

# Allandale and Downtown Transit Mobility Hub Project

**Heritage Barrie Committee**

**Tuesday March 28, 2023**

**Presented By:**

**Natalie Calder, Project Manager (Capital Facilities), City of Barrie**

**Walton Chan, Lead Architect, Diamond Schmitt Architects**

**Dima Cook, Heritage Architect, EVOQ Architecture**

# Agenda

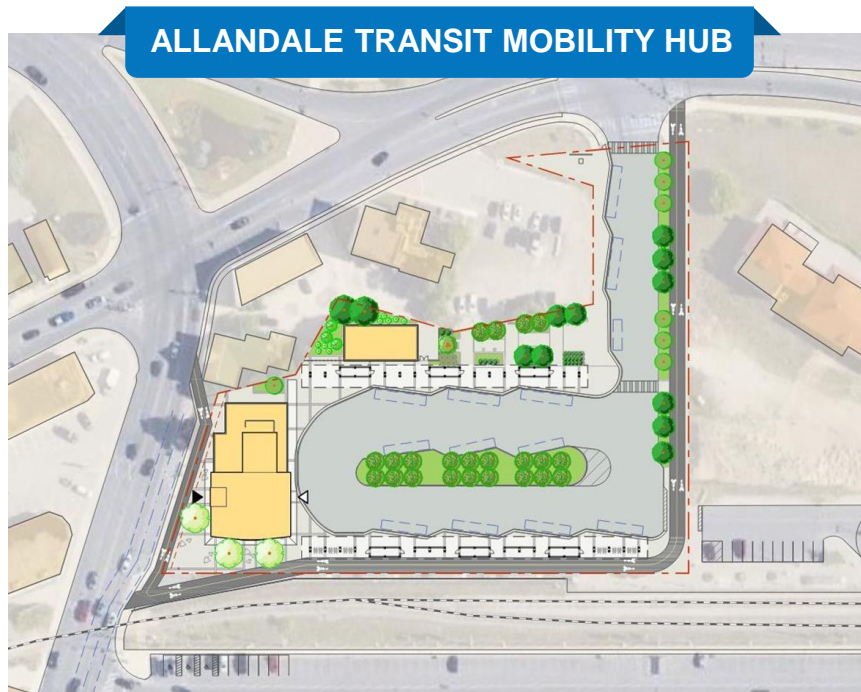
## What Will Be Covered

- Project Overview
- Heritage Impact Assessment (HIA)
- Conceptual Design
- Material Inspiration
- Development Site Impact



# Project Overview

# What Is The Project?



## **Allandale Transit Mobility Hub:**

Located within Barrie's Allandale area

Inter-Regional Transit Facility

Adjacent to the Existing Rail Corridor

Building on Essa Road with Loop Configured Site

Host Seamless Transit Services and Connections



# **Heritage Impact Assessment (HIA)**



# Heritage Impact Assessment (HIA)

- Designated under the Ontario Heritage Act.
- HIA concluded that the proposed development will have no heritage impacts on the designated property.



# Heritage Impact Assessment (HIA)

## Site Context

- The development site is within the historic Allandale neighbourhood of Barrie.
- The neighbourhood is recognized for its connection to the historic Allandale Station lands and its historic homes.
- There are two existing structures on the property. The Historic Allandale Train Station and Allandale Waterfront GO Station.
- There are three existing structures built between 1893-1907 adjacent to the property.



Aerial view of the Development Site, 2022. (Google Maps, Annotated by EVOQ)



Boundaries of Historic Allandale neighborhood, 2010. (City of Barrie)



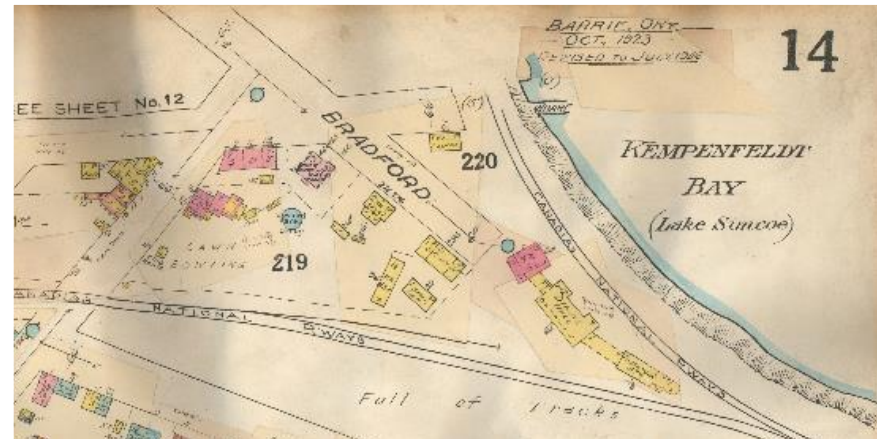
# Heritage Impact Assessment (HIA)

## Site History

- Allandale was first established on the southern edge of Kempenfelt Bay.
- The village would not become significant until the arrival of the Ontario Simcoe and Huron Railroad (OHS) railway, crossing through Allandale in 1853.
- Between 1900 to 1905, the Grand Trunk Railway constructed the current train station in two phases.
- Design by Detroit architects Spier and Rohns; it was intended to be seen as the “Flagship of the Grand Trunk”.



View of Allandale Station from Kempenfelt Bay featured on a Grand Trunk Railway postcard, 1908. (Simcoe Archives)



Circa 1926-1946 fire insurance plan of Allandale Station. (Simcoe Archives)



# Heritage Impact Assessment (HIA)

## Site History

- By 1891, Allandale's population had grown with businesses and homes built near the rail lands.
- The "Railway YMCA" built in 1907 is located at 268 Bradford Street, north of the development site.
- Adjacent to the development site is 8 Essa Road a jewelry store established in 1893 by Wesley Webb, who was regularly contracted by the Grand Trunk Railway.
- The original Allandale Lawn Bowling Club was built in 1910 on the present development site.



[Left] The Railway YMCA (268 Bradford Street) viewed from the northeast, Bothwell's Block in the background, 1913. (Simcoe Archives)



[Right] W.B. Webb outside his business and residence at 8 Essa Road, 1910. (Simcoe Archives)



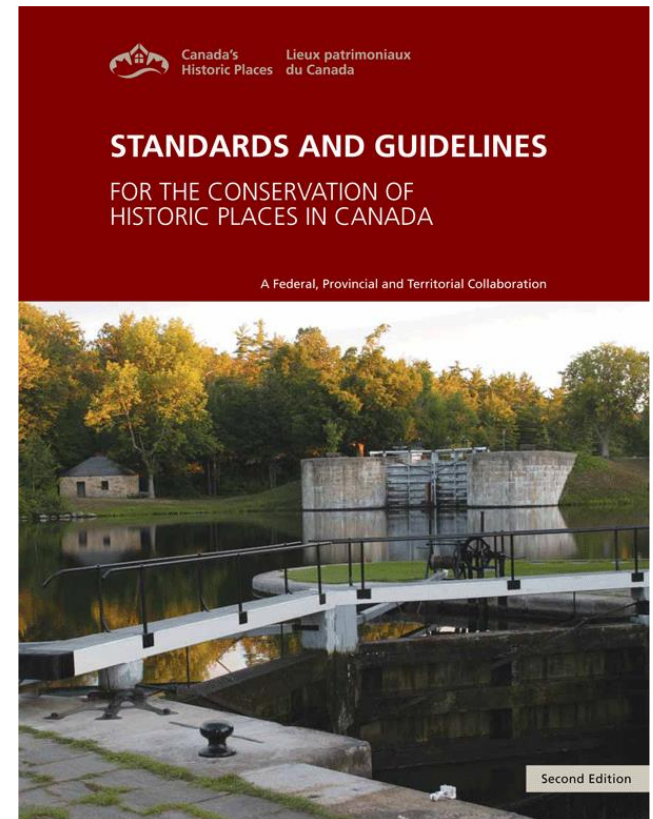
The Allandale Lawn Bowling Club, 8 Essa Road can be seen on the right, 1940. (Simcoe Archives)

# Heritage Impact Assessment (HIA)

## General Standards for Preservation, Rehabilitation and Restoration

**Standard 4: Recognize each historic place as a physical record of its time, place and use.** Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

**Standard 11:** Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. **Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.**



# Conceptual Design

# Conceptual Design

## Design Goals

- Build community, act as catalyst for development around the transit hub.
- Respect and build on history and the sense of place while creating a contemporary expression.
- High standard of architectural quality and environmental sustainability.



# Conceptual Site Design



# Conceptual Design

## Historic context

- Brick facades with textures and details
- Rhythm of punched windows
- Continuous line of awnings and canopies along the sidewalk





# Conceptual Design

## Building precedents

- Taking cues from historic train stations
- Varied roof lines and building volumes, with wrap-around canopies
- Interplay of horizontal and vertical elements



# Conceptual Design

## Roof shape

- Curved gabled roof
- Contemporary interpretation of a traditional form



Dunlop Arena



Kroon Hall, Yale University



# Conceptual Design

## Building form

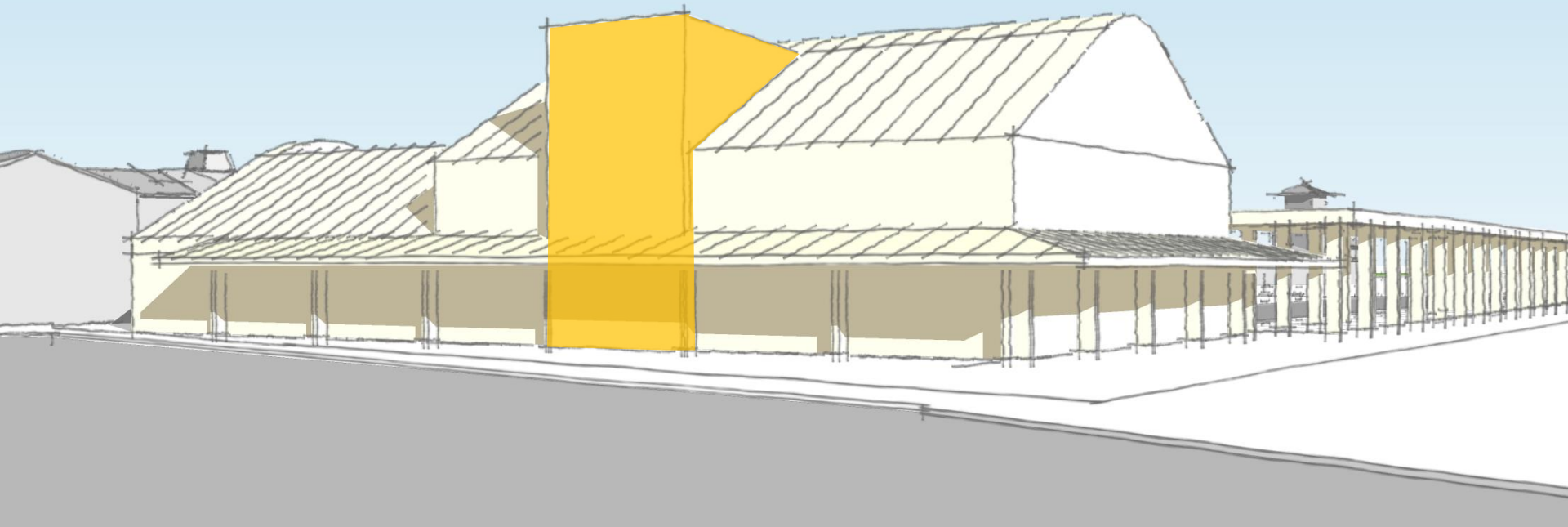
- Different roof heights over public and staff spaces



# Conceptual Design

## Building form

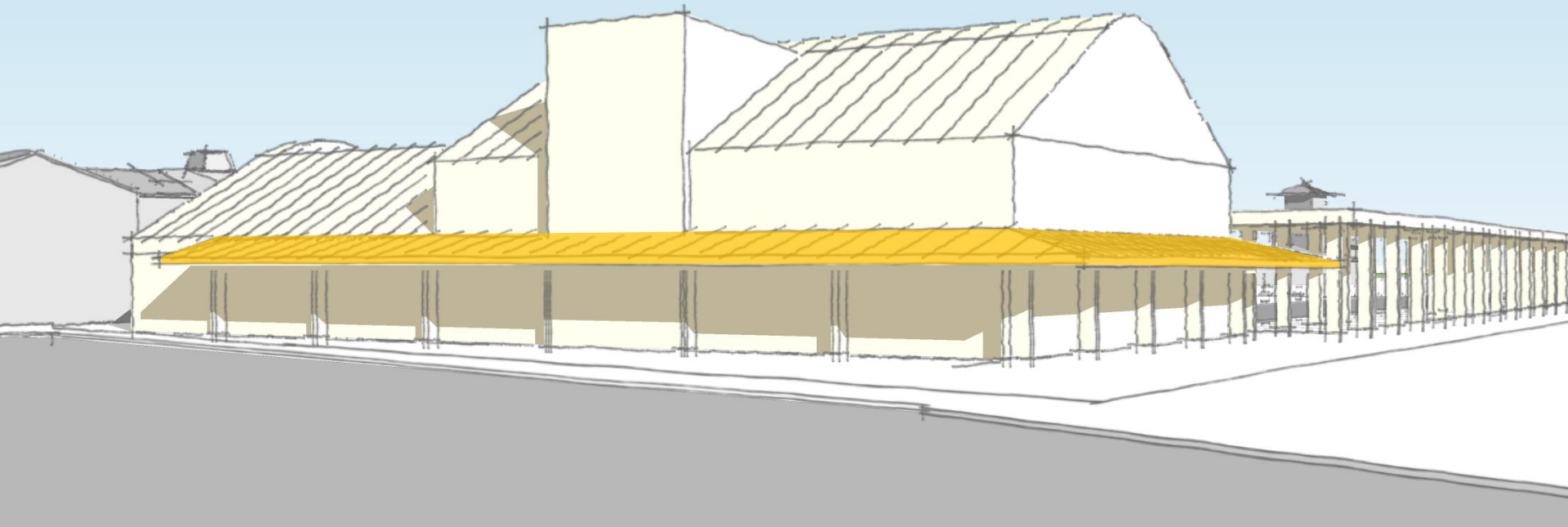
- Vertical element marks entrance



# Conceptual Design

## Building form

- Wrap-around canopy engages the sidewalk





# Conceptual Design



View from public plaza



# Conceptual Design



# Material Inspiration

# Material Inspiration

## Exterior façades

- Red brick in keeping with the neighbourhood's heritage buildings

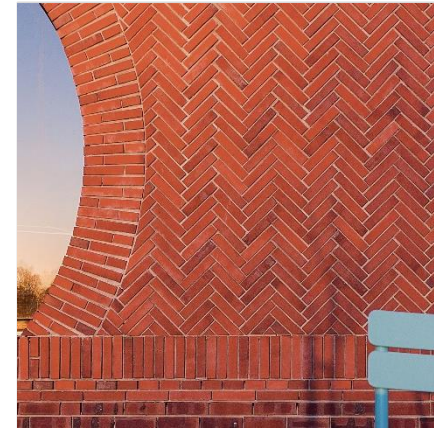
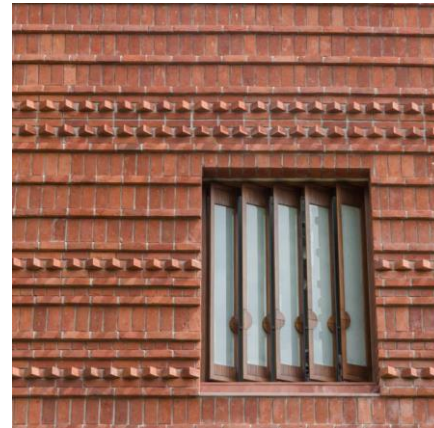
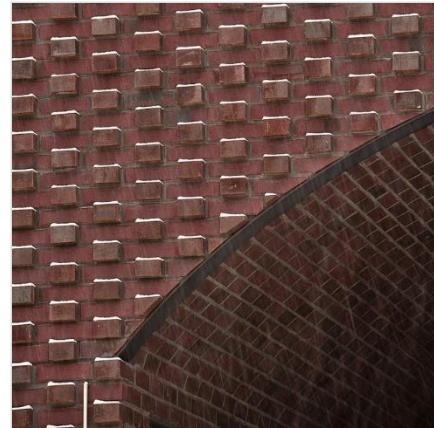




# Material Inspiration

## Exterior façades

- Incorporate expressive details, patterns or textures to celebrate the mason's craft in a contemporary manner





# Material Inspiration

## Roof Material

- Zinc roofing with standing-seams
- Durable and low-maintenance
- Timeless appearance



# Development Site Impact

# Development Site Impact



Elevation from Essa Road showing proposed Allandale Transit Mobility Hub in relation to surroundings, 2022. (Diamond Schmitt Architects)

- Overall, the proposed development will have no negative impacts on the cultural heritage values of the adjacent Historic Allandale Train Station.
- The architectural design, scale, materials and massing of the buildings and structures of the transit hub are compatible with the historic train station and the streetscapes of the historic neighborhood.
- The proposed use of the site continues the historic use of the property as a transit hub.



[Top] 4 and 8 Essa Road viewed from Essa Road, 2022. (EVOQ Architecture)  
[Bottom] Looking north towards Burton Avenue from William Street, 2022. (EVOQ Architecture)

**Thank You**



# Questions?