



VICTORIA

ANNEX

connected to everything.



connected to everything



connected to history.

Proudly located in one of Collingwood's most sought-after neighbourhoods, Victoria Annex will unveil just nineteen superlative residences where yesterday welcomes tomorrow. You will discover Victoria Annex tucked away close to Collingwood's vibrant and charming downtown core near all the shops, restaurants, and excitement that you crave. The heritage property at 400 Maple Street is anchored by an architecturally impressive brick building built in 1894, as an annex to the since removed Central/Victoria Public School. This historic building will undergo a remarkable transformation into two iconic semi-detached homes elegantly appointed with features and finishes as timeless as Georgian Bay. Next-door, an impressive new coach house featuring three inspirational suites, all nestled amongst additional new luxury single and semi-detached homes.

Victoria Annex by Georgian Communities will pay homage to the heritage and charm of downtown Collingwood. Where life is refined but unspoiled.



connected to blue.



connected to culture.

A history shaped by railways, shipbuilding, and agriculture. The Town of Collingwood was the first municipality in Canada to have a Heritage Conservation District included on the prestigious list of Canada's Historic Places. More than fifty unique buildings, including the Victoria School Annex, in and around the downtown core seize many of the historical highlights bound by the many interesting people who built them. At Victoria Annex you are a short walk away from the incredible Georgian Bay harbourfront, the "Creative Simcoe Street" neighbourhood, and the boutique shops and daily conveniences in and around beautiful Hurontario Street. Collingwood's food scene continues to thrive with an abundance of options ranging from casual breweries to upscale dining and specialty culinary shops. Enjoy an extraordinary evening at one of the live performance art theatres just a sunny stroll away, including the Gayety Theatre. In the heart of the Historic Heritage District, this elegant 300-seat Victorian auditorium has been entertaining patrons since 1911. Immerse yourself and celebrate the rich diversity and history of the neighbourhood. Victoria Annex is connected to everything historic Collingwood has to offer.



connected to recreation.

You want an adventurous life. Collingwood is a bustling harbourfront community well known for its many recreational activities, and at any time of the year is a nature lover's paradise. Collingwood acts as the gateway to the Southern Georgian Bay region with local gems waiting to be explored. The Blue Mountains, Ontario's four-season recreational capital, provides a landscape for snow sports, cycling, boating, swimming, hiking, golf, and so much more. Just minutes away, Blue Mountain Village is a premiere destination at the foot of the Niagara Escarpment. A cobblestone pedestrian village offering an incredible retreat with numerous events and attractions awaits. A short drive away you will find fourteen kilometres of sandy coastline at Wasaga Beach, home to the world's longest freshwater beach and one of Ontario's most unique coastal dune ecosystems. If you are searching for the serene, relax by the countryside and enjoy an afternoon of wine or cider tasting. Whatever activity you are looking for to inspire you, Victoria Annex is the ideal community in which to find it.





connected to nature.

A multitude of interconnected trails are waiting just outside your door. Fulfill your mind and body as you explore over sixty kilometers of recreational trails. Throughout the towering trees and rolling hills of the region, you will discover a trail or cycling path leading to every major point of interest in the Town. This is part of Collingwood's remarkable active transportation network, increasing the health, wellness, and environmental impact of the Town with the goal of both easing road congestion and promoting a more livable community. Historically the focal point for the shipbuilding industry, the waterfront is now home to a scenic trail system that meanders through wetlands, parks, and an arboretum. Appreciate the views spanning over Georgian Bay, and on the other side the Niagara Escarpment a piece of living art, one of the world's natural wonders. The waterfront trails are connected to a myriad of other trails and bike routes in the Town of Collingwood, including the Georgian Trail. This thirty-four kilometre former Northern Railway route stretches to Meaford and has more than thirty access points, and a number of public beaches along the way. The Collingwood Trail system is truly remarkable.





THE TOWN OF COLLINGWOOD

- 1

Collingwood General & Marine Hospital
- 2

OPP Station
- 3

Fire Department
- 4

Service Ontario
- 5

Canada Post
- 6

Town Hall – Clock Tower
- 7

Arenas
- 8

Collingwood Yacht Club
- 9

Collingwood YMCA
- 10

Centennial Aquatic Centre
- 11

Public Library
- 12

Collingwood Museum
- 13

Tremont Studios
- 14

The Historic Gayety Theatre
- 15

Galaxy Cineplex Cinema
- 16

Downtown Collingwood Farmers' Market
- 17

Blue Ridge Meats
- 18

Dags & Willow Cheese Shop
- 19

Low Down
- 20

Tesoro
- 21

1858 Caesar Bar
- 22

Bent Taco
- 23

Black Bellows Brewing Co.
- 24

Gibson & Co.
- 25

Starbucks
- 26

Collingwood Flowers & Home Decor
- 27

LCBO
- 28

Global Pet Foods
- 29

Harbourview Park
- 30

Millennium Park
- G

Grocery Stores
- F

Financial Institutions
- S

Shopping/Box Stores
- P

Pharmacies
- Schools
- Churches
- Parks & Green Spaces
- Bike/Walking Trails

connected to downtown.

Offering the ideal balance of city and small-town charm. With a thriving downtown core, only ninety minutes from Toronto, Collingwood holds a unique position as both a business leader and a recreational jewel. Home to an incredible array of culinary talent, a fantastic selection of unique restaurants, bars, craft breweries, coffee houses, and specialty food shops are all near Victoria Annex. Established in 2004, the Collingwood Downtown Farmer's Market runs every Saturday from Victoria Day weekend to Thanksgiving at the corner of Second and Pine Streets. Enjoy the best sights, scents, and tastes of Collingwood and support the local farmers and artisans. With no shortage of creativity, Downtown Collingwood presents an outdoor gallery of hand painted chairs created by artists of all ages and experiences, and several murals created by renowned artists to present a snapshot of Collingwood's past. When it comes to discovering a sense of belonging, Collingwood has a long history of spectacular year-round concerts, activities, events, and festivals. There is always something happening just a few minutes' walk from your Victoria Annex home.





connected to community.

Victoria Annex is centred on Maple Street, one of the most desirable “Tree Streets” neighbouring Collingwood’s downtown core. These streets are considered highly coveted for those seeking the perfect balance of “city” and solitude. Maple, Pine, Beech, and Cedar are not just a nod to the beautiful century-old trees that can be found lining the sidewalks and front yards of homes in the area. As legend has it, the lumbermen and tradesmen who built homes to the west side of Hurontario in the 1800’s named these streets to pay homage to the source of their bounty. Like all great communities, people are the heart and soul. As years pass, Collingwood continues to build upon its rich and storied history. Victoria Annex continues this tradition, looking to the future while respecting the lumbermen, the railway, the settlers, and later the shipyard; all of which helped determine the landscape for what Collingwood has become today. Now, the future residents of Victoria Annex will have the unique opportunity to come together, all with their own reasons for choosing this as their home, but all certainly seeking fulfillment.





connected to luxury.

Because style points count. Luxuriously appointed in its every facet, Victoria Annex is history made modern. Our timeless architectural finishes speak to the strong character of the heritage-designated 19th century schoolhouse that anchors our new community. You will experience true Collingwood historical appeal across the thoughtful selection of luxury single and semi-detached homes, coach house suites, and the incredibly special schoolhouse residences. From the heritage-inspired brick clad exteriors, expertly paired with James Hardie quality siding, you will find each unique residence is purposefully designed to provide a distinctive and refined streetscape. Each home, no matter the style, will be complimentary to its neighbour and remain consistent with the level of quality benefiting a community of this caliber. It's elegance in detailing that impresses, and at Victoria Annex, every architectural accent has been carefully considered. Once you have been welcomed inside, every home's standard features and finishes were chosen without compromise. Hardwood floors throughout the main living area, glass showers, fine quartz countertops, and high-quality kitchen cabinets in a variety of finishes, styles, and colours to suit your impeccable tastes. Sophisticated, polished, durable, and full of character, Victoria Annex is timelessly inspiring, and represents the best of Collingwood's luxury and downtown convenience.



THE SITE PLAN

SIXTH STREET

FIFTH STREET

MAPLE STREET

MAPLE STREET

THE BROOKE
LOT 9

THE MAPLE
LOT 8 LEFT | LOT 8 RIGHT

THE MADELINE
LOT 7

THE MAPLE
LOT 6 LEFT | LOT 6 RIGHT

THE CARMICHAEL
LOT 5 LEFT | LOT 5 RIGHT

THE COACH HOUSE
THE CLARKSON
UNIT C
THE DAVIS
UNIT D
THE ELLIOTT
UNIT E

THE SCHOOL HOUSE
THE BARRINGTON
UNIT B
THE ALPINE
UNIT A

UNIT A
PARKING
THE SCHOOL HOUSE
GARAGE
UNIT B
PARKING

THE BROOKE
LOT 1

THE MAPLE
LOT 2 LEFT | LOT 2 RIGHT

THE NEWPORT
LOT 3

THE CARMICHAEL
LOT 4 LEFT | LOT 4 RIGHT

THE NEWPORT
LOT 3

THE SCHOOL HOUSE

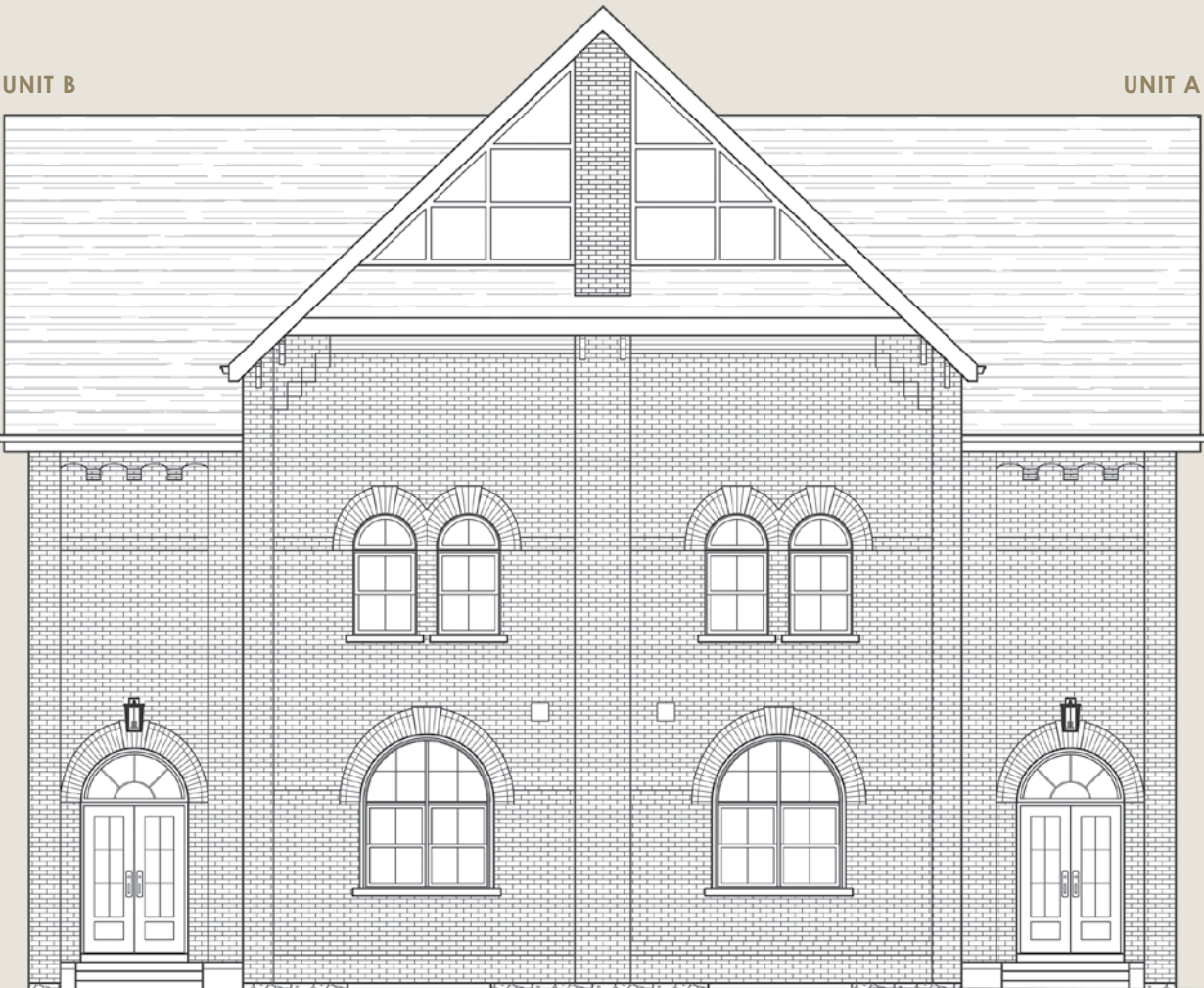


THE SCHOOL HOUSE KITCHEN

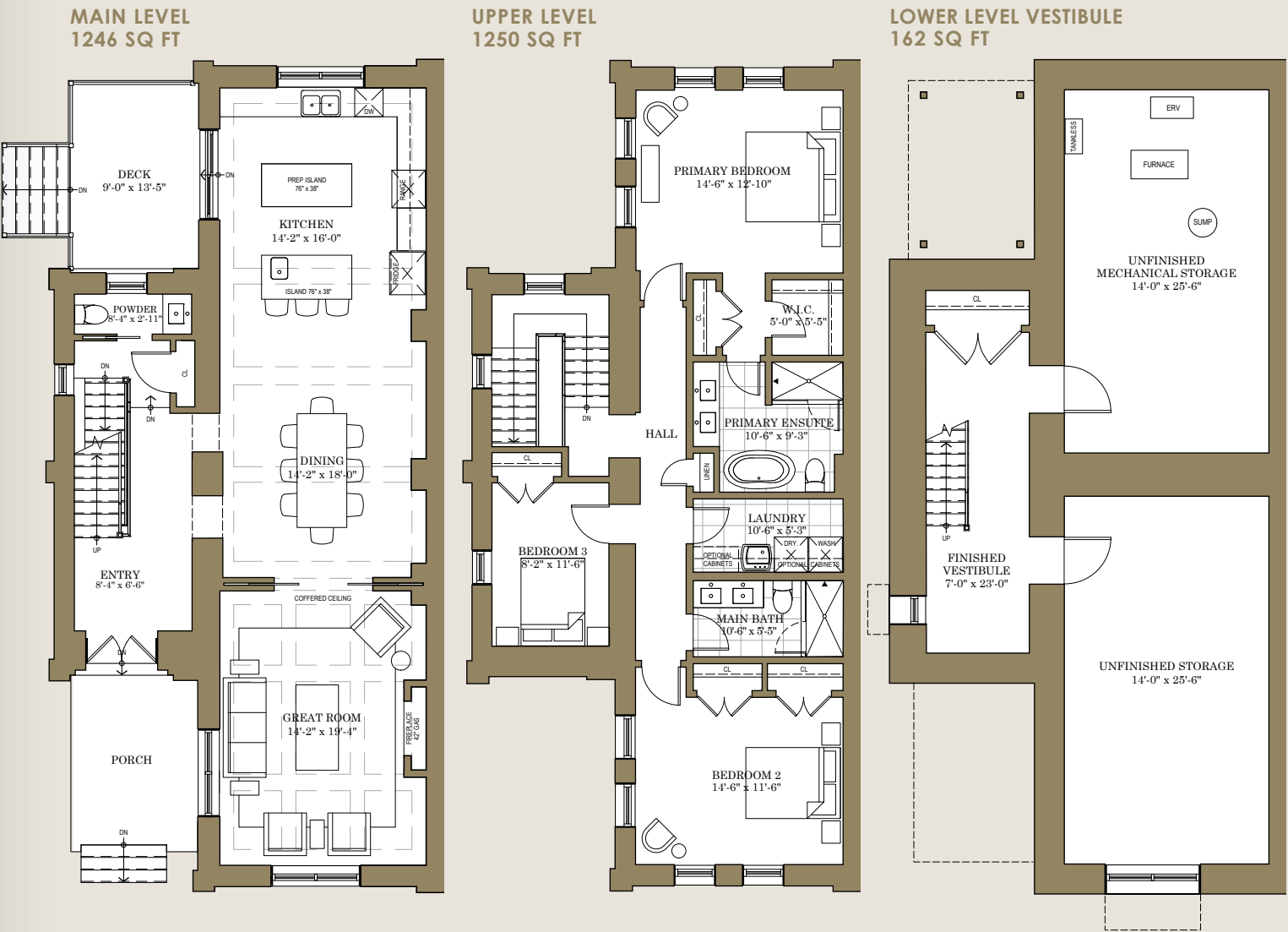


THE ALPINE | UNIT A
THE BARRINGTON | UNIT B
2496^{SQ.} FT. EACH UNIT (+ lower level vestibule)

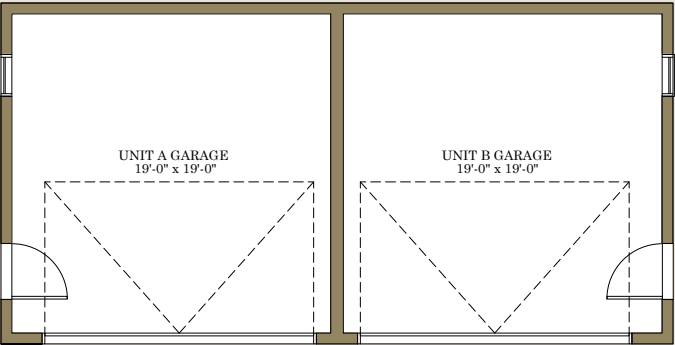
The School House is the keystone of Victoria Annex. It is the inspiration for everything, from the design to the community plan. The original historic school building will be restored and revitalized, blending contemporary elements with the original design. As such, the unique architecture is given the opportunity to shine once more. Brick detailing, arched windows with curved brick lintels, and grand entrances with historic inspired light fixtures all preserve the spirit of the original building. Inside, a harmonious blend of vintage-style fixtures and modern design results in a timelessly elegant residence. Soaring Victorian style ceilings. Bespoke kitchens with English-style prep tables and islands. Generous bedrooms with sophisticated colonial style trim and luxurious ensuites. Distinguished, luxurious, and entirely unique.



UNIT B



Unit A is the mirrored version of these floorplans.



SCHOOL HOUSE GARAGE



Actual usable floor space may vary from stated floor area. Floor plan & specifications subject to change without notice. E.&O.E.

THE COACH HOUSE

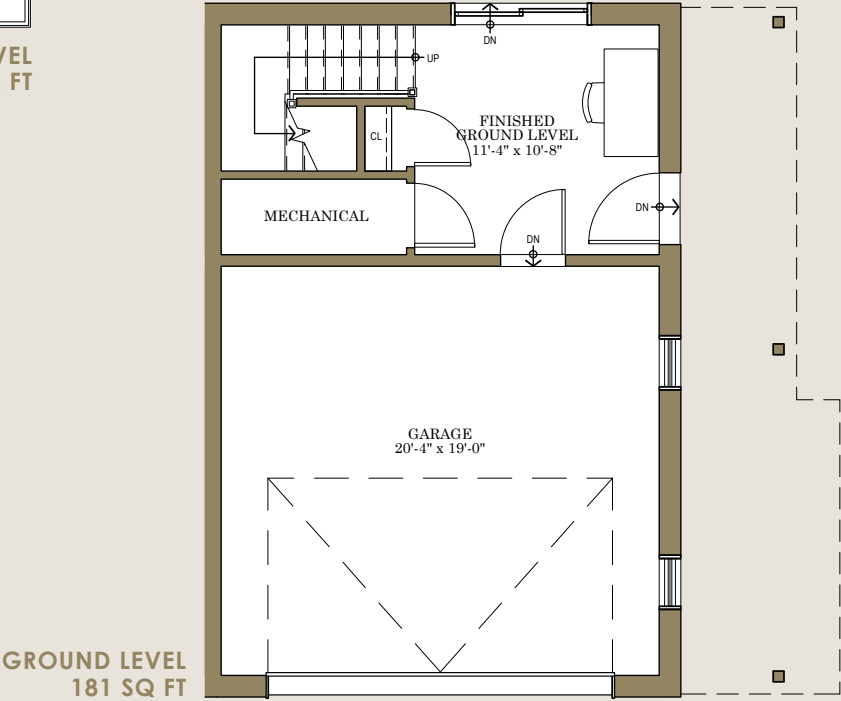
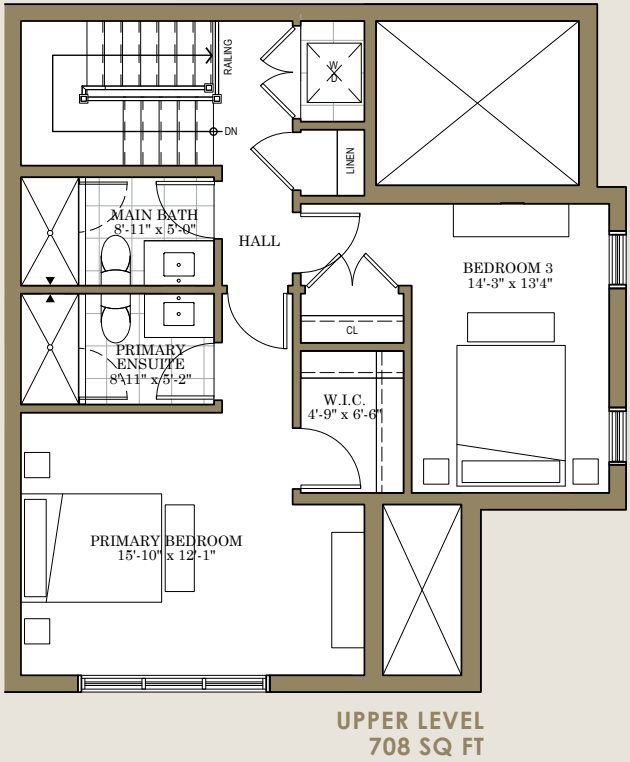
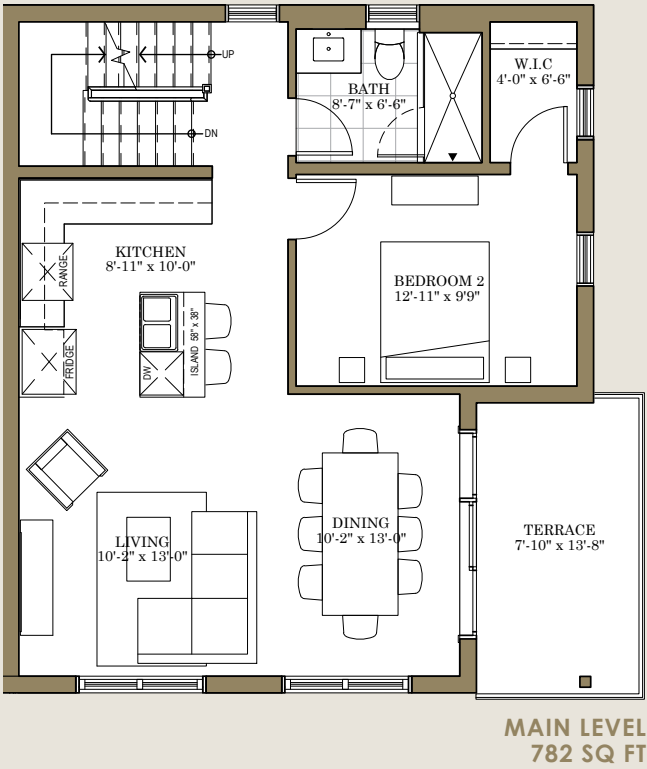


THE **CLARKSON** | UNIT C 1671^{SQ.}_{FT.}
THE **DAVIS** | UNIT D 1631^{SQ.}_{FT.}
& THE **ELLIOTT** | UNIT E 1832^{SQ.}_{FT.}

A boldly contemporary row of three unique homes, The Coach House features dramatic black James Hardie siding and heritage-inspired red brick, with three two-car garages creating strong visual appeal in addition to its functionality. Each of these three homes, The Clarkson, The Davis, and The Elliott, are a unique and singular design ranging from 2-3 bedrooms, private terraces, and versatile ground-level flex space to add an extra sitting area, office, or home gym. The Coach House embodies the distinctive design of Victoria Annex.

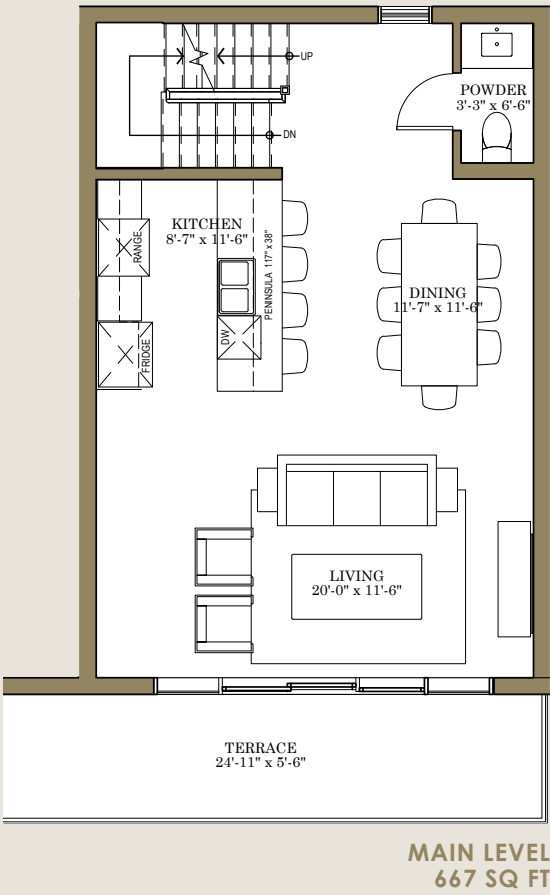


UNIT C

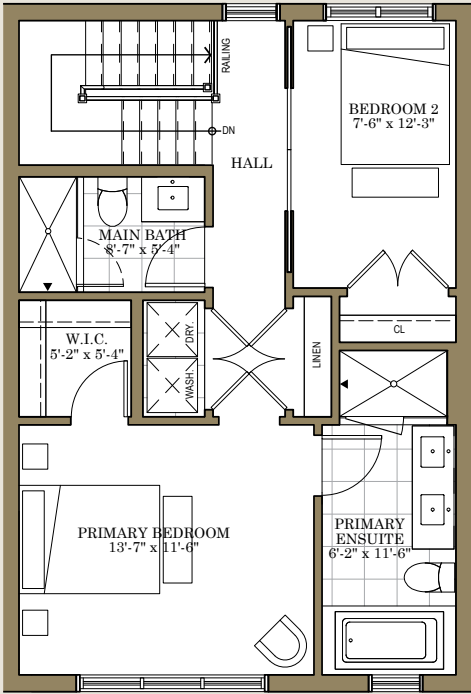


Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

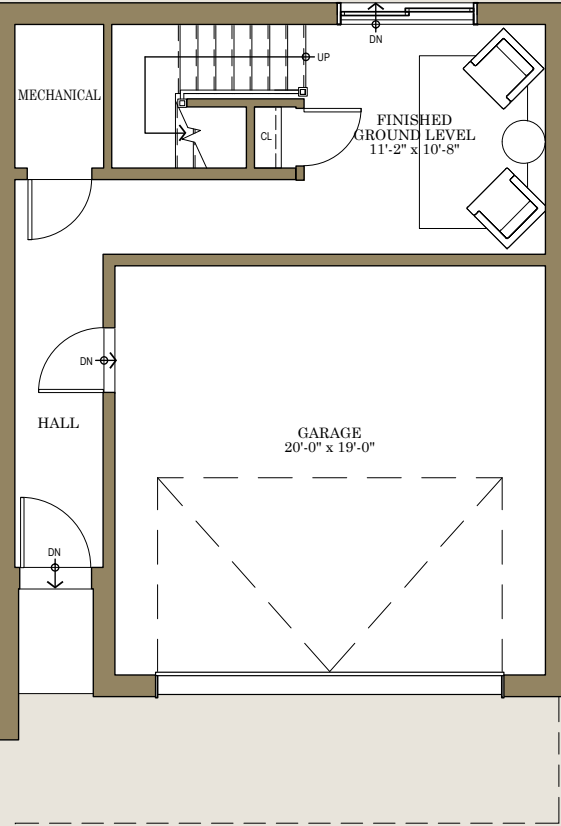
UNIT D



UPPER LEVEL
667 SQ FT

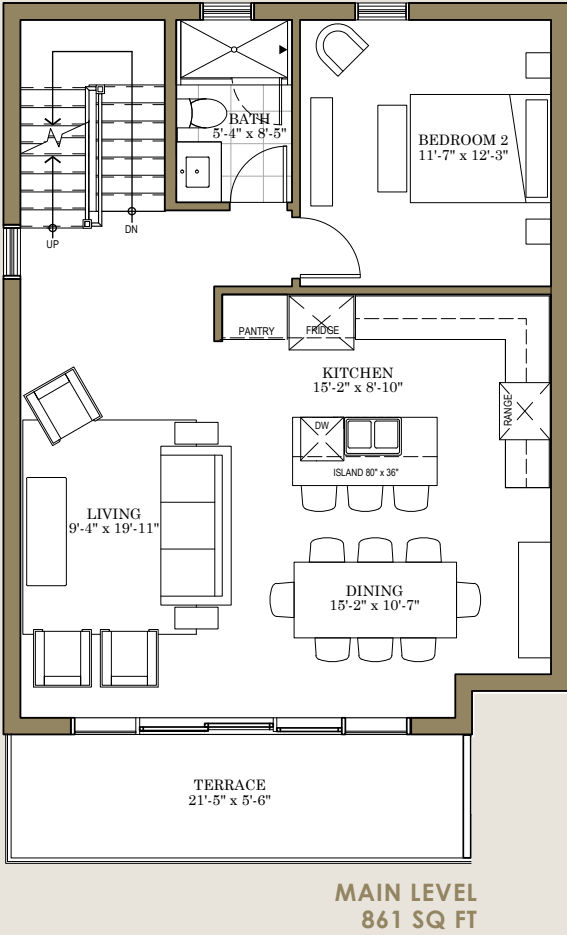


GROUND LEVEL
297 SQ FT

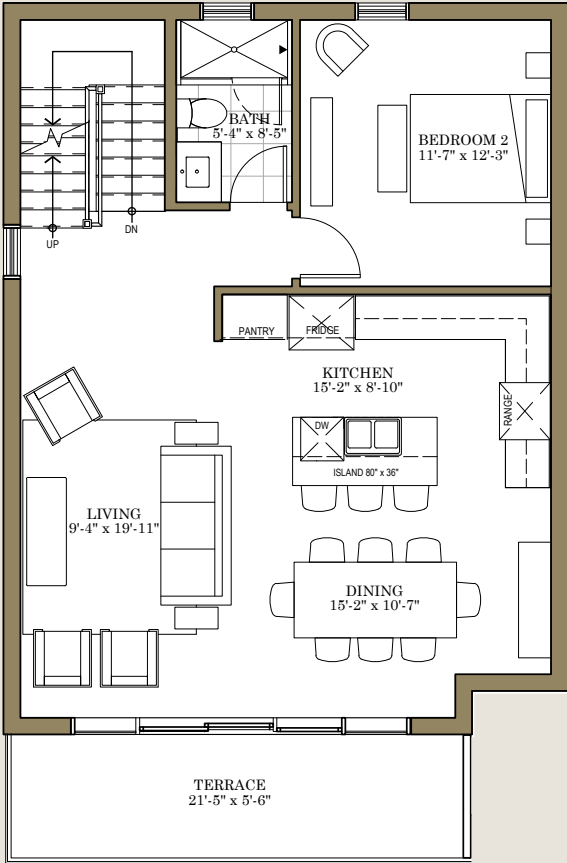


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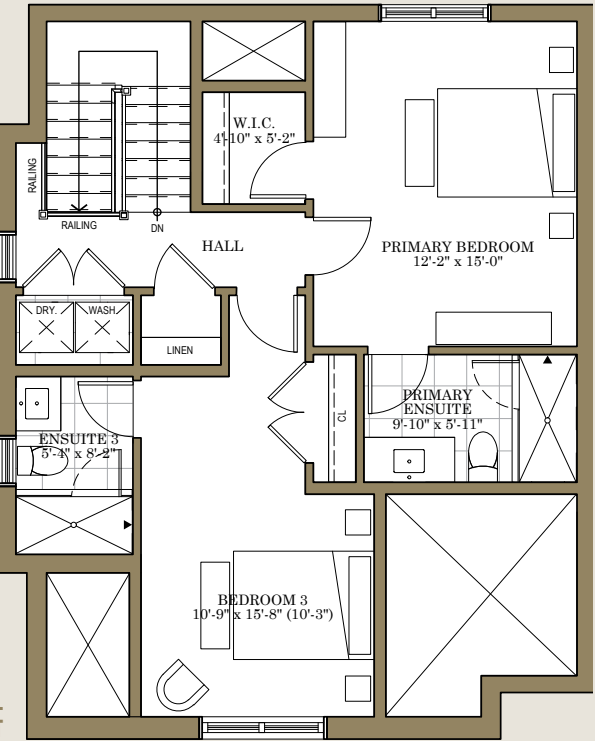
UNIT E



MAIN LEVEL
861 SQ FT



UPPER LEVEL
744 SQ FT



GROUND LEVEL
227 SQ FT

Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

SEMI & SINGLE HOMES | COLLECTION



STREETSCAPE | ELEVATIONS

Fifth Street



Maple Street



Sixth Street



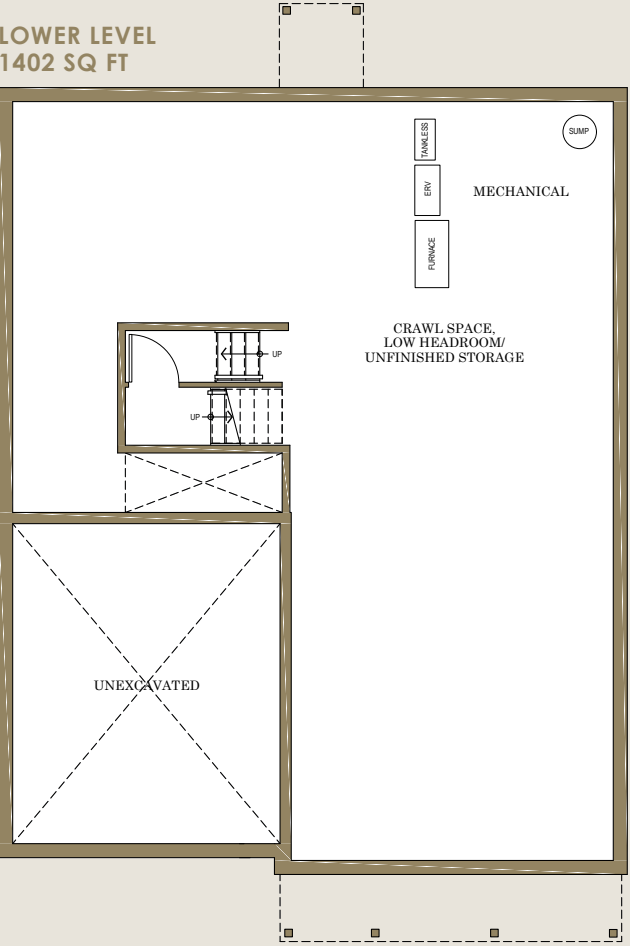
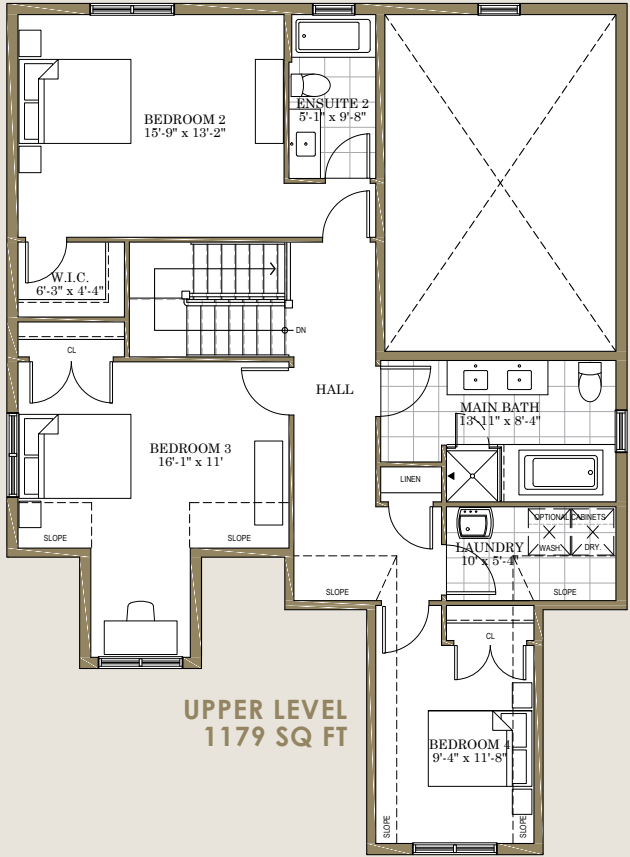
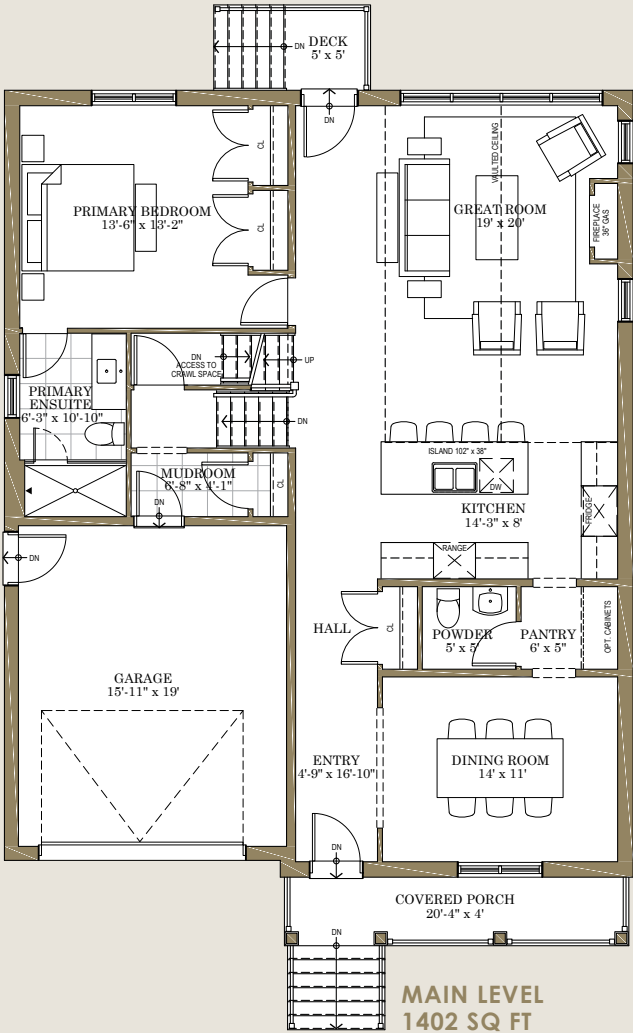
THE BROOKE | LOT 1
2581^{SQ.}
FT.

Discover the balance between grand design and welcoming comfort. A main floor primary bedroom features an ensuite with timeless fixtures and a frameless glass shower. Three second-floor bedrooms with upstairs laundry is endlessly convenient. But it is the sophisticated design that truly elevates The Brooke.

Soaring vaulted ceilings in the great room create an awe-inspiring architectural effect. A formal dining room cultivates a sense of sophistication. And of course, the timeless distinction of heritage-inspired brick exteriors accented with James Hardie siding.



LOT 1
DETACHED



Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

THE **MAPLE** | LOT 2
LEFT & RIGHT 2166^{sq.}_{ft.}

Contemporary style meets historic flair. The exterior of The Maple features a boldly dramatic combination of heritage-inspired red brick with sharp black James Hardie siding to create a stunning streetscape.

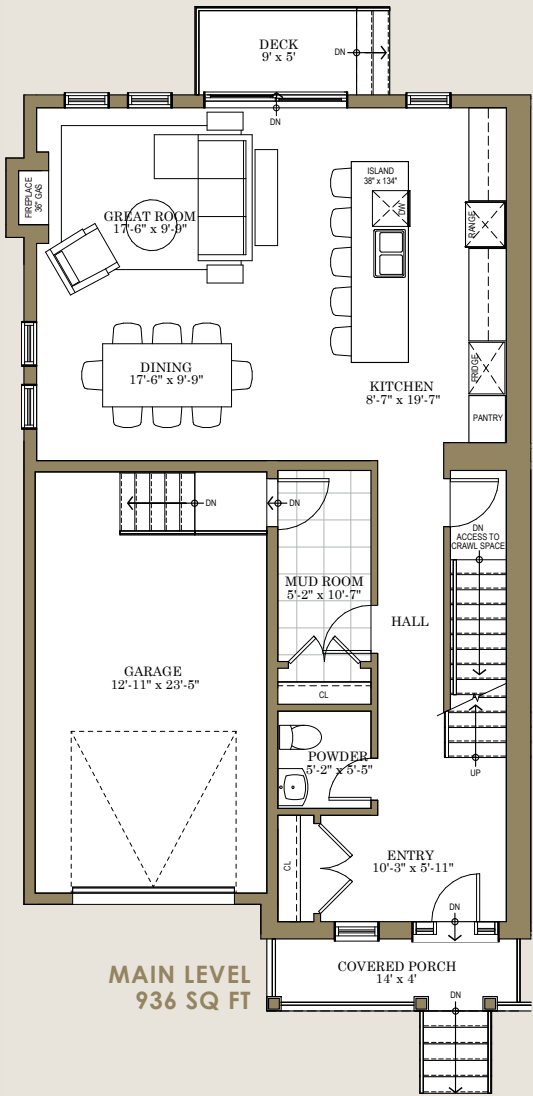
Inside, a sweeping open concept main floor features 9'6" ceilings and a stylish kitchen with an oversized 11' island and built-in pantry. Three spacious bedrooms and a den with 9' ceilings throughout the upper floor makes your home versatile and bright. And of course, the primary suite offers dual walk-in closets and a luxurious 4-piece ensuite.

LOT 2 LEFT
SEMI DETACHED

LOT 2 RIGHT
SEMI DETACHED



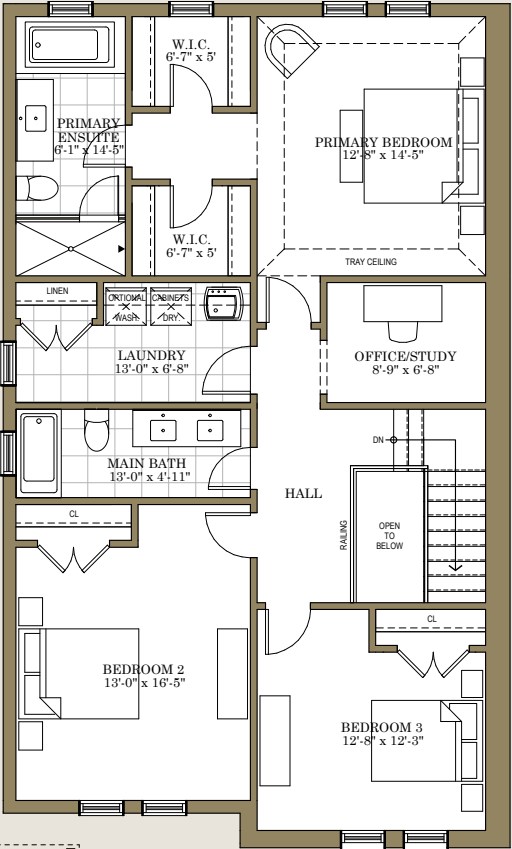
LOT 2 LEFT



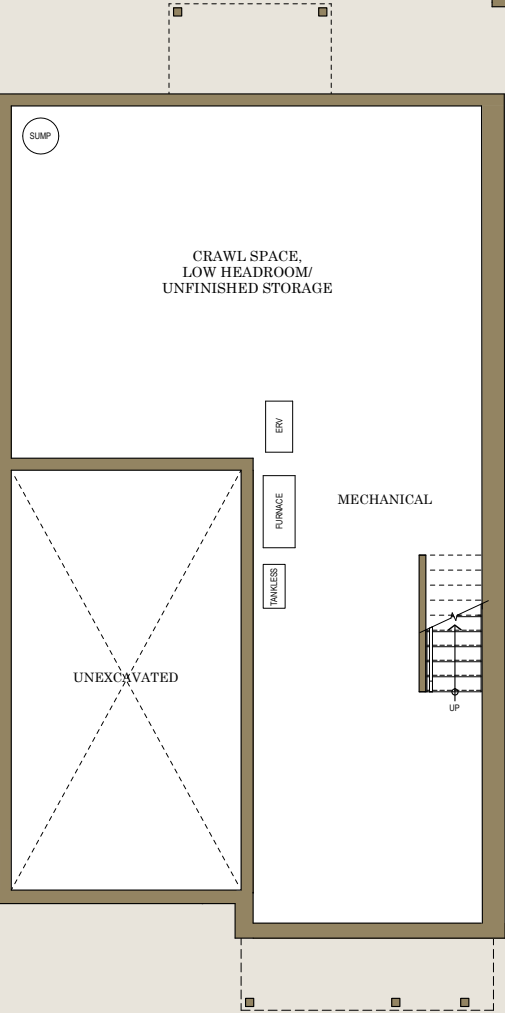
Lot 2 Right is the mirrored version of these floorplans.

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UPPER LEVEL
1230 SQ FT



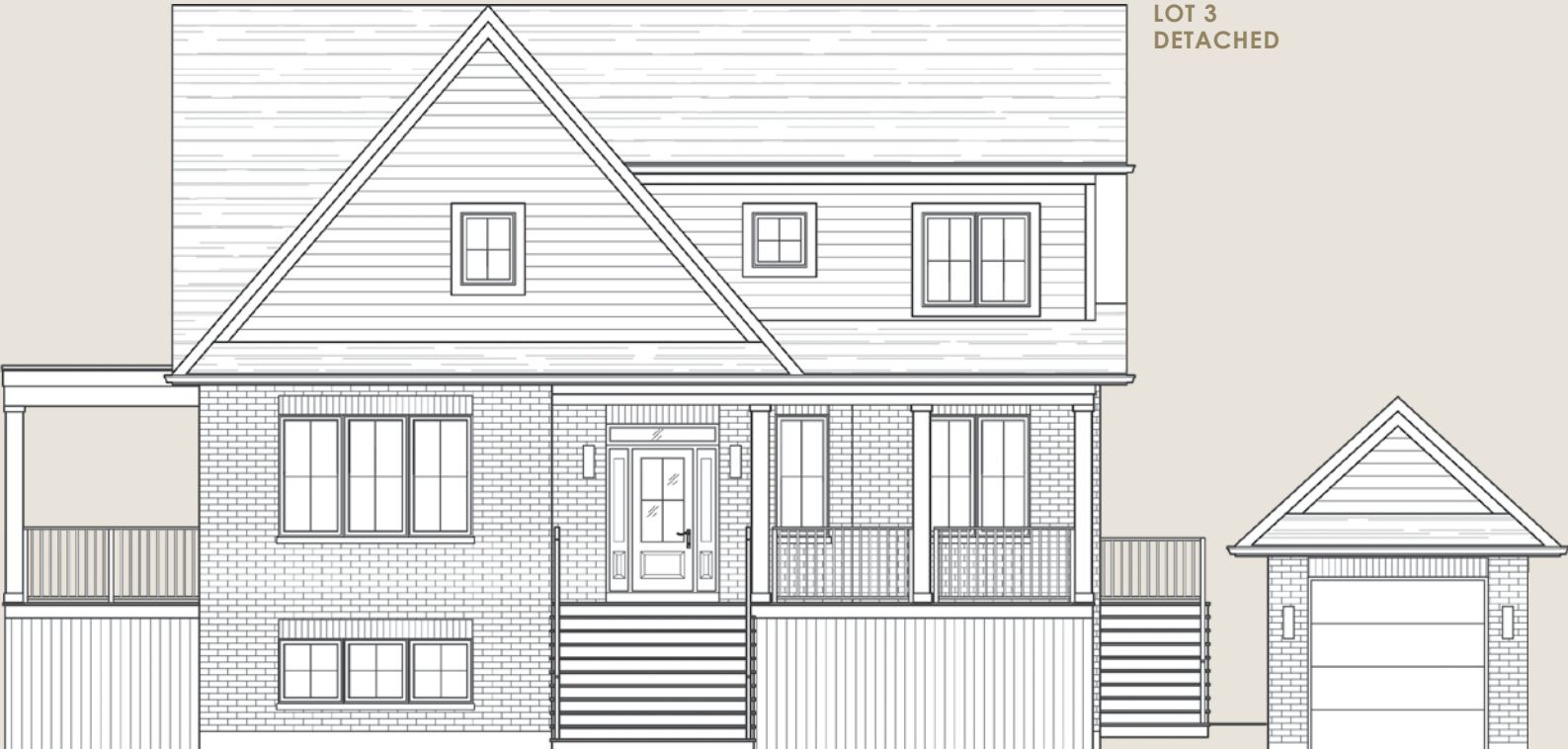
LOWER LEVEL
936 SQ FT



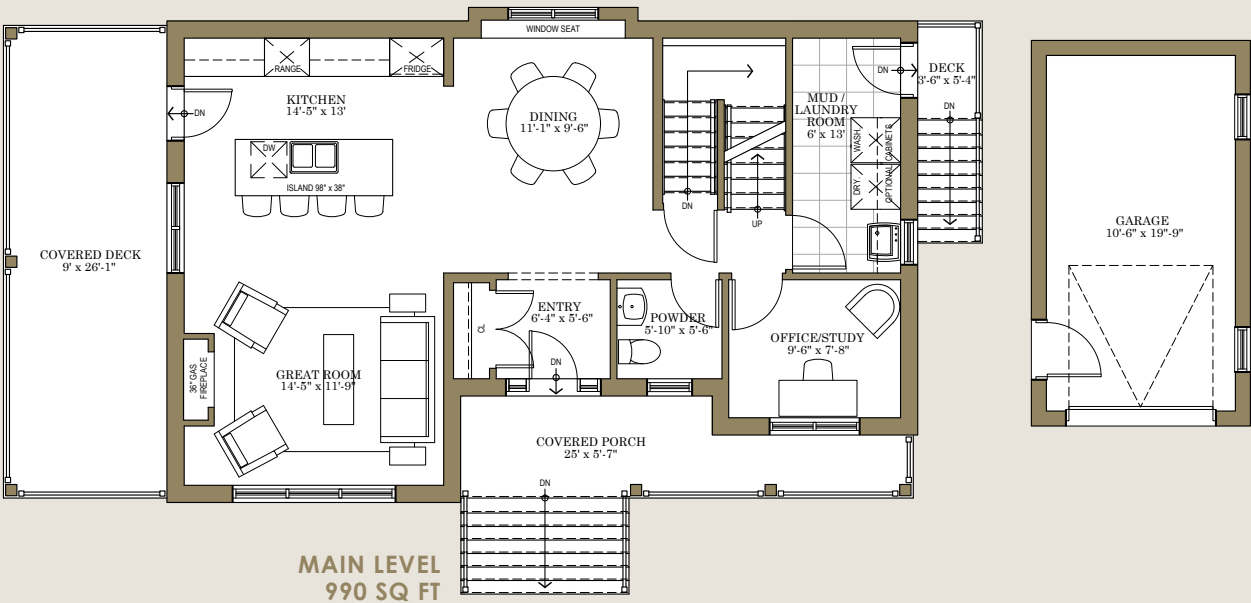
THE NEWPORT | LOT 3
1792^{SQ.}
FT.

This is the centre of it all. The corner of Fifth and Maple, Collingwood’s most desirable streets, is home to The Newport. An oversized covered porch lines the entire side of the home, offering classic appeal and plenty of outdoor space.

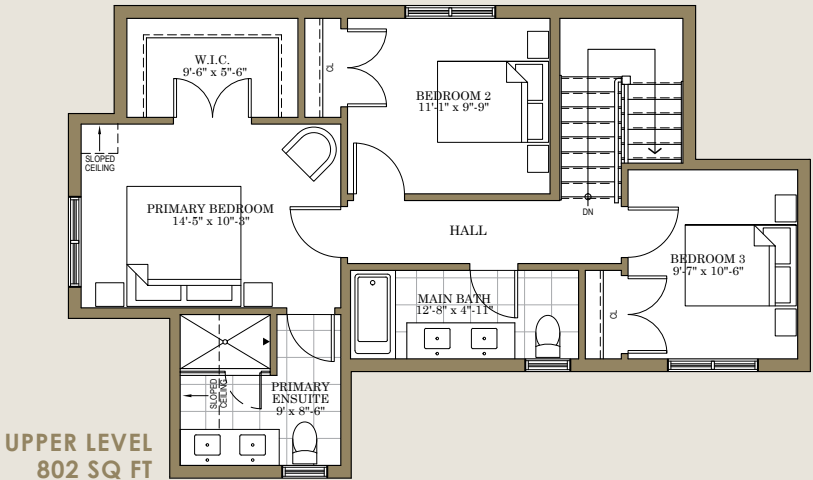
Your open concept main floor features a luxurious kitchen that leads out onto the porch for convenient outdoor dining, and a main floor study provides the perfect place to work in peace. Upstairs, three spacious bedrooms includes a sophisticated primary bedroom with a walk-in closet and gleaming ensuite bathroom.



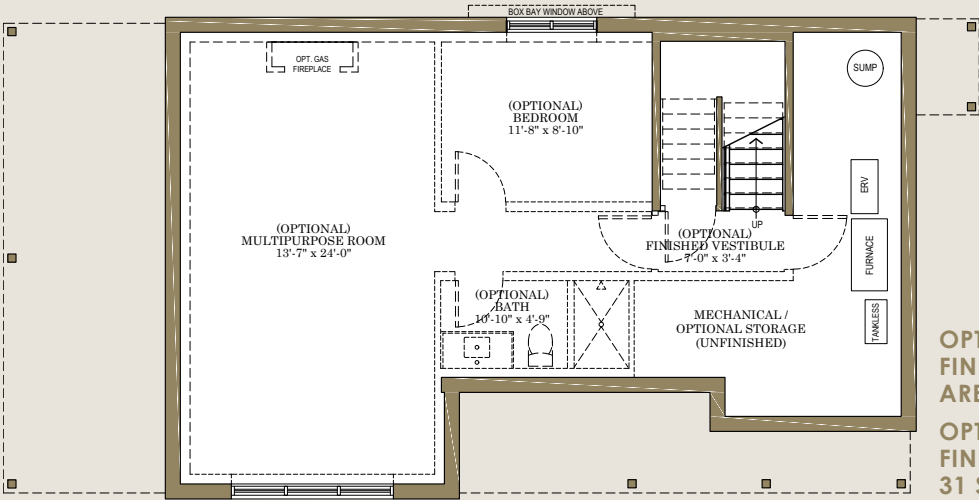
LOT 3
DETACHED



MAIN LEVEL
990 SQ FT



UPPER LEVEL
802 SQ FT



OPTIONAL
FINISHED LOWER LEVEL
AREA OF 582 SQ FT
OPTIONAL
FINISHED VESTIBULE
31 SQ FT

Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

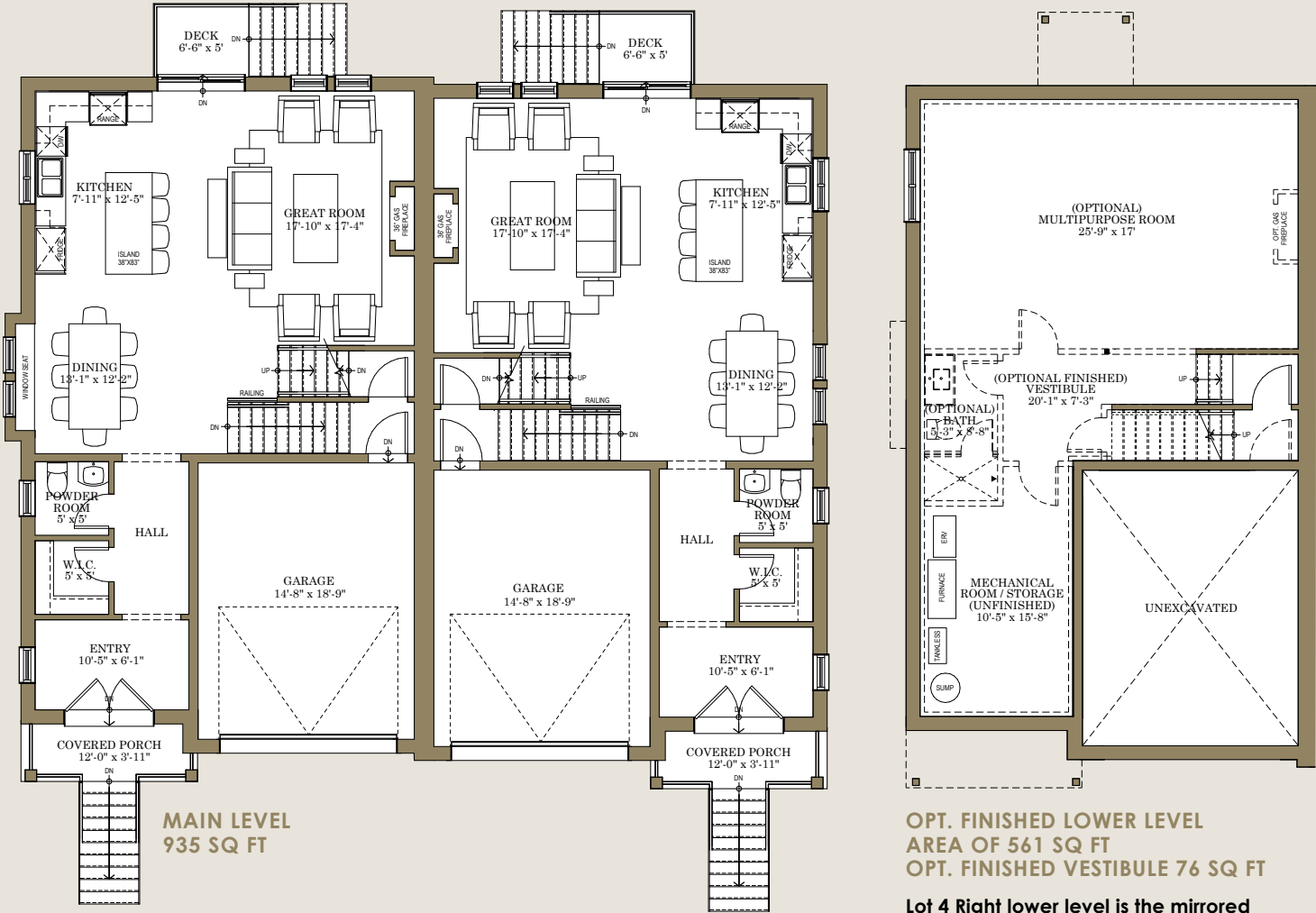
THE CARMICHAEL | LOT 4 LEFT 2188^{SQ.} FT., RIGHT 2179^{SQ.} FT.

A grand entryway with French doors, classical columns, stylish pediment, and heritage inspired lanterns welcomes you home with distinction. The stunning exterior features enhanced detail to welcome you into the courtyard, and an oversized garage leads directly inside.

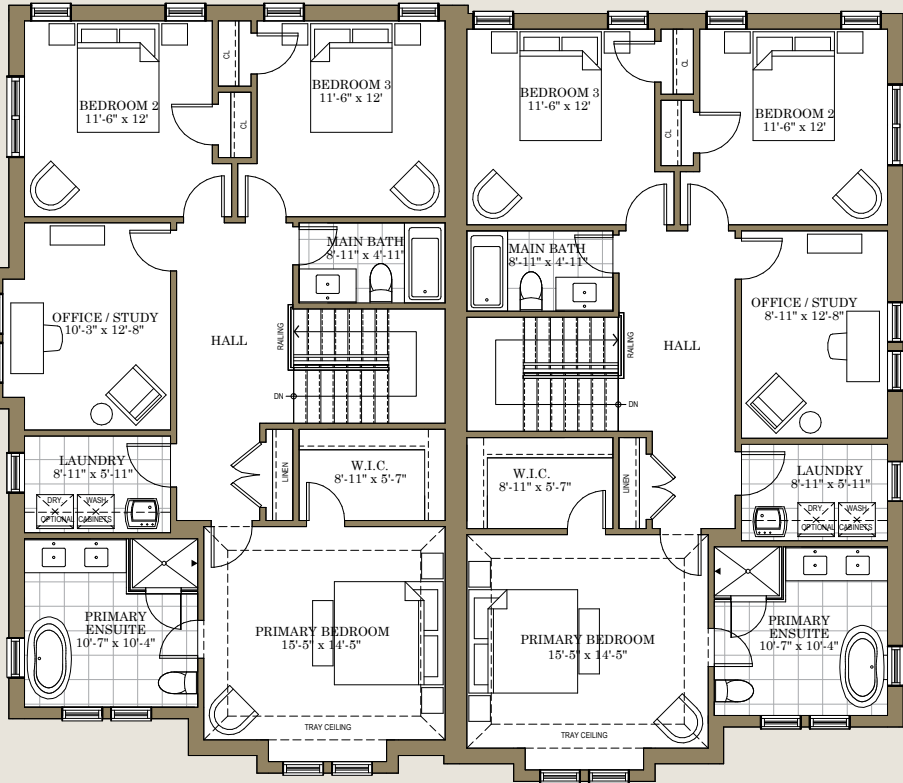
A generous open concept main floor leads upstairs to three spacious bedrooms. The primary suite includes a walk-in closet and a luxurious ensuite with a deep soaker tub and a frameless glass shower. For convenience, an upstairs laundry and a sizable study make every day a little easier.

LOT 4 LEFT
SEMI DETACHED

LOT 4 RIGHT
SEMI DETACHED



UPPER LEVEL
1253 SQ FT



Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

THE CARMICHAEL | LOT 5
LEFT 2171^{SQ.}_{FT.}, RIGHT 2143^{SQ.}_{FT.}

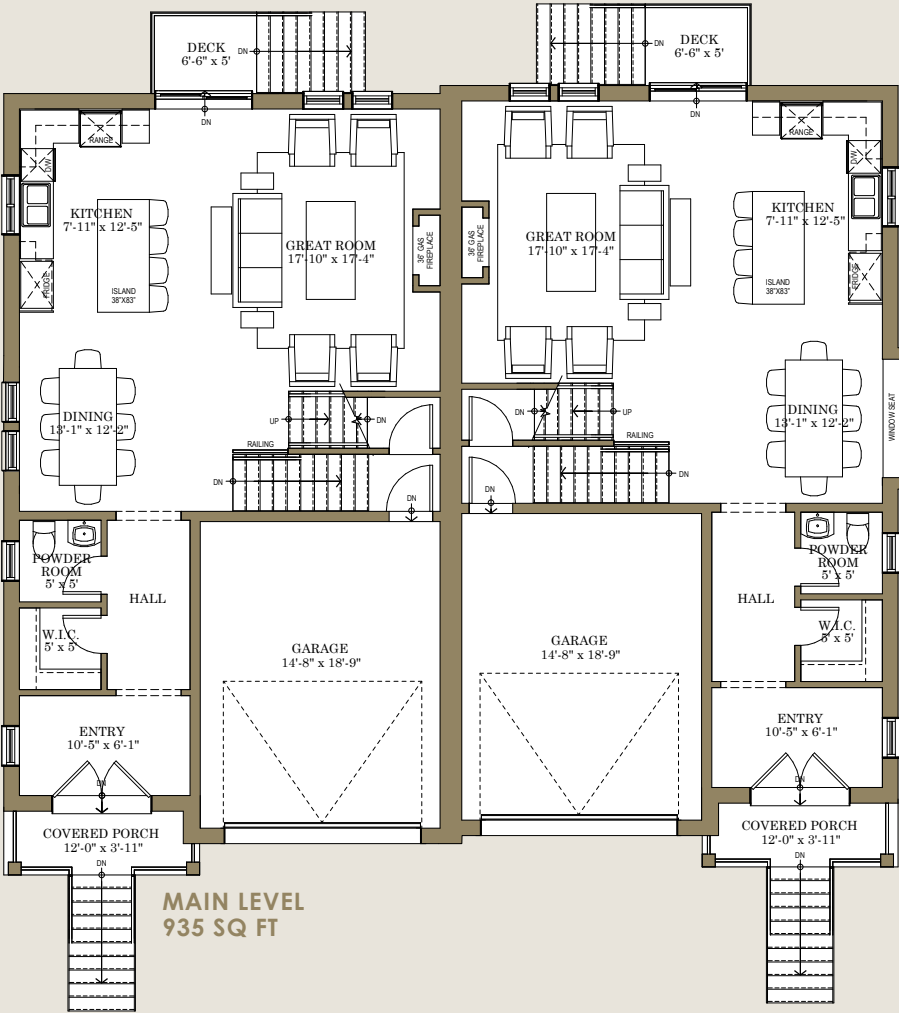
An asymmetrical exterior presents a distinctive design, with grand entryways including classic French doors and columns. Step into a welcoming front foyer, leading into a beautiful open concept main floor with a bright and beautiful kitchen, living, and dining room.

Upstairs you will discover three generous bedrooms, convenient upstairs laundry, and a spacious study to maximize productivity at home. The primary suite is a luxurious retreat, with a walk-in closet and spa-inspired ensuite with a deep soaker tub.

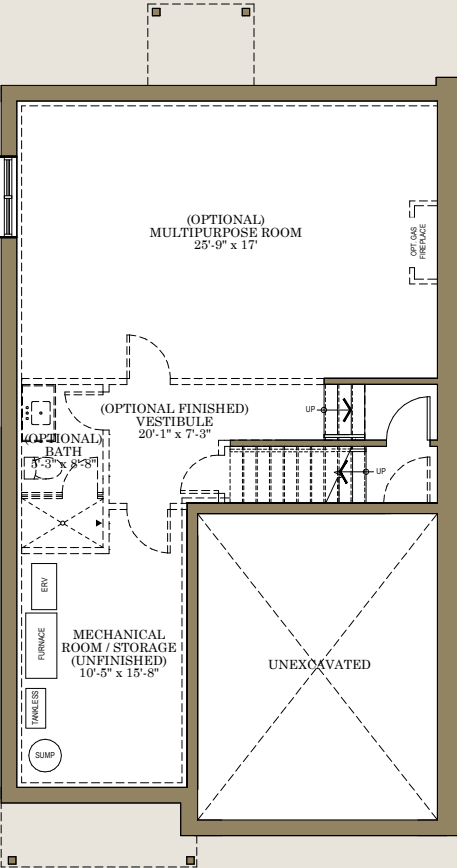


LOT 5 LEFT
SEMI DETACHED

LOT 5 RIGHT
SEMI DETACHED

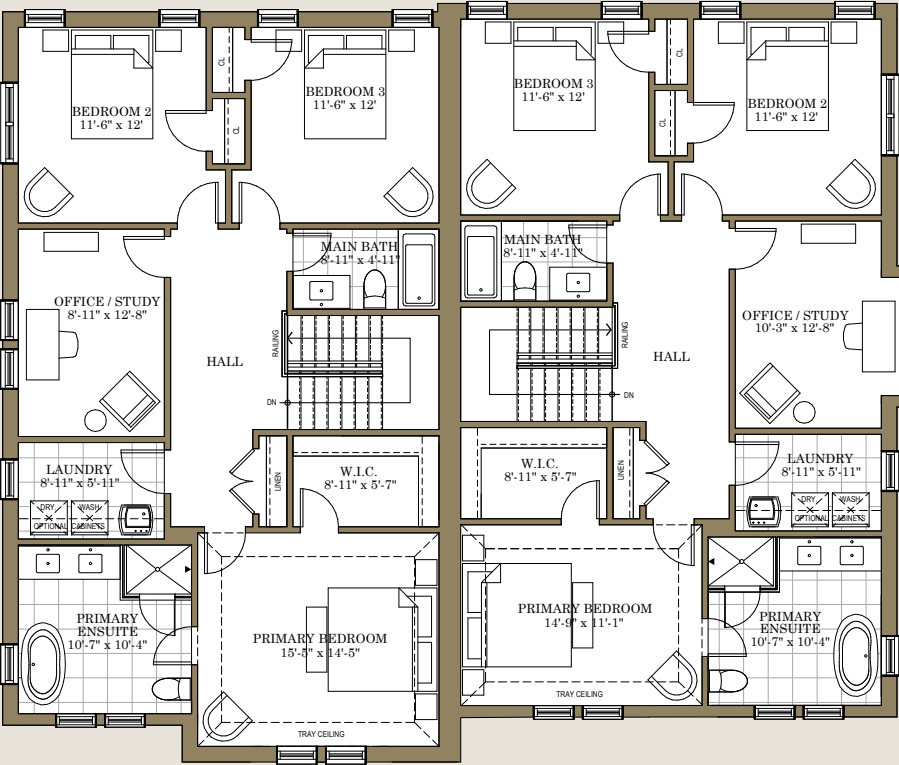


MAIN LEVEL
935 SQ FT



OPT. FINISHED LOWER LEVEL
AREA OF 561 SQ FT
OPT. FINISHED VESTIBULE 76 SQ FT

Lot 5 Right lower level is the mirrored version of the floorplan above.



UPPER LEVEL
1236 SQ FT

UPPER LEVEL
1208 SQ FT

Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.

THE **MAPLE** | LOT 6
LEFT & RIGHT 2166 ^{SQ.}_{FT.}

The exterior of The Maple features a boldly dramatic combination of heritage-inspired red brick with sharp black accents to create a stunning streetscape. This stylish semi-detached home is the perfect balance of contemporary flair and historical charm.

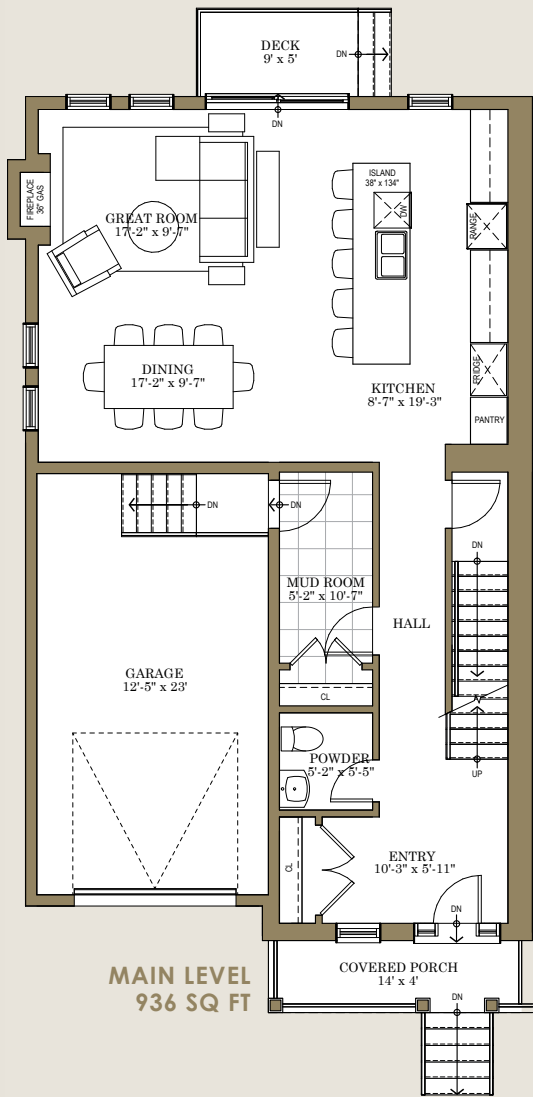
An open concept main floor features a stylish kitchen with a generous 11’ island and built-in pantry. Upstairs you will discover three oversized bedrooms and a study with 9’ ceilings throughout. The stylish primary suite offers dual walk-in closets and a luxurious four-piece ensuite, elevating every moment.

LOT 6 LEFT
SEMI DETACHED

LOT 6 RIGHT
SEMI DETACHED



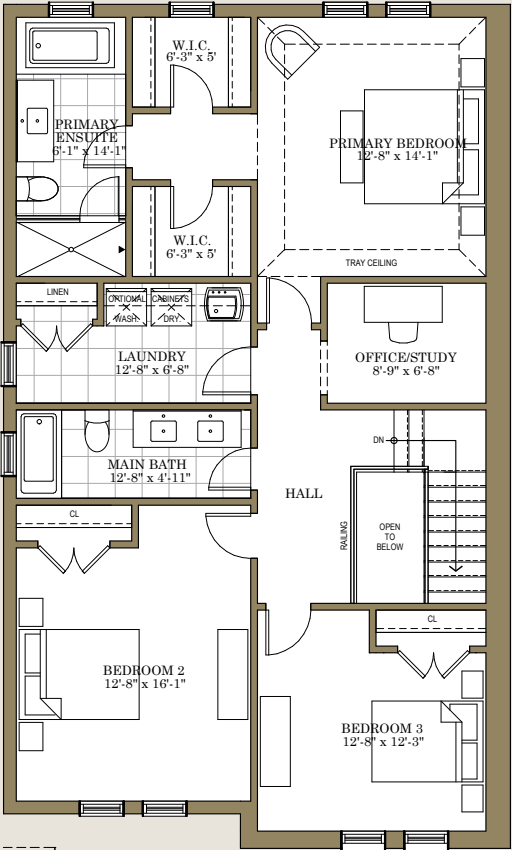
LOT 6L



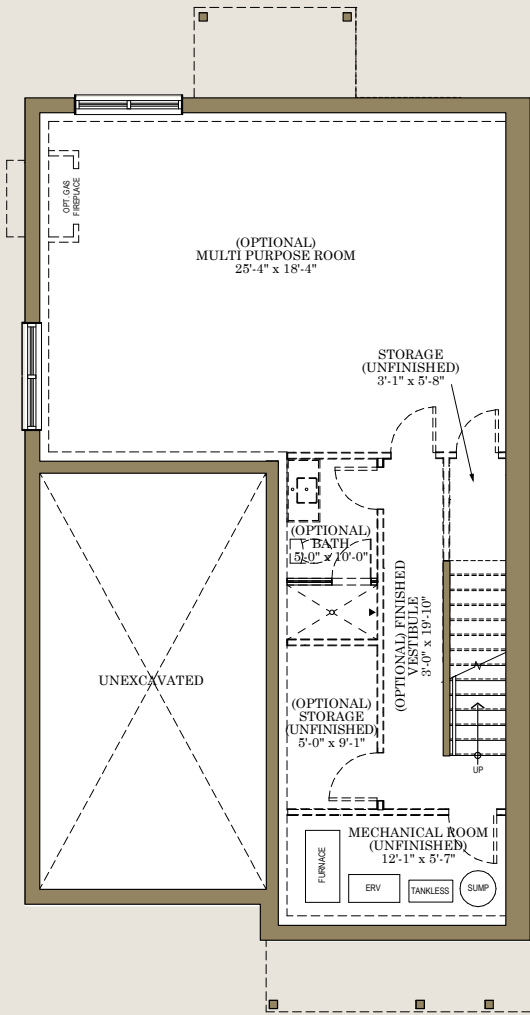
MAIN LEVEL
936 SQ FT

Lot 6 Right is the mirrored version of these floorplans.

UPPER LEVEL
1230 SQ FT



OPTIONAL
FINISHED LOWER LEVEL
AREA OF 615 SQ FT
OPTIONAL
FINISHED VESTIBULE
90 SQ FT



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THE MADELINE | LOT 7
1956^{SQ.}
FT.

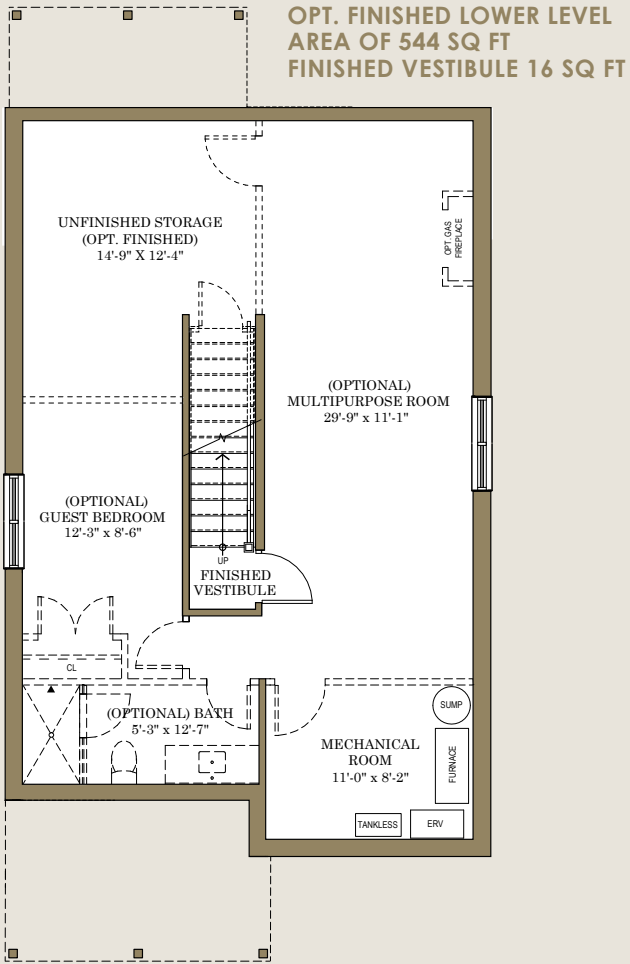
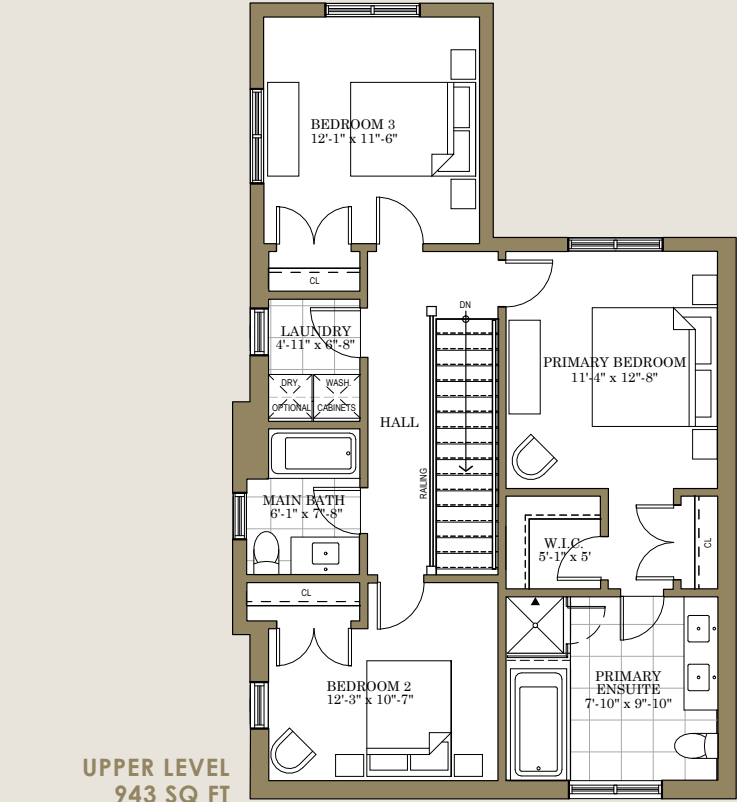
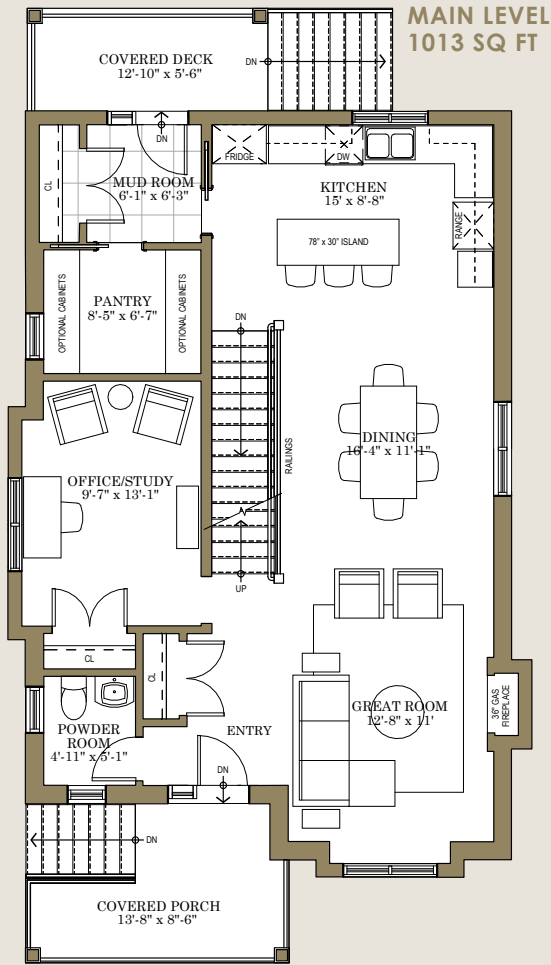
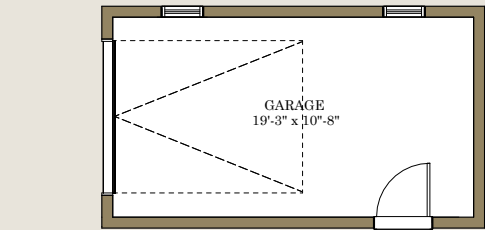
A stylish exterior facade combines classic and contemporary, with heritage-inspired brick, and a charming circular window. Both front and back entry include a covered porch, maximizing exterior living space.

An open concept kitchen leads to a mudroom and butler's pantry for the most convenient storage and function. A comfortable study is perfect to unwind in peace or work from home. And upstairs, a generous primary suite creates a peaceful retreat, with two additional bedrooms to match your family's needs.

LOT 7 DETACHED
Front Elevation
facing Maple Street



Side View Elevation
facing Sixth Street



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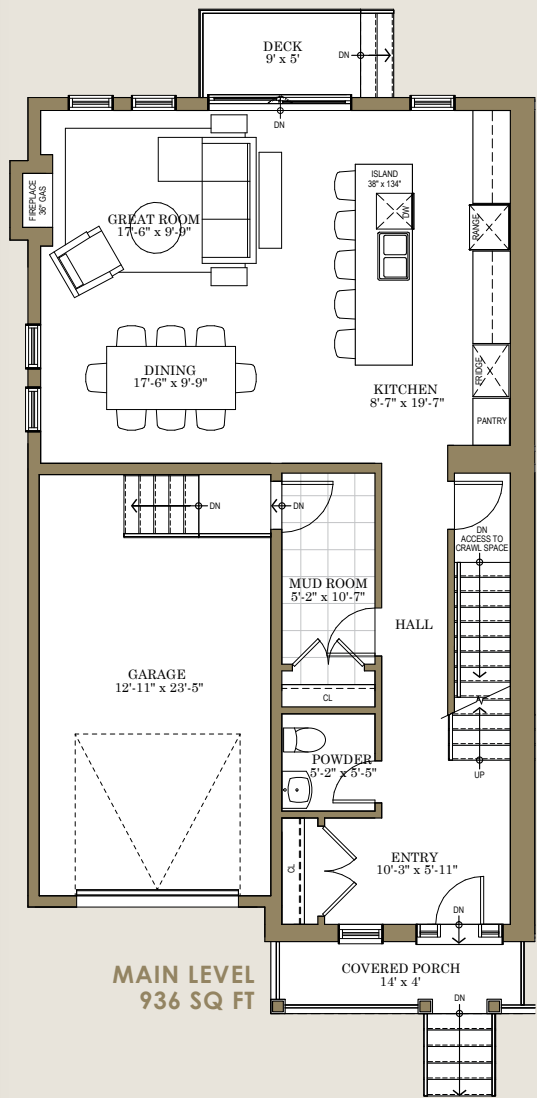
THE **MAPLE** | LOT 8
LEFT & RIGHT 2166 ^{SQ.}
FT.

High-quality James Hardie siding, and heritage-inspired brick combine to create a contemporary exterior with historic appeal. An attached garage leads directly into a convenient mud room to keep your home tidy, with a powder room just off the foyer.

Your stylish kitchen includes an integrated pantry and remarkable oversized island, which opens into a bright open concept living and dining room - perfect for entertaining. Upstairs you will find three spacious bedrooms, including a primary suite with double closets and a luxurious four-piece bathroom.

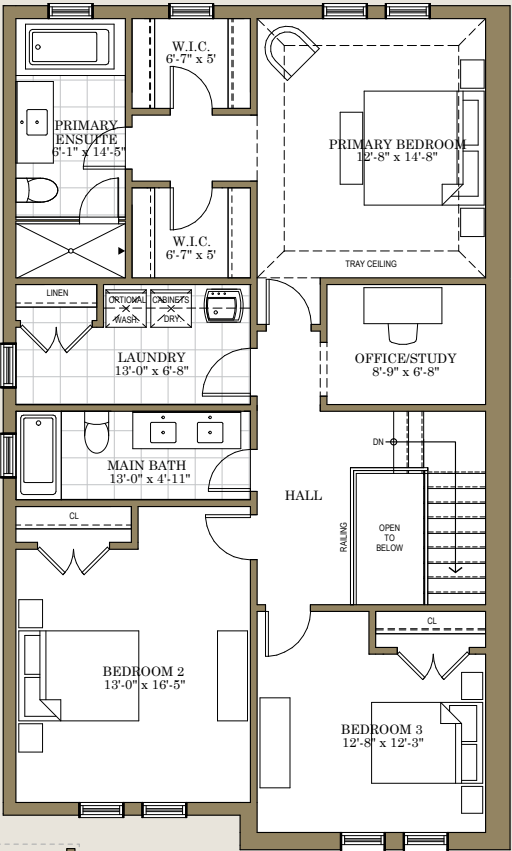


LOT 8 LEFT

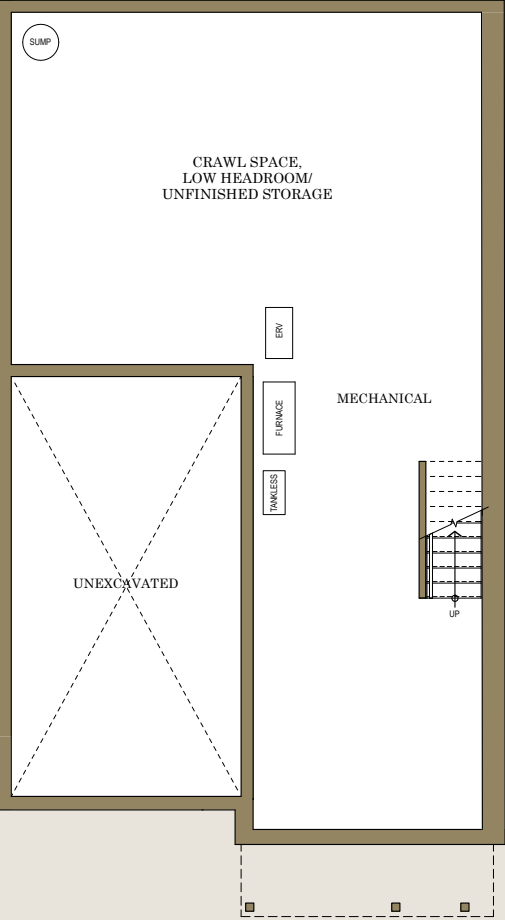


MAIN LEVEL
936 SQ FT

UPPER LEVEL
1230 SQ FT



LOWER LEVEL
936 SQ FT



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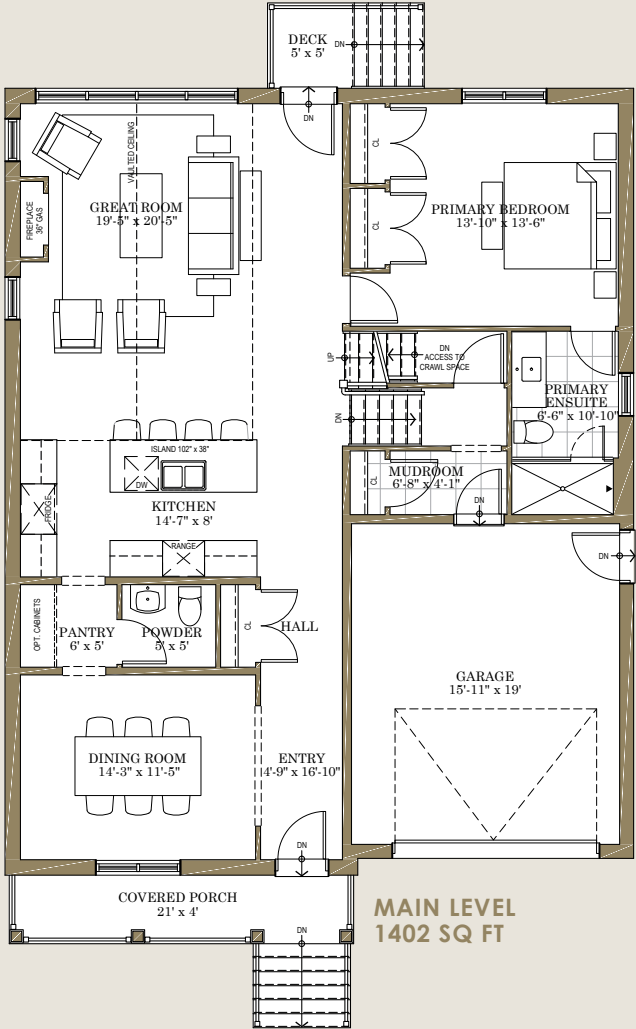
THE BROOKE | LOT 9
2599^{SQ.}
FT.

Dramatic black James Hardie siding and contemporary wood accents make The Brooke stand out as a distinctively stylish home. Soaring vaulted ceilings in the great room create an awe-inspiring architectural effect. A formal dining room cultivates a sense of sophistication, and the main floor primary bedroom features an ensuite with transitional fixtures and a frameless glass shower.

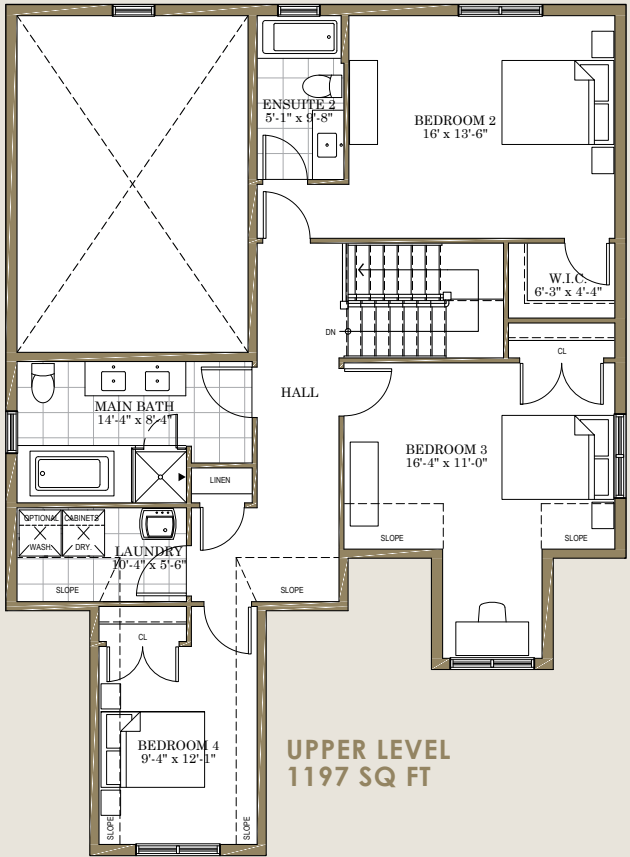
Upstairs, three second-floor bedrooms and a beautiful four-piece bathroom all feature soaring 9' ceilings, with an upper-level laundry room for convenience.



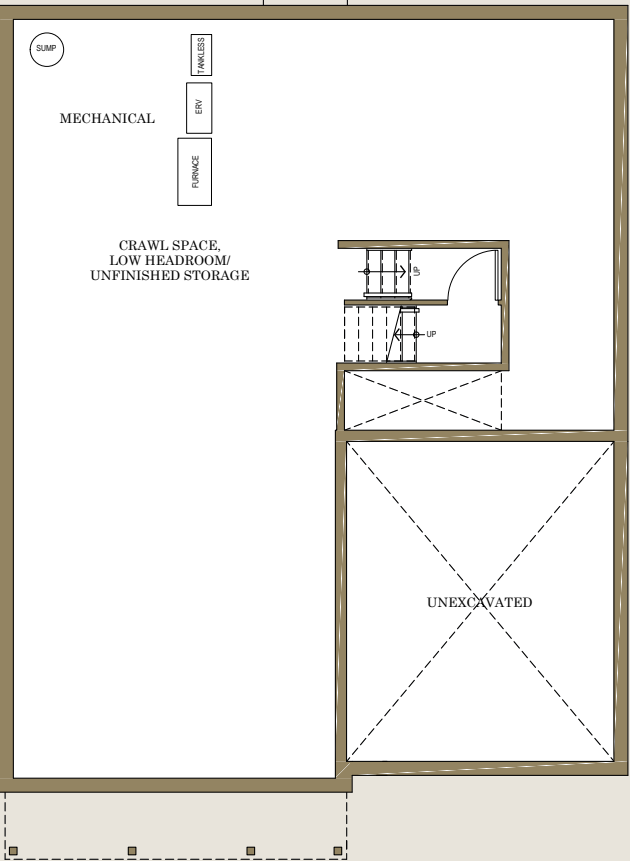
LOT 9
DETACHED



MAIN LEVEL
1402 SQ FT



UPPER LEVEL
1197 SQ FT



LOWER LEVEL
1402 SQ FT

Actual usable floor space may vary from stated floor area.
Floor plan & specifications subject to change without notice. E.&O.E.



live remarkably.

Georgian Communities is a name synonymous with quality and innovation in the world of community development and home building. We are a business subsidiary of Georgian International, one of Simcoe County's most influential and recognized companies.

We are proud to have created some of the most sought-after communities in the region, Braestone in Horseshoe Valley, Windfall at Blue, and Mountain House, both located in beautiful Blue Mountain.

Our commitment to quality has been recognized by the industry, with numerous awards for excellence in design, construction, and customer service. When you choose to build your home with Georgian Communities, you can be confident that you are choosing a builder with a proven track record of success.

Ask yourself if what you're looking for is just a place to live – or a place to Live Remarkably.



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