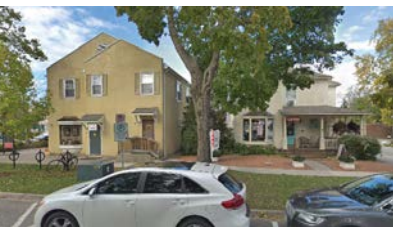
**W**  
84 Queen St.



**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

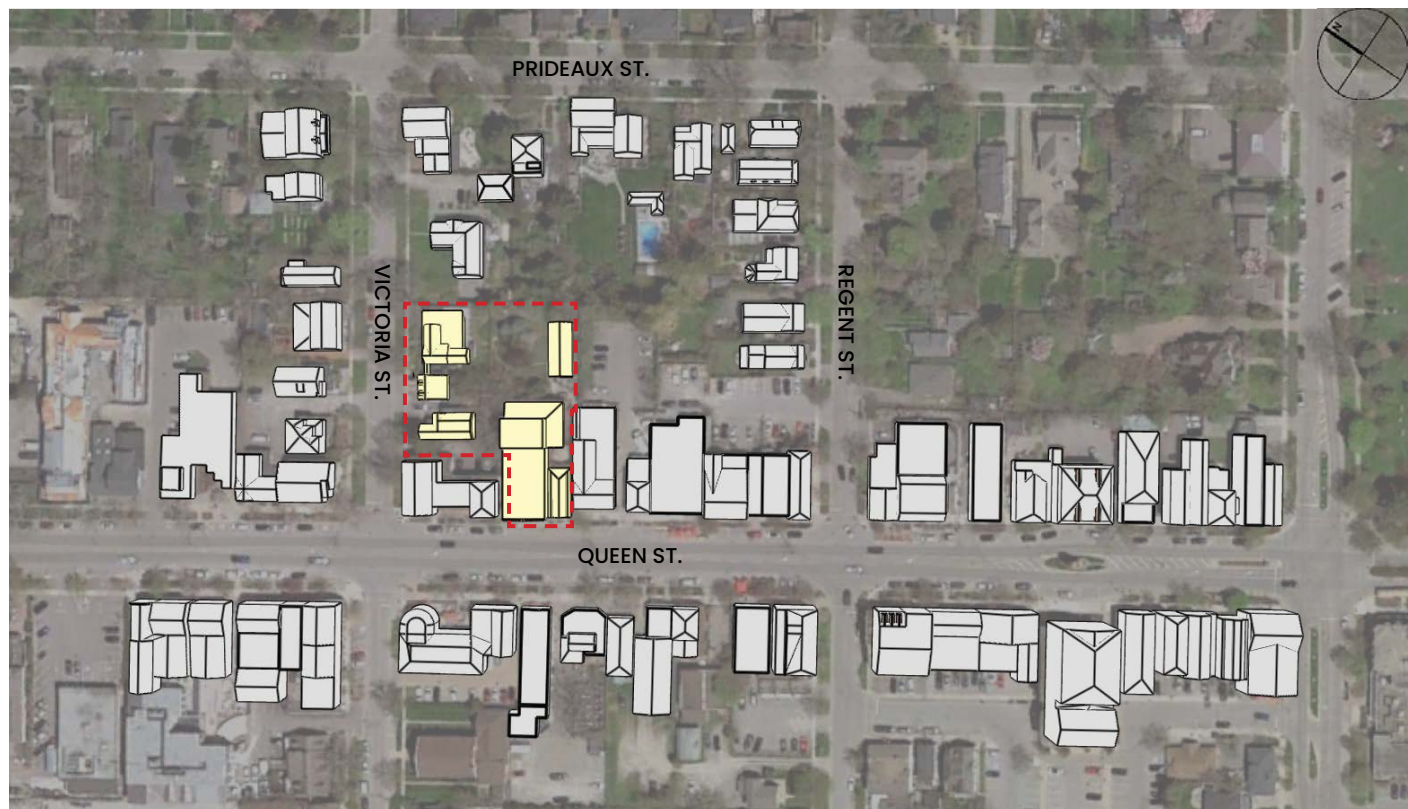


Existing Aerial View

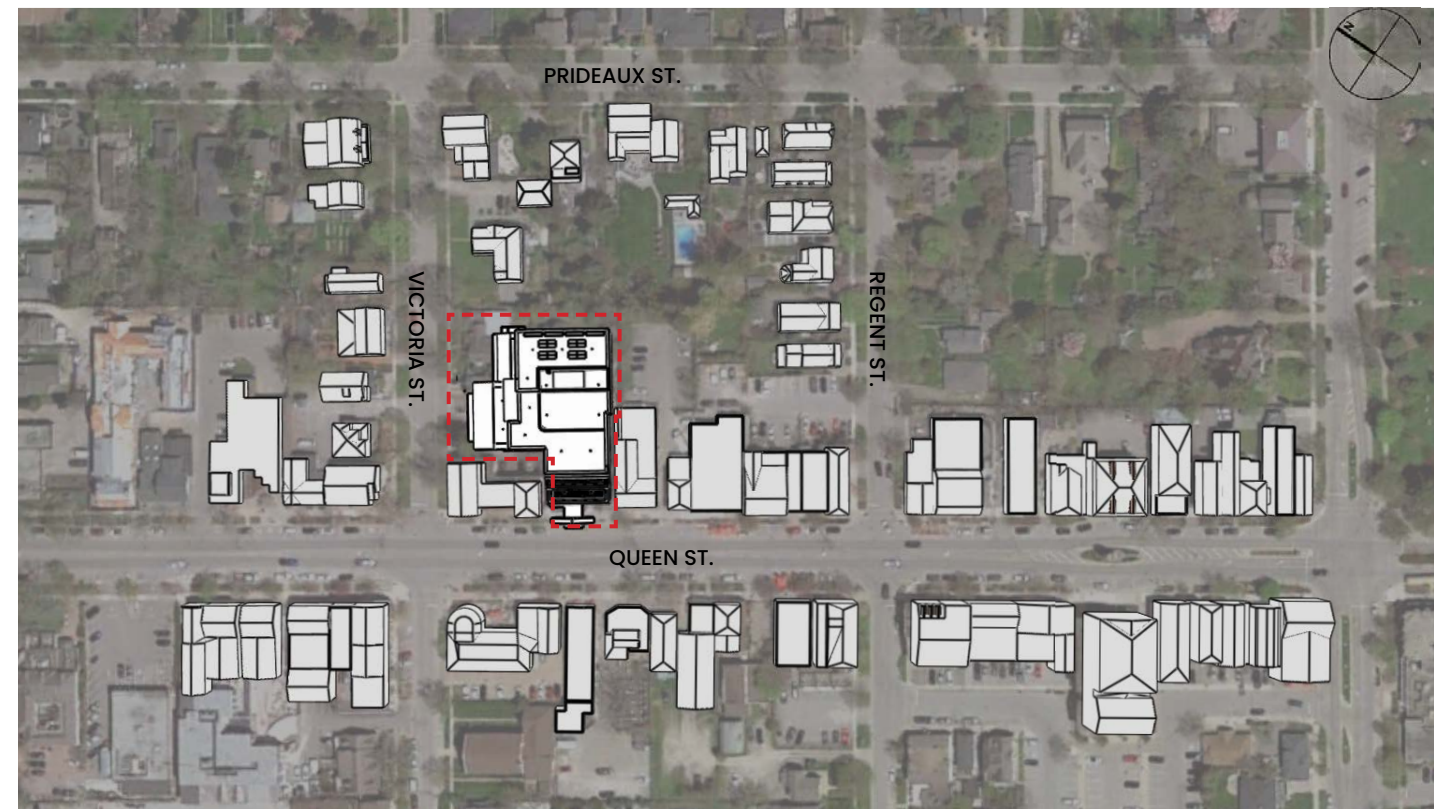


Proposed Aerial View

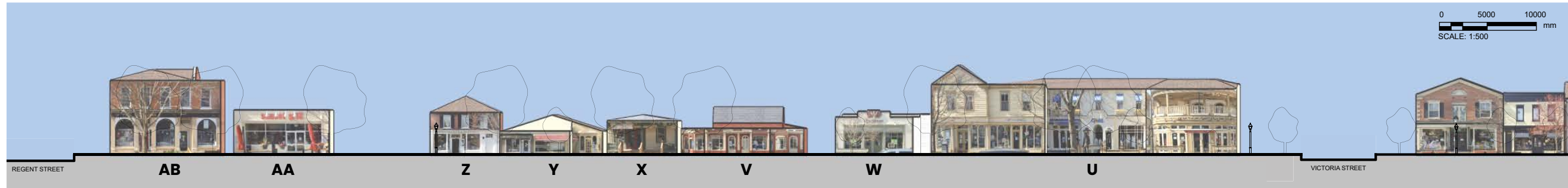
Unity Design Studio Inc.



Existing Aerial Plan



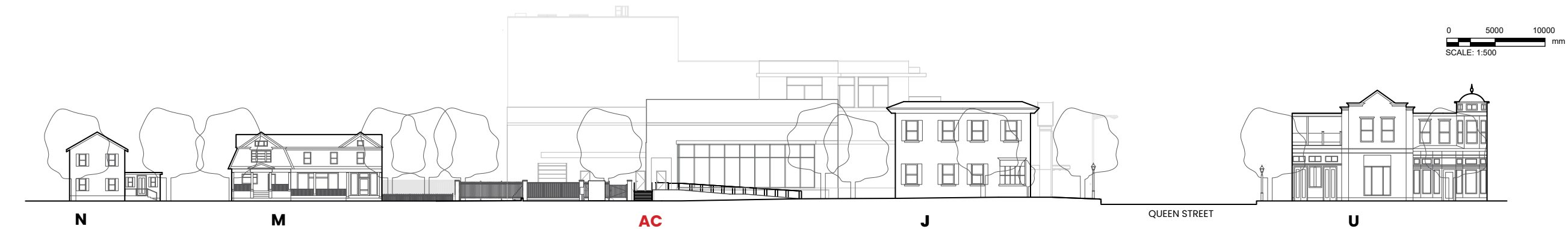
Proposed Aerial Plan



**Queen Street Elevation - South Side**



**Victoria Street Elevation - West Side**



**Victoria Street Elevation - East Side**



**Queen Street Elevation - North Side**

# Streetscape Study

Aerial Images

Streetscape Study



**Victoria Street Elevation - East Side Existing**

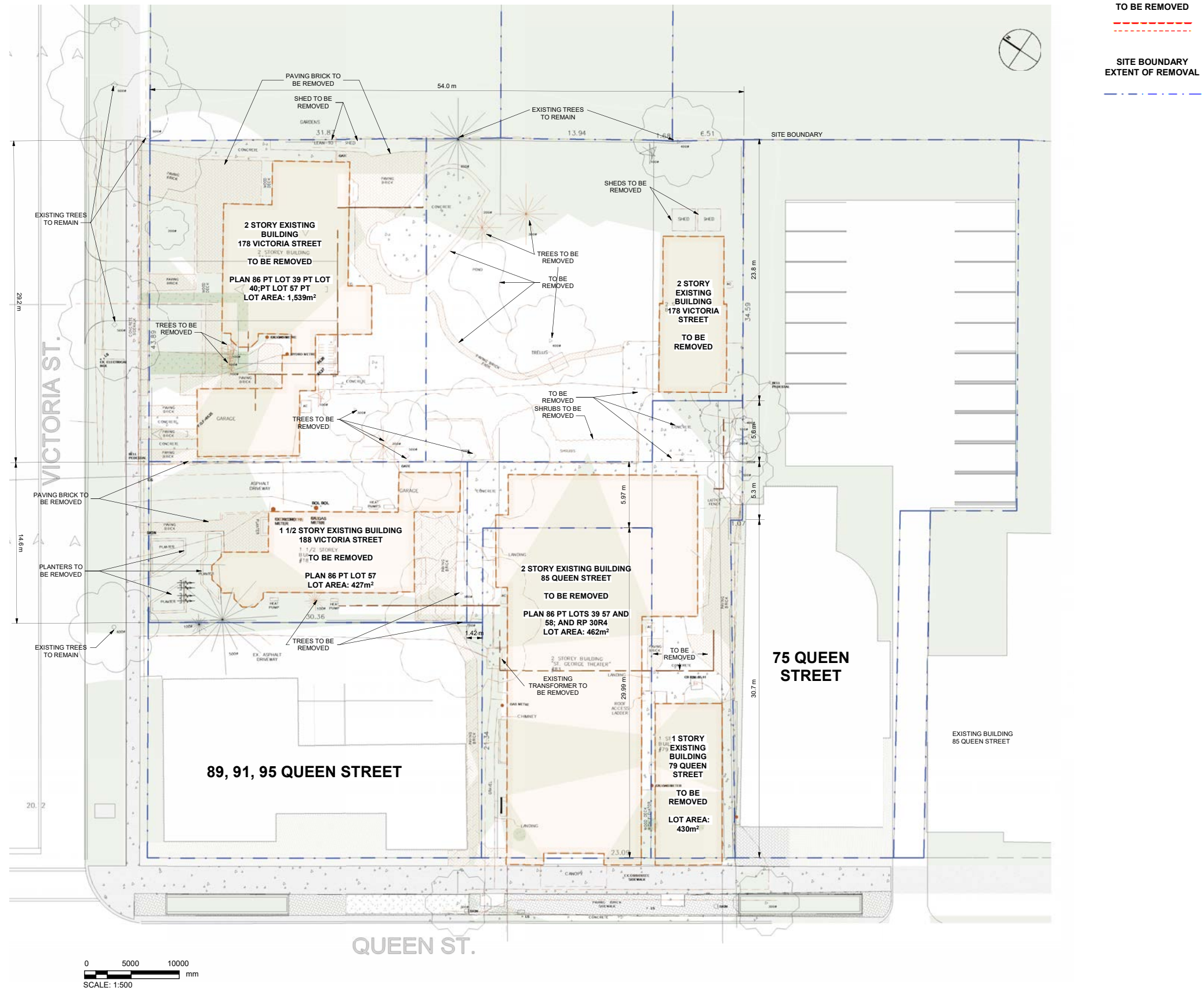


**Victoria Street Elevation - East Side Proposed**

Unity Design Studio Inc.

# Streetscape Study

Site Plan - Demo







# 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) |
| <b>A</b>  | 55 Queen St            | -  | 249.7             | 8.13             | -              | 8.12          | -                  | -                  | -                   | -                   |
| <b>B</b>  | 57 Queen St            | -  | 220               | 7.76             | -              | 8.68          | -                  | -                  | -                   | -                   |
| <b>C</b>  | 59 Queen St            | PLAN 86 PT LOT 59 PT LOT 60;RP 30R7556 P | 489               | 16.6             | -              | 10.1          | -                  | -                  | -                   | -                   |
| <b>D</b>  | 61 Queen St            | PLAN 86 PT LOT 59                        | 590.7             | 9.24             | -              | 18.2          | -                  | -                  | -                   | -                   |
| <b>E</b>  | 65 Queen St            | PLAN 86 PT LOT 59                        | 221               | 7.33             | -              | 6.2           | -                  | -                  | -                   | -                   |
| <b>F</b>  | 69 Queen St            | PLAN 86 PT LOT 59 RP 30R3197;PART 2      | 260               | 8.61             | -              | 13.6          | -                  | 1                  | -                   | -                   |
| <b>G</b>  | 75 Queen St            | NIVEN PLAN 86 PTS LOT 58 59;38 AND 39 RP | 1395              | 17.2             | 3              | 31.5          | -                  | 3.4                | -                   | -                   |
| <b>H</b>  | 79 Queen St            | -  | 430               | 7.8              | -              | 1.2           | 0.4                | 1.2                | -                   | -                   |
| <b>I</b>  | 83 Queen St            | PLAN 86 PT LOTS 39 57 AND 58;AND RP 30R4 | 462               | 15.4             | -              | -             | 2.25               | 0.9                | -                   | -                   |
| <b>J</b>  | 89 Queen St            | PLAN 86 PT LOT 57                        | 654.5             | 30.4             | -              | 4.5           | 1                  | 1                  | -                   | -                   |
| <b>K</b>  | 188 Victoria St        | PLAN 86 PT LOT 57                        | 427               | 14.6             | 5.9            | 0.6           | -                  | -                  | 1                   | 1.3                 |
| <b>L</b>  | 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                 |
| <b>M</b>  | 164 Victoria St        | PLAN 86 PT LOT 40                        | 1324.8            | 41.4             | 9.5            | 6.8           | -                  | -                  | 17                  | 17.8                |
| <b>N</b>  | 94 Prideaux St         | PLAN 86 PT LOT 40                        | 1004.7            | 21.3             | -              | 16.7          | -                  | -                  | -                   | 0.6                 |
| <b>O</b>  | 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                 |
| <b>P</b>  | 157 Victoria St        | PLAN 86 PT LOTS 41 & 42 RP;30R3519 PARTS | 857.4             | 26.3             | 7              | 9             | -                  | -                  | 0.6                 | 13.2                |
| <b>Q</b>  | 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                 |
| <b>R</b>  | 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                 |
| <b>S</b>  | 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                 |
| <b>T</b>  | 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                 |
| <b>U</b>  | 92 Queen St            | PLAN 86 PT LOT 68                        | 1197.9            | 36.3             | -              | 13.1          | 0.62               | 0.8                | -                   | -                   |
| <b>V</b>  | 84 Queen St            | PLAN 86 PT LOT 68                        | 1397.5            | 13.6             | 2.6            | 23.4          | 1.2                | 3.8                | -                   | -                   |
| <b>W</b>  | 80 Queen St            | PLAN 86 PT LOT 68                        | 457.24            | 14.2             | 2              | 14.5          | -                  | 0.3                | -                   | -                   |
| <b>X</b>  | 76 Queen St            | PLAN 86 PT LOT 67                        | 550.84            | 8.58             | 3.3            | 41.7          | 0.5                | -                  | -                   | -                   |
| <b>Y</b>  | 68 Queen St            | PLAN 86 PT LOTS 67 AND 102;RP 30R3840 PA | 835.8             | 14.4             | 20             | 29.8          | 4.8                | -                  | -                   | -                   |
| <b>Z</b>  | 66 Queen St            | PLAN 86 PT LOT 67                        | 970.5             | 16.8             | -              | 1.8           | -                  | 0.3                | -                   | -                   |
| <b>AA</b> | 62 Queen St            | PLAN 86 PT LOT 67                        | 207.1             | 10.1             | -              | 1             | 0.7                | 1                  | -                   | -                   |
| <b>AB</b> | 58 Queen St            | PLAN 86 PT LOT 67                        | 951.8             | 14.4             | -              | 25.2          | 0.6                | -                  | -                   | -                   |
| <b>AC</b> | 83 Queen St (Proposed) | -  | 2854              | 23.1             | -0.5           | 6             | 7                  | 1.5                | 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)  |
| <b>A</b>  | 7.3                 | Hip            | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>B</b>  | 7.3                 | Flat           | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>C</b>  | 7.3                 | Flat and Gable | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>D</b>  | 3.7                 | Flat           | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>E</b>  | 7.3                 | Gable          | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>F</b>  | 7.3                 | Hip            | West side          | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>G</b>  | 6.7                 | Gable          | East side          | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>H</b>  | 5.4                 | Gable          | -                  | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>I</b>  | 10.5                | Flat           | -                  | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>J</b>  | 7.3                 | Gable          | Rear               | -        | -                       | -                           | -           | -                | Hardscaping  | Front                 |            |
| <b>K</b>  | 7.9                 | Gable          | South side         | Attached | Yes                     | No                          | 3.5         | -                | -            | Softscaping           | Front      |
| <b>L</b>  | 6.3                 | Gable          | North side         | Attached | Yes                     | Yes                         | 7.5         | Covered          | -            | Hardscaping           | Front      |
| <b>M</b>  | 8.5                 | Gambrel        | North side         | Detached | Yes                     | No                          | 6           | Covered          | Metal Fence  | Softscaping           | Front      |
| <b>N</b>  | 7.3                 | Gable          | South side         | Attached | Yes                     | No                          | 3.5         | -                | -            | Softscaping           | North side |
| <b>O</b>  | 7.3                 | Gambrel        | Rear               | -        | -                       | -                           | -           | Covered          | Wooden Fence | Softscaping           | Front      |
| <b>P</b>  | 7.3                 | Gambrel        | South side         | Detached | Yes                     | No                          | 7           | -                | -            | Softscaping           | Front      |
| <b>Q</b>  | 6.1                 | Gable          | North side         | -        | -                       | -                           | -           | Covered          | -            | Softscaping           | Front      |
| <b>R</b>  | 6.7                 | Gable          | South side         | Detached | Yes                     | No                          | 5.5         | -                | -            | -                     | Front      |
| <b>S</b>  | 6.1                 | Gable          | South side         | -        | -                       | -                           | -           | -                | -            | Hardscaping           | South side |
| <b>T</b>  | 8.5 & 7.3           | Gable          | North side         | -        | -                       | -                           | -           | Covered          | -            | Hardscaping           | Front      |
| <b>U</b>  | 7.3                 | Gable          | Rear               | -        | -                       | -                           | -           | -                | Wooden Fence | Hardscaping           | Front      |
| <b>V</b>  | 4.6                 | Flat           | East side          | -        | -                       | -                           | -           | -                | Wooden Fence | Hardscaping           | Front      |
| <b>W</b>  | 3.7                 | Flat           | West side          | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |
| <b>X</b>  | 4.6                 | Hip            | Rear               | -        | -                       | -                           | -           | Covered          | -            | Hardscaping           | Front      |
| <b>Y</b>  | 3.7                 | Flat           | Rear               | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |
| <b>Z</b>  | 6.1                 | Hip            | Rear               | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |
| <b>AA</b> | 3.7                 | Flat           | Rear               | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |
| <b>AB</b> | 7.3                 | Hip            | Rear               | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |
| <b>AC</b> | 19.1                | PITCHED        | REAR WEST SIDE     | -        | -                       | -                           | -           | -                | -            | Hardscaping           | Front      |

\* Site information indicated in red

\* Unable to determine the driveway setbacks

 **Unity**

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**Corporation**

**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

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