

May 26, 2022

Architectural Design Brief Amendments and Commentary

Issue Date: Design Brief Reference – Revision 02, December 6, 2021

Revision: of this Amendment: N/A

Cedar Crescent Village

122 Elgin Street, Port Elgin, Ontario

Harbour Block 2, Registered Plan No. 259, Geographic Town of Port Elgin, Town of Saugeen Shores, County of Bruce.

GMDA Project No.: 1915

Issued to: 2706913 Ontario Inc., o/a Cedar Crescent Village
P.O. Box 449, 603 Goderich Street, Port Elgin, Ontario, N0M 2C0

A INTRODUCTION AND ADMINISTRATIVE:

- .1 This letter is intended to describe adjustments made to the Architectural Design Brief, Revision 02, dated December 6, 2021. The general character of the buildings remain unchanged and the following features are incorporated:
 - .1 A board and batten siding is proposed with white colour. The material is a residential siding made of fiber cement panels and battens with various associated trims.
 - .2 The buildings feature belt courses and cornice trims providing a classic appearance that emulates small commercial and residential building styles generally associated with Coastal communities.
 - .3 Signage is lit using gooseneck lighting and locations for signs are proposed on the drawings.
 - .4 Windows are designed to emulate residential patterns with a slightly larger scale suited to the size of the buildings.
 - .5 Light standards are selected for a nautical appearance and they are dark sky compliant.
- .2 Architectural drawings noted as "Issued for Town Review", bearing the date of May 26, 2022 illustrate the revised project design including outdoor spaces, lighting and the building locations.
- .3 The project has been relocated toward the east closer to Harbour Street. This change was intended to allow the project to be outside of the SVCA regulated area. The regulated area is determined by the location of a 15m buffer offset from the established 100-year flood line. The SVCA is currently reviewing the site plans and will provide an official location for the 100-year flood line limit and the associated buffer to confirm the final position of the project relative to the regulated area.
- .4 There are two buildings in the proposal: a Northern Building and a Southern building. The Northern Building is small and contains the Ice Cream store and GameSpace. The Southern Building is larger and contains the Market, the lower and upper portions of the Whitefish Grille restaurant and provides support space for a future Pavilion.
- .5 There are exterior **Amenity Areas** as follows:
 - .1 Between the Northern Building and the Southern building is an outdoor space provided for outdoor dining, changing outdoor uses including food carts, outdoor entertainments. It is intended to be a flexible space adapted for multiple uses. Exterior stings of lights will define this

space as a special area. Market events will be permitted to occupy this space and the primary entry for both the Ice Cream Store and GameSpace are accessed from this area.

- .2 **West of the Market** – an outdoor flexible space intended for a variety of uses, outdoor exhibits and gatherings. Strings of lights on trees and suspended between light standards provide character to the space. Benches are provided in this area.
- .3 **The Pavilion** – a space west of the Southern Building is identified as the location for outdoor gatherings. This will have a tent and it may eventually have a permanent roof. The Pavilion area is intended to provide outdoor events of approximately 200-persons.
- .4 **East of the Northern and Southern Buildings:**
 - .1 A flexible outdoor space accommodating period vehicle deliveries and drop-off for the restaurant and Market, this also accommodates a fire route.
 - .2 The space is un-programmed and will accommodate an outdoor patio for the Ice Cream store, pedestrian routes linking the Elgin Street frontage to the main beach parking area near the foot of Green Street and it features a central square east of the Market which is defined by pavement patterns.
- .6 The Buildings of Cedar Crescent Village continues to contain the following elements:
 - .1 **Northern Building - the Ice Cream Store:**
 - .1 This building is generally unchanged from previous versions and includes an outdoor pergola facing the Elgin Street and Harbour Street intersections.
 - .2 The Ice Cream Store contains the Universal Washroom for the Northern Building.
 - .2 **Northern Building – Public Washrooms:**
 - .1 Three publicly accessible washrooms are positioned between the Ice Cream Store and GameSpace.
 - .2 These are accessed directly from the exterior space located between the Northern and Southern Buildings.
 - .3 The three washrooms are a male, a female and a family washroom.
 - .3 **Northern Building - GameSpace:**
 - .1 This continues to be an activity area providing games, and programed activities for all ages and children in particular. This space is amended to be a partially enclosed outdoor area with a roof. The floor of the space is amended to be a wood deck construction. This building may be fully enclosed at a later date.
 - .4 **Southern Building - The Market:**
 - .1 This is an indoor venue designed to accommodate a farmers' market, artisan craft sales, food sales and other similar retail activities while also having the ability to transform into an exhibit or concert and dance hall and a gathering space. The building is reduced in size from previous versions.
 - .5 **Southern Building - The Whitefish Grille:**
 - .1 Located on the Second Level, this is a restaurant and bar complete with patio and rooftop terrace dining.
 - .6 **Southern Building – Open space below the Whitefish Grille:**

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- .1 This area was formerly proposed as commercial tenancies and it is not reconceived to be covered outdoor space designed to be flexible and to serve multiple uses.

.B SITE STATISTICS:

- .1 Land Area over which CCV will have control is marked on site plans using a blue line.
- .2 The Building Area (Lot Coverage or Building Footprint) is marked on the Ontario Building Code Matrix and these areas are reduced when compared to the previous version of the project.

.C URBAN DESIGN CONSIDERATIONS:

- .1 Mill Street's alignment continues to be present in the site arrangement. The Whitefish Grille bar is used to provide a bridge over the Mill Street alignment.
- .2 It is assumed that Green Street will continue to provide the primary vehicle link between the Main Beach and the commercial centre of Port Elgin. It is anticipated that the informal outdoor space east of the Northern and Southern Buildings will provide an important pedestrian link between Elgin Street and the foot of Green Street along the eastern side of CCV.
 - .1 The proposed vehicle access and fire route east of the buildings is provided to serve the Cedar Crescent Village buildings episodically. This route is an undefined, hard surface territory covered with unit pavers. It is conceived as an open, outdoor area.
- .3 Harbour Street remains unchanged by the project, running approximately parallel with the Lake Huron Shore, bounds the eastern edge of the entire waterfront district.
- .4 The buildings are configured to separate the western exterior spaces from the residential uses along Harbour Street.
- .5 The upper level of the Whitefish Grille uses an interior section of the dining room buffer the outdoor dining activity on the Whitefish Grille terrace from the residential uses on the eastern side of Harbour Street. However, the terrace remains open toward the south and the west.

.D ARCHITECTURAL DESIGN FOR THE EXTERIOR SPACES:

- .1 The general approach to the design of outdoor spaces remains unchanged from the previous Brief. The intention is to provide open, flexible hard surface spaces that will support outdoor activity, portable food outlets, outdoor gathering, seating and program space which can be programmed to suit planned activities.
- .2 All parts of the exterior landscape space west of the proposed buildings and the floor elevations of all proposed buildings will be lifted above the native grade determined by the grade elevation at the centre line of Harbour Street and to facilitate storm water drainage. Refer to Civil Engineering Drawings.
- .3 A design is proposed for the Pavilion roof covering. This design may not be implemented immediately. It is designed to simultaneously emulate a gable-ended covering and a "band shell" facing west. To reinforce this dual nature, the Pavilion space dedicated to most exterior events occurs on hard surface paving (unit pavers) while the western most edge emulates boardwalk construction and hence acts as a sort of stage.
- .4 A boardwalk which would provide pedestrian linkage between Elgin Street and the Main Beach along the western side of the project is a potential addition to CCV. This boardwalk would be

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situated at just above existing grade level and it would be constructed using wood. The implementation of the boardwalk would likely require SVCA approval and therefore, this would be deferred until after construction of the CCV buildings has commenced.

.5 The Exterior Programming:

- .1 The activities intended for outdoor spaces are not changed from the referenced Brief.
 - .1 The outdoor spaces can support small outdoor music performances, small public festivals, food trucks, markets, community gatherings, buskers and busking competitions, highland dancing, and small cultural festivals among other activities.
 - .2 The outdoor spaces will feature seating areas and space for outdoor dining.
 - .3 All buildings will have access to the exterior spaces and programs within the buildings can be extended outside to provide additional display space, seating, activities and market vendors, etc.

.6 The Terrace:

- .1 The general configuration of the Whitefish Grille terrace is unchanged from the previous version of the Design Brief.

.7 Promenade and Walks:

- .1 Refer to boardwalk discussion above.
- .2 A similar pedestrian and bicycle link is provided on the eastern side of CCV, as described above.

.E ARCHITECTURAL DESIGN FOR THE BUILDING - THE WHITEFISH GRILLE ON LEVEL 2:

.1 The Whitefish Grille is unchanged from the previous version of the Design Brief:

- .1 Located on the second level, the indoor dining area is intended to accommodate 80 persons with another 16 to 20 patrons at a bar during all 12-months of the year.
- .2 The second level outdoor Terrace will also accommodate between 100 and 120 persons seasonally. It is located to permit excellent views of the harbour, the sunsets and the Main Beach.
- .3 There are now two elevators in the project that provide access to the Whitefish Grille.

.F ARCHITECTURAL DESIGN FOR THE BUILDING - THE MARKET BUILDING:

.1 The architectural design comments associated with the Market building are generally unchanged; however, the building is smaller than previously proposed and it is not physically connected to the Northern Building. General design points are as follows:

- .1 This is a single-storey, open-plan building with access to public washrooms located below the Whitefish Grille commercial kitchen.
- .2 The long, northern and southern walls are associated with outdoor spaces: one to the south below the Whitefish Grille kitchen and one to the north which is the new open space created between the Northern and Southern buildings.
- .3 Large garage doors will connect the interior space of the Market to these outdoor spaces during various events and these will allow the Market activity to expand outdoors.
- .4 The eastern end of the Market features a lobby which will permit visitors to collect upon arrival; it will provide access the washrooms below the Whitefish Grille.

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- .5 The building can accommodate “flea markets”, “rummage sales” and similar events. Its flexible nature and relatively durable and robust materials will accommodate a variety of less formal events.
- .6 The proposed open outdoor space on the eastern side of the Market will provide vehicle access for vendors on Market days.
- .7 The open and flexible nature of the building allows it to accommodate community events including informal private parties, gatherings and public open house events, displays of various kinds, a venue for very small trade shows and for informal performances. The floor will be concrete and the materials will be robust.

.G ARCHITECTURAL DESIGN FOR THE BUILDING - THE GAMESPACE AND THE ICE CREAM STORE:

- .1 The GameSpace:
 - .1 The GameSpace has approximately 2,000 square feet of floor area.
 - .2 This building is designed to be connected to the Ice Cream Store at all times and it will benefit by the public washrooms situated next to the space. Shade is provided by the roof and the interior is designed for flexibility. The floor of the building will be wood decking.
 - .3 Activities contemplated may include basketball hoops, electronic games and similar devices.
- .2 Ice Cream Store:
 - .1 The Ice Cream Store has approximately 2,000 square feet of floor area and a walk-up window accessible from the Elgin Street side of the building.
 - .2 An exterior patio is available for the Ice Cream Store on the eastern side and within the new space created on its southern side.

.H ARCHITECTURAL DESIGN FOR THE BUILDING - COMMERCIAL TENANT SPACES:

- .1 These spaces are removed and flexible outdoor space below the Whitefish Grille is proposed.

.I GENERAL ARCHITECTURAL STYLE AND MATERIALS – AN INFORMAL SURVEY OF COASTAL COMMUNITIES:

- .1 This section of the previously submitted Design Brief remains unchanged.

.J ARCHITECTURAL STYLE AND MATERIALS:

- .1 This section of the previously submitted Design Brief supplements and replaces the Revision 02 version dated December 6, 2021 from this heading in the report to the end.
- .2 The drawings and associated renderings reflect the intended design and we believe it adheres to the characteristics of the architecture desirable for the location.
- .3 The following characteristics for the exterior appearance have been utilized:
 - .1 White siding material made using fiber cement equal to Hardie Panel is proposed for both Northern and Southern Buildings.
 - .2 For sloped roofing, steel painted in a turquoise colour.
 - .3 Signage is not backlit; rather it is lit using gooseneck lighting.
 - .4 All pavements are made with unit pavers (concrete pavers generally commercially available).

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- .5 Exterior strings of lights are proposed – suspended from building faces and crossing outdoor space supported by pole lighting fixtures. Wall-mounted light fixtures are located near entrances.
- .6 Exterior soffit areas near entrances, under the Gamespace roof and the spaces below Whitefish Grille are lit by soffit-mounted lights.
- .7 Pole and wall mounted lighting is dark-sky friendly.

.K DOCUMENTS REQUIRED FOR THE ENGINEERING SERVICES AGREEMENT:

- .1 As listed in the Town of Saugeen Shores correspondence of April 11, 2022, we report on the status of submission requirements as follows:
 - .1 Overall Site Plan – demonstrating zoning compliance is provided to the Town under separate cover bearing the Issued date of May 26, 2022.
 - .2 Landscaping Plan - provided to the Town under separate cover bearing the Issued date of May 26, 2022.
 - .3 Lighting Plan – the architectural lighting plan is provided to the Town under separate cover bearing the Issued date of May 26, 2022. The various lumens readings provided by DEI Consulting Engineers will be provided when it is completed.
 - .4 Architectural Design Brief and associated amendments is this document.
 - .5 Up-dated Engineering and Construction Drawings as follows:
 - Sheet 01867-SP1, Existing Conditions and Removals Site Plan.
 - Sheet 01867-DET1, Engineering Standards and Miscellaneous Details.
 - Sheet 01867-DET2, Miscellaneous Details.
 - .1 As discussed during telephone conversations with the Town, some of the following documents require adjustment to the shape of buildings and minor amendments to the servicing strategy discussed between the Town and Cobide Engineering independently. Revisions to the plans will be necessary; however, the following documents are provided:
 - Sheet 01867-SS1, Site Servicing Plan.
 - Sheet 01867-SG1, Site Grading Plan.
 - Sheet 01867-SEC1, Sedimentation and Erosion Control Plan.
 - .6 Geotechnical Study:
 - .1 Prepared by CMT Engineering, attached, dated February 2021.
 - .2 Prepared by CMT Engineering, attached Addendum to the Geotechnical Investigation dated July 13, 2021.
 - .7 A drawing showing the interface between 100-year flood line and Project Site Works:
 - .1 The SVCA must provide the final position of the 100-year flood line and the associated 15m offset buffer territory. The review of the architectural site plan is being undertaken by SVCA now and cannot be completed until the Town approves the final plans. It is determined that no CCV building transgresses the buffer line.
 - .2 The architect's interpretation of the 100-year flood line buffer limit is illustrated on attached Architectural Drawings.



Grant M. Diemert, OAA

Architectural Design Brief

Cedar Crescent Village

All of Harbour Block 2, Registered Plan 259, Geographic Town of Port Elgin, Ontario, located along Harbour Street, between Elgin Street and Green Street, Port Elgin, Ontario.
122 Elgin Street, Port Elgin, Ontario

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December 6, 2021

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Architectural Design Brief Revision 02

Issue Date: April 19, 2021
Revision: 2021.11.26 Rev. 01; 2021.12.06 Rev. 02

Cedar Crescent Village

122 Elgin Street, Port Elgin, Ontario

Harbour Block 2, Registered Plan No. 259, Geographic Town of Port Elgin, Town of Saugeen Shores, County of Bruce.

GMDA Project No.: 1915

Issued to: 2706913 Ontario Inc., o/a Cedar Crescent Village
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A INTRODUCTION - PLAY, EAT, GATHER, EXPLORE:

The place that will become Cedar Crescent Village is situated adjacent to a well-maintained and popular harbour and a large, sandy beach at Port Elgin's waterfront. The site has long been a summer place providing entertainment and memories to generations as the location of the signature attractions associated with Port Elgin's Main Beach. A well-loved tourist train was headquartered within a small retail and candy shop catering to young children was the last important attraction on this site. During the Big Band era and into the 1970's, the Cedar Crescent Casino offered dancing and popular music for decades on a seasonal basis. The Casino had been one of a number of similar dance halls located along the shores of Lake Huron. Eventually, changing tastes and an increasing number of entertainment options resulted in the economic failure of the Casino and similar facilities in the region and elsewhere. Cedar Crescent Casino burned, eventually. In the more distant past, the site was also home to a small hotel. Those seeking entertainment and food at the Main Beach have always had few options.

The Town of Saugeen Shores has recognized the necessity of a more fulfilling visitor experience at the Main Beach as an important aspect of its future economic success as a tourism destination. Historically, and including the aforementioned Train Station and Cedar Crescent Casino, the Town of Port Elgin had supported the small number of commercial uses at the Main Beach and continues to do so through lease arrangements at modest cost to the proprietors. However, the leases have had short terms and this discouraged investment in buildings and improvement to entertainment venues. The Cedar Crescent Village partnership with the Corporation of the Town of Saugeen Shores together with the executed 50-year lease and more ambitious goals for the facilities changes this situation radically.

The site for Cedar Crescent Village is the location of the former mini-golf, train station and sand parking area that will be transformed: a precinct is proposed that will enhance the experience of visitors and locals alike by adding pedestrian-friendly environment designed to heighten the experience of an outstanding historic waterfront. The Cedar Crescent Village will fulfill the expectations of visitors seeking a beach experience that is supported by a variety of activities, food and entertainment. The site provides an excellent, sandy beach with Lake Huron surf, an excellent harbour, a well-developed network of trails and legendary sunsets. The development will provide a place to play, eat, gather and explore.

The design of the project makes full use of the site's features by providing buildings that physically separate the adjacent Elgin and Harbour Streets and the related parking from the project's primary attraction: the

view of the Main Beach toward the south-west and the view of the harbour toward the west of the buildings. This reinforces the sense of the waterfront as a special place; a place which is the focus of attention for locals and visitors alike during warmer months. To support this, the exterior spaces on the western side of the buildings offer seating, shade, food and beverages and a summer Pavilion facility and terraces lit with strings of lights. The indoor spaces provide the infrastructure for a wide range of activities and entertainments that will be varied throughout the weeks of summer while providing food and beverage suited to all ages.

Cedar Crescent Village is designed to operate for 12 months of the year. As such, winter activities are facilitated by the Pavilion roof which covers an outdoor surface suited to multiple activities and potentially ice skating. The outdoor program spaces will be lit with strings of lighting and seasonal decorations including outdoor Christmas trees. These exterior spaces are supported by indoor spaces that can feature Christmas and artisanal markets, indoor celebrations, children's birthday parties and other events. Finally, the Whitefish Grille is designed to provide dining all year long with views overlooking the Main Beach and the harbour from its second level vantage point.

The primary parts of the project include the following:

- GameSpace: an activity area providing games, and programmed activities for all ages and children in particular.
- An Ice Cream Store: a summer classic that has become a favourite during all seasons.
- The Market: an indoor venue designed to accommodate a farmers' market, artisan craft sales, food sales and other similar retail activities while also having the ability to transform into an exhibit or concert and dance hall and a gathering space.
- The Whitefish Grille: a restaurant and bar complete with patio and rooftop terrace dining.
- A Pavilion - an exterior space designed to provide shading in summer for outdoor gatherings and events and a covered outdoor program area during winter.
- Commercial Tenant Spaces: two interior spaces are planned for the southern end of the project. These are joined on the second level by the Whitefish Grille restaurant. The western of the two spaces will be constructed during the first phase and this will support the Whitefish Grille Terrace on its flat roof. The eastern space is intended for a future phase. The two spaces together are intended to provide space for the sale of a variety of food products with potential tenancies that include, among other possibilities, a bakery, a coffee shop, a pizzeria, artisanal food products, artisanal craft sales outlets, a Ship Store catering to the local boating community and other similar uses. Between the two buildings will be Artisans' Alley: a small pedestrian street lit by lighting on strings crossing the street and designed to provide an interesting link between the Main Beach and the associated parking areas south of the project and the western side of the Cedar Crescent Village complex.

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.A PARTNERSHIP:

- .1 During 2013, the Corporation of the Town of Saugeen Shores had undertaken a “Waterfront Master Plan Study” followed by a “Strategic Vision” which, in part, included increased investment in the waterfront area by a private interest. The goal had been to “...provide exceptional food and refreshment services for beach goers.”. The enhancement of the visitor experience at the beach area was seen as a key part of the overall economic improvement program. This initiative builds on the tourism and marketing campaign which improved the image of the Town as a destination.
- .2 Cedar Crescent Village (CCV) enhances and exceeds the Town’s goals for private investment and, as a consequence, a long-term lease of the land occupied by the project with the Corporation of the Town of Saugeen Shores (the Town) was realized.
- .3 Under the terms of the lease CCV agrees to provide the following:
 - .1 the CCV building and the amenities associated with it.
 - .2 a variety of managed programs and
 - .3 the management of the facilities and the businesses.
 - .4 Some parts of the facility will be made available on a reserved basis for public functions.
 - .5 Pay a rent which is partly offset by the provision of services to the community.
- .4 The Corporation of the Town of Saugeen Shores provides the municipal infrastructure and the new parking lots (design and construction).

.B SITE STATISTICS:

- .1 Land Area Leased was to be 102,453 SF according to the Town’s RFP. The final leased lot area will be determined following final design of site features.
- .2 Building Area (Lot Coverage or Building Footprint): 2320 SM; 24,972 SF. Final design of buildings will change these figures slightly.

.C URBAN DESIGN CONSIDERATIONS:

- .1 History and Existing Conditions:
 - .1 The Cedar Crescent Village site lies on the Lake Huron Shore at the edge of the developed urban centre of Port Elgin and the location forms an important part of a public network of beach and parks spaces that have been the symbolic heart of the Town of Port Elgin for visitors and seasonal and permanent residents for many generations.
 - .2 The waterfront of Port Elgin consists of parking facilities, a water treatment plant (which also contains public bathrooms), the Main Beach, the Harbour and a variety informal beach volleyball courts, playground equipment and two very modest food service outlets. A single, small retail facility had been associated with the Train Station - a hub for a tourist train and a mini-golf facility. The Train Station and mini-golf had become run-down and have been demolished by the Town.
 - .3 Traditionally, parking lots have surrounded the sandy beach and the Town’s efforts to improve the visitor experience involved the completion of a Harbourfront Promenade featuring new lighting, plantings of beach grass, placement of benches and the erection of the McGrath Pavilion (a small, roofed gazebo).

- .4 Mill Street, together with Green Street, provide the primary vehicle links between the Main Beach and the commercial centre of Port Elgin which is located east of the site along Goderich Street (Highway 21).
- .5 The Main Beach is accessed via Elgin Street and Green Street.
- .6 Cedar Crescent Village lies at the foot of Mill Street and it is bounded on its western side by the Port Elgin Harbour and Lake Huron; by the Town's Main Beach to the south and by Elgin Street to the north.
- .7 Harbour Street, running approximately parallel with the Lake Huron Shore, bounds the eastern edge of the entire waterfront district.
- .8 The site had been a primary parking area for beach traffic. Cedar Crescent Village is placed over the former mini-golf and the concrete pad traditionally used for the Flea Market. Parking remains west of the former Train Station and south of the proposed development.
- .9 North of Elgin Street is North Shore Park which has a well-loved pedestrian and cycling trail along edge of the Lake and this trail links a Harbour Front Promenade to the Main Beach.
- .10 South of the CCV site, the Main Beach with its sand and surf, is the prime attraction and the most well-known of the Town's 6 beaches. It stretches beyond Green Street to become additional beach area with less intensive tourist use.

.2 General Principles:

- .1 The project will accentuate and support the enjoyment of the attributes of the waterfront district which include:
 - .1 A large sandy beach open to Lake Huron and partially protected by a break wall toward the south of the site;
 - .2 A harbour forming the western edge of the site which also features the Harbour Front Promenade.
 - .3 The North Shore Park public park and its waterfront trail are located north of the site.
 - .4 A front row seat for some of the world's best sunsets.

.D ARCHITECTURAL DESIGN FOR THE EXTERIOR SPACES:

- .1 The exterior program spaces west of the Cedar Crescent Village building are located to support activities during the peak summer months in particular and it is expected that the majority of the pedestrian access to the project will occur on the western side of the project.
- .2 The exterior space on the eastern side of the project is ideal for a variety of commercial uses supporting barrier-free access to the building, the delivery of goods and a limited amount of parking.
- .3 All parts of the exterior landscape space west of the proposed buildings and the floor elevations of all proposed buildings will be lifted above the native grade approximately 1.1m in order to place the project near to the elevation of the centre line of Harbour Street and to facilitate storm water drainage. This will place the exterior spaces and the floors of the buildings at a height that is approximately equal to the height of the existing landscaping berms located along the eastern side of the Harbour Front Promenade. This will enhance the views of the harbour and the beach from the exterior landscape associated with the buildings.

.4 The Exterior:

- .1 The Cedar Crescent Village's exterior spaces on the western side (the lake-view side) are separated from the vehicle traffic on the eastern side of the building. The western edge of the exterior spaces is open to provide a prospect of the Main Beach to the south-west and the Harbour to the west. This prospect is enhanced by elevating the buildings and the exterior approximately 1.1m above the existing grade of the sand west of the site.
- .2 As a signature feature, the southern end of the project area is bounded by the Whitefish Grille and the open air dining terrace which surmounts the proposed Artisans' Alley.
- .3 The exterior spaces west of the buildings will permit access at 3 primary points from the existing pedestrian area which runs north and south along the site between the Main Beach and the North Shore Park trail system.
- .4 Programs in the Outdoor Spaces:
 - .1 The outdoor spaces can support small outdoor music performances, small public festivals, food trucks, markets, community gatherings, buskers and busking competitions, highland dancing, and small cultural festivals among other activities.
 - .2 The outdoor spaces will feature seating areas and space for outdoor dining.
 - .3 All buildings will have access to the exterior spaces and programs within the buildings can be extended outside to provide additional display space, seating, activities and market vendors, etc.

.5 The Terrace:

- .1 At the southern end of the building, an outdoor dining terrace is arranged on the roof of commercial tenant spaces to support outdoor dining at the Whitefish Grille and this terrace will provide an excellent view of the Main Beach and the harbour.
- .2 The Whitefish Grille rooftop terrace is accessible via elevator from the ground floor lobby.
- .3 The Whitefish Grille terrace will feature a barbecue station and seating at tables under fabric awnings mounted to permanent structure.

.6 Promenade and Walks:

- .1 The Town's existing trail system along the waterfront connects North Shore Park located to the north of the site with the Main Beach. The open space between the Cedar Crescent Village and the Harbour Front Promenade includes an existing pedestrian link parallel with the Harbour Front Promenade and CCV will provide access to this link at 3 primary points aligned to main entrances situated on the west face of the CCV building.
- .2 During phase 1 of the construction, pedestrians and beach goers arriving from the southern end of the project can enter Cedar Crescent Village by crossing an outdoor, multi-purpose, piazza which has commercial tenancies fronting it. An entrance to the building and the Whitefish Grille will be available when pedestrians reach the Mill Street alignment.
- .3 During phase 2 of the construction, pedestrians and beach goers arriving from the southern end of the project can enter Cedar Crescent Village by walking between two commercial tenancies through Artisans' Alley.

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.E ARCHITECTURAL DESIGN FOR THE BUILDING - THE WHITEFISH GRILLE ON LEVEL 2:

.1 The Whitefish Grille:

- .1 Located on the second level, the indoor dining area is intended to accommodate 80 persons with another 16 to 20 patrons at a bar during all 12-months of the year.
- .2 The second level outdoor Terrace will also accommodate between 100 and 120 persons seasonally. It is located to permit excellent views of the harbour, the sunsets and the Main Beach.

.F ARCHITECTURAL DESIGN FOR THE BUILDING - THE MARKET BUILDING:

- .1 This is a single-storey, open-plan building with access to public washrooms.
- .2 The long, northern and southern walls are associated with indoor public lobby spaces. Large garage doors will connect the lobbies to the Market for various events and these will allow the Market to expand into the Lobbies as required.
- .3 The western end wall of the Market is related to the western outdoor space and large garage doors can be opened to join the inside and the outside.
- .4 The eastern end of the Market features a lobby which will permit visitors to by-pass the Market to utilize lobby areas, access public washrooms and connect with the stair and elevator leading to the Whitefish Grille.
- .5 The building has water and electrical services within each bay to accommodate transient vendors associated with artisans, food shops, beverage kiosks, retail sales kiosks or farmers' market stalls.
- .6 The building can accommodate "flea markets", "rummage sales" and similar events. Its flexible nature and relatively durable and robust materials will accommodate a variety of less formal events.
- .7 The eastern parking stalls can be used as the vendor positions outside of the building and a wide sidewalk permits strolling and shopping.
- .8 The open and flexible nature of the building allows it to accommodate community events including informal private parties, gatherings and public open house events, displays of various kinds, a venue for very small trade shows and for informal performances. The floor will be concrete and the materials will be robust.

.G ARCHITECTURAL DESIGN FOR THE BUILDING - THE GAMESPACE AND THE ICE CREAM STORE:

.1 The GameSpace:

- .1 The GameSpace has approximately 2,000 square feet of floor area.
- .2 This building is designed to be connected to the Ice Cream Store at all times and it will benefit by any indoor seating associated with the ice cream operation. In addition, seating within the GameSpace will be available to the Ice Cream Store. In this way, the Ice Cream Store and the GameSpace operate as a single tenancy.
- .3 GameSpace is designed to be durable and flexible and materials will be robust to accommodate changing installations and a variety of activities.
- .4 Activities contemplated include basketball hoops, climbing wall, mini golf, electronic games and similar devices.

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- .2 Ice Cream Store:
 - .1 The Ice Cream Store has approximately 2,000 square feet of floor area and a walk-up window accessible from the Lobby located between the Market and the Ice Cream Store.
 - .2 An exterior patio is available for the Ice Cream Store on the eastern side and on the western side.

.H ARCHITECTURAL DESIGN FOR THE BUILDING - COMMERCIAL TENANT SPACES:

- .1 These two spaces are located at the southern end of the project and will provide a gateway into Cedar Crescent Village for pedestrians arriving from the south.
- .2 The two wings of space will contain spaces for rent to commercial enterprises discussed above.
- .3 Artisans' Alley will be situated between the two spaces and this will act as a short, pedestrian streetscape.

.I GENERAL ARCHITECTURAL STYLE AND MATERIALS – AN INFORMAL SURVEY OF COASTAL COMMUNITIES:

- .1 During the design of Cedar Crescent Village, the earliest discussions about architectural style and the materials that might be considered for use in the project included the expression "coastal architecture". However, it was quickly determined that the meaning of this phrase is elusive: and there were many differing ideas concerning the meaning of "coastal" and for each person, the word evoked different materials and different places.
- .2 An informal survey of "coastal architecture" undertaken by the writer considered the following a variety of regions in North America. Images presented here are a selected few of a great many. In addition, the writer had visited several of the places named during the course of travel. The list of places below is accompanied by observations made by the writer:
 - .1 Grenville Island, Victoria harbour and Vancouver's waterfront in British Columbia:
 - .1 When new, the developments in these areas tend to have a polished contemporary appearance using a lot of glass together with pre-finished metal and wood panels or pre-cast concrete and occasionally brick masonry.
 - .2 Nearly as frequently, the buildings are designed to have an industrial character using corrugated sheet steel cladding, steel framing, various types of screening meshes, cast in place and pre-cast concrete, clay brick and concrete unit masonry. These materials tend to blend together with the contemporary designs described above and the various industrial materials can be used in contemporary buildings to great effect as well.
 - .3 The main features of the buildings are flexible, open interior spaces, building forms that are easily understood and a lot of glazing.
 - .4 Materials formerly associated with industrial buildings have become acceptable in contemporary architecture and they have a "practical", robust and less formal image. In this sense, they can be quite suitable for spaces of the sort contemplated at Cedar Crescent Village.



Grenville Island, Vancouver



The Shipyards, Vancouver

- .2 East-coast North American fishing villages (usually these were formerly a fishing village), towns, in Newfoundland, Nova Scotia, New Brunswick and PEI; Maine, Massachusetts, the Carolinas, Texas and Florida:
 - .1 The wealthier and more recently constructed of the communities in these areas (such as Seaside in Florida, for example) tend to be modeled after Neo-Georgian, Neo-Classical and Federalist style architecture using red clay brick and wood siding, wood shingles and shakes and wood trims. All of the wood products are usually painted. These architectural styles were important in conservative American communities from their earliest colonialist time and they continue to be today, especially on the Eastern Seaboard. In this way, the people in the buildings are associated with the propriety, self-sufficiency and a classic sense of restraint represented by the architecture. In Canada, some of these characteristics are imported by English gentry and United Empire Loyalists.
 - .2 The contemporary buildings are fitted with large windows when they are near the water views and the scale of the windows is managed with the scale of trims, columns, belt courses and other details.
 - .3 In most “middle-income” town situations and within a few historic waterfront urban areas, the buildings tend to be residential homes (a mixture of wood siding and clay brick) or the factories and canneries of the former fishing industry become converted into commercial establishments and these are frequently clad with painted sheet steel siding with a vertical pattern. In some instances, the humble fisherman’s cottage is rehabilitated into a new vacation home or permanent residence and the fishermen are long gone. These buildings remain relatively modest in size, proportions and materials in order to preserve the charm of the small cottages.
 - .4 Many of the residential homes on the streets leading to or surrounding the waterfront are converted to guest houses, restaurants and retail shops. These are clad with a wide range of horizontal and vertical sidings and clay brick with some metal and vinyl sidings.

.5 In the popular tourist areas, the converted homes and factories tend to be decorated profusely with signage: neon, various types of lighting and brightly coloured accents are mounted on the buildings. The small scale of the buildings prevails.



Seaside, Florida



Cape Cod



Maine



Maine



Nova Scotia



California

.3 Contemporary Tourism Venues – the Jersey waterfront, the pier at Santa Monica, the Pleasure Pier in Texas, various communities in California, parts of San Francisco and Disney World:

- .1 When new, these developments tend to have buildings made with simple frameworks designed to allow the restaurant and retail environment, including the advertising, lighting and identity signage, to dominate. Storefronts are often open to the street or walks and usually feature a lot of glass. When closed, these structures resemble market shops closed for the night. The use of architectural elements is very limited and the structures seem to be progenitors of the contemporary strip mall and the contemporary big box mall. These buildings also seem to be only slightly more permanent than carnival and fair grounds sales tents. Unlike the Disney buildings described below, these are designed to display goods and entertainment brashly in order to entice the visitor. While, as discussed below, Disney drapes products and entertainment with a romantic, safe, contrived home town in which you can have good, clean fun, these buildings contribute to a carnival atmosphere that overtly tempts: they encourage the impulse buy and make no apologies. It may be true that we have come to expect this temptation in these environments and perhaps we have come to appreciate their honesty.
- .2 In a more restrained way, Disney also provides buildings retail and restaurant commercial buildings; however, the retail and restaurant environment is usually restrained and constrained within an historic architectural style that is said to be based on slightly smaller proportions when compared to life-size streetscapes. Further, flat roof areas are concealed behind the facades and the buildings are, in fact, "big box stores" that can be modified and adapted to different configurations. The facades can be removed, changed and rebuilt leaving the building's major structural and mechanical systems in place. These buildings are stage craft. Disney's buildings have simple structures, large, clear span spaces and they are adaptable to new tenancies. Disney's buildings tend to be shopping malls with the storefronts designed to resemble American home-town, retail environments.



Santa Monica – Pier



Santa Monica - Pier



Disney World, Florida



Cannery, California



Rockport, Ma.



Monterey, California, Pier



Siesta Key, Florida

.4 Great Lakes towns including Tobermory, Sauble Beach, Southampton, Port Elgin, Goderich, Bayfield and Grand Bend, and Georgian Bay communities such as Owen Sound, Midland, Collingwood and Meaford:

- .1 Most small Great Lakes communities have seasonal economies and the buildings are small in scale and adapted from former uses including, most commonly, single family homes.
- .2 The construction is usually residential in nature and technique. New construction and renovations often utilize inexpensive vinyl and metal siding products together with residential aluminum soffits, gutters and fascia.
- .3 Where older waterfront areas have retained larger brick warehouses and factories (there are not many of these), they are converted to new uses.
- .4 The quality of the design and construction of the buildings generally varies according to economic swings: a series of summers of bad weather results in much less improvement, repair and enhancement. A few good years results in an addition that provides more sales space or additional rental areas.
- .5 It is the author's observation that Great Lakes towns and villages did not develop distinctive, prosperous industries that would support the construction of durable and long-lasting heritage buildings on their waterfronts. Larger urban centres do have a small number of these and many of them are decidedly industrial in nature.
- .6 It is also true, however, that within major centres such as Toronto and Chicago, new buildings replace the disused warehouses and wharf structures very quickly due, in large part, to their small size and construction with relatively ephemeral materials.
- .7 Most towns and villages along the shores of the Great Lakes developed traditional downtowns intended to provide local inhabitants with goods and services. For towns with larger populations, these Ontario Main Streets feature brick buildings built closely together or wood framed buildings when the population was smaller and business more seasonally based.



Tobermory, Ontario



Tobermory, Ontario

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Sauble Beach, Ontario



Southampton, Ontario



Grand Bend



Grand Bend



Seaside, Florida



Seaside, Florida

J ARCHITECTURAL STYLE AND MATERIALS - COMMUNITY ENGAGEMENT:

- .1 Two community meetings were convened by Cedar Crescent Village and these had been attended by a few key representatives from the community. The general nature of the development and its programs had been described to the group and the theme of "Coastal Architecture" was discussed.
- .2 Those attending the sessions generally agreed that the following characteristics could be considered desirable at the Cedar Crescent Village location:
 - .1 Materials of light colouring – specifically, light grey or white were generally acceptable. It had been acknowledged that bright accent colours including yellow, blue and red could be used in limited areas.
 - .2 Fully weathered wood resembling well-worn driftwood in both colour and texture would be acceptable as a finish and should be a source of inspiration and perhaps a material collected for use in sculptures. It was acknowledged that this material would be difficult to use or properly emulate as a cladding product applied over a large surface.

- .3 Wood siding products such as pre-finished, vertical wood in a board-and-batten assembly or horizontal bevel siding and cedar shakes or shingles applied to wall surfaces would be acceptable as painted materials.
- .4 Manufactured products designed to resemble wood, including fiber cement siding (painted), could be considered an acceptable substitute for natural wood products if improved durability and reduced maintenance are established as important goals.
- .5 Metal roofing, including galvanized sheet steel is acceptable as a “cottage” or dockside material.
- .6 Signage would be bright, colourful lit by fixtures mounted on buildings.
- .7 Clay brick, concrete brick units and exposed concrete cladding are considered undesirable and overly industrial in nature.

.K THE ARCHITECTURAL CHALLENGE:

- .1 The primary understanding that is gleaned from the study of “coastal architecture” through the informal internet survey conducted on coastal communities, through personal travel and through frequent observation of the buildings within the local communities throughout the surrounding region is that the buildings will very likely need the following features:
 - .1 The buildings must be adaptable in order to effectively respond to a variety of changing conditions and uses and the changing expectations of the visitor.
 - .2 The interior of the buildings must be changed with relative ease: minimize structural changes and accommodate adjustments in tenant spaces to respond to changing market needs.
 - .3 Provide a framework into which uses are fitted complete with adjustments to signage and lighting. In a sense, this is similar to the generic treatment of the carney lane retail outlets.
 - .4 COVID 19 and the nature of the seasonal economy may have demonstrated a need for a mixture of small and larger vendors situated within a organizational framework that provides the vendors with both collective and individual identity.
- .2 The primary understanding derived from the engagement with community representatives contains the following ideas:
 - .1 There is an expectation that the buildings should have a residential character which is delivered primarily through the materials used.
 - .2 Construction materials evoke associations with place and lifestyle and they also provoke strong, emotional responses to the ideas associated with materials. The nature of the emotional response provides some indication of the heightened expectations for the project.
 - .3 The architectural challenge presented is the establishment of a balance between the romance delivered by residential seaside styles and the contemporary demand for designs that have voluminous spaces of much larger size when compared to homes and cottages. The balance may be achieved through careful consideration of the proportion of the parts to the whole. For example, the dimensions of trims must be carefully considered if they are used around very large openings.
 - .4 The architecture would, ideally, express the freedom and the hedonistic temptations of the carnival as well as the stability and organizational structure of the seaside neo Georgian architecture.

.L GENERAL ARCHITECTURAL AND MATERIAL SELECTION GOALS:

- .1 The buildings should have the following characteristics:
 - .1 The buildings must be flexible and adaptable over time. The original uses for the buildings might become reasonably “temporary” over a 50-year lease term as the economy changes and spaces might be sub-divided to respond to new tenancies. Older uses, if abandoned, should not leave a residue of walls and partitions that are too difficult to remove.
 - .2 The floor plans should favour open spaces and the structural design should reduce the number of permanent, load-bearing walls in the central regions of the floor plans where possible. This is true for all uses: the Whitefish Grille, commercial tenancies, the Market, GameSpace and the Ice Cream Store, all of which could face amendments over time as the formula for events is developed and changes occur in the local economy.
 - .3 Structural systems should be simplistic and provide clear spans (from outside wall to outside wall) within economic limits. Since the buildings at CCV are reasonably small, clear span structures are attainable at a reasonable cost.
 - .4 Structure should be selected so that it could be left in its original state when feasible. Steel or heavy timber frame columns and beams are permitted to be exposed within the building for example. This allows the project to modulate finishes to suite budget constraints, including the use of finer materials nearer to the floor and painted structure above.
 - .5 The spaces throughout Cedar Crescent Village will need to project a variety of images and a summary of these would consist of the following:
 - .1 The Market should project robust practicality which would engender a sense of freedom and informality.
 - .2 The Whitefish Grille will need to convey a sense of both the informal and the formal, as is often the case with contemporary fine dining.
 - .3 The GameSpace and the Ice Cream Store must project a sense of fun and possibility. The Ice Cream Store and other, similar food outlets are expected to have honed their marketing and their retail outlets to convey this sense for decades.
 - .4 The whole project must celebrate light: of prime importance is the sunset as a signature event ending long summer days (spent partly in shade), followed by warm artificial lighting offered in evenings and on longer, winter nights.
 - .6 Exterior claddings will be composed for each building using the following materials and principles:
 - .1 Board and batten vertical siding – created using pre-finished panels and pre-finished battens, painted with a finish applied in the factory.
 - .2 Board siding with a horizontal pattern for parts of the building.
 - .3 Pre-finished vertical sheet steel, painted.
 - .4 All of the above siding materials have been emulated using manufactured materials such as metal, resins and fiber cement. A cost and benefit exercise will assist in the selection process should the use of manufactured products become a possibility.
 - .5 Sloped roofing will be galvanized steel sheet (silver or painted turquoise).

- .6 Trim boards and secondary structure, where exposed, may be metal, pre-finished wood or manufactured products appropriate to the siding material selected.
- .7 Selected areas may have brightly coloured components provided that these can be easily changed in future.
- .8 Exterior lighting: mount under canopies and overhangs where feasible. Use low-voltage LED where exposed to sky and use dark sky-friendly pole lighting. Strings of lights (LED) may be used for decorative effect.
- .9 Signage will be organized on the building façade, but it can be highly variable in dimension, style and colour.
- .10 Plantings will be native species selected from the range of plants in the Huron Coastal Region.

.M STORY BOARD - IDEAS CONSIDERED FOR MATERIALS AND FINISHES:

- .1 CCV is considering the following, among other choices, presented below to assist with an understanding the intended “look and feel” for the project:

.1 Pavements:

- .1 Concrete surfaces can be textured to resemble a variety of materials while providing a sound, accessible surface that can be easily maintained. A wood pattern is shown as an example of a great many possibilities.



Unit paver can be laid with patterns using two different colours to add interest. The image below is an example of the potential effect. This image also illustrates the effect of overhead strings of lights which are planned for outdoor programing spaces on the western side of the building.



.2 The Pavilion:

.1 The Pavilion will have open sides and a solid roof to provide shade and shelter from rain and snow. The structure will be wood and timber and steel used in combination. Various options are being considered for the finishes including cedar boards on the ceiling, subject to cost analysis. The image below is an example of the sort of space imagined below the roof. Although shown curved, the CCV pavilion is likely to have a simpler, planar appearance.



.3 Exterior Cladding Materials and Colour:

.1 Sidings, colours, signage and architectural features will be employed on the project subject to budget analysis and consideration of long-term maintenance. The CCV sidings are intended to be a mix of pre-finished wood and metal sidings providing a mixture of materials, shine, matte finish and colours. The examples below illustrate the effect that can be achieved using modest materials and a range of colours. The Fins at Sharky's images illustrate a steel roofing over a beach side restaurant that is elevated to overlook adjacent dunes similar to the way in which the Whitefish Grille can be positioned to overlook surroundings to maintain a view of the Main Beach and the Harbour.



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Vancouver - The Ship Yards



Lunenburg, Nova Scotia



The grey and white colour scheme is a possibility for CCV as well.



Fins at Sharky's, Venice, California

.4 Ice Rink and Splash Pad:

.1 Subject to budget considerations and programing needs, CCV is considering a summer time shallow splash pad feature under the Pavilion roof that could be converted to a skating rink during winter. The following images depict examples located at Ryerson University in Toronto and Guelph:



Ryerson University



Guelph, Ontario

.5 District Identification - at the foot of Green Street:

.1 An archway could be established to mark the entrance to the Waterfront District. Many different means to achieve this can be considered, including the following examples:

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