

AT A GLANCE: DRAFT COMMUNITY & SUSTAINABLE DESIGN GUIDELINES

September 2024

AT A GLANCE: DRAFT CITY-WIDE URBAN DESIGN GUIDELINES

Barrie's City-Wide Urban Design Guidelines are build on the design objectives and standards from the Official Plan and provide direction for site and building design. They communicate a baseline of expectation for development and clarity for the community, stakeholders, developers, and City staff as they work together to achieve design excellence for all new developments across the city.

Intent of the Guidelines:

- Communicate design expectations for various building types in different areas of the city.
- Facilitate consistent application of design objectives.
- Foster design excellence and enhance investment throughout the City by encouraging consistently high-quality, sustainable, safe, functional, and attractive development.
- Encourage projects to be appropriate to the City's context and climate.
- Stimulate creative design responses, rather than limit development flexibility or dictate design solutions.

This document highlights 'at a glance' the Building Types and Demonstration Plans found in the Draft City-Wide Urban Design Guidelines:

Building Types include:

- Neighbourhood Area/Infill
- Rowhouses
- Low & Mid-Rise
- High-Rise
- Retail, Commercial, and Employment
- Community Hub

Demonstration Plans illustrate select principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines and how they might be implemented in the following Area Specific examples:

Demonstration Plans include:

- Mixed Use Development in the UGC
- Medium Density Development in a Strategic Growth Area
- Commercial District in a Strategic Growth Area
- Development in a Major Transit Station Area/Historic Neighbourhood
- Employment-Non Industrial

The complete Draft City-Wide Urban Design Guidelines can be found at www.buildingbarrie.ca/urbandesign

CITY-WIDE URBAN DESIGN GUIDELINES Document Structure

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03 SITE CONTEXT

04 AREA-SPECIFIC GUIDELINES

- Urban Growth Centre
- Strategic Growth Areas
- Major Transit Station Areas
- Neighbourhood Areas
- Historic Neighbourhoods
- Employment Non-Industrial

05 SITE & BUILDING DESIGN

- General Building Design Guidelines
- Green Building Guidelines
- Residential & Mixed Use
  - Neighbourhood Area/Infill
  - Rowhouse
  - Low & Mid-Rise
  - High-Rise
- Flex Buildings - Retail, Commercial and Industrial
- Flex Buildings - Community Hub

Neighbourhood Area Infill

Overview

Through the Official Plan, Neighbourhood Areas may intensify through "gentle intensification" and infill development.

Within this context, infill developments will generally consist of the redevelopment of a single lot, or a consolidation of lots, to facilitate the creation of more units in building types ranging from detached houses, semi-detached, multiplex housing, rowhouses, and low-rise buildings such as walk-up apartments.

Design challenges include integrating development with existing and planned context, protecting mature trees, and positively contributing to the streetscape.

Projects should create a strong relationship to the street and should be designed to fit within the general character, scale and massing of the existing neighbourhood.

Building Type Characteristics

- 1 to 3 storeys
- Varied building forms (detached, semi-detached housing, and multiplex housing) sometimes with two or more buildings on a single site
- May share 1 or 2 walls with neighbouring units
- Individual unit entrances with ground-oriented access



Neighbourhood Area Infill. Credit: City of Kelowna

Objectives

To achieve the design goals of the City, all infill developments should:

1. Design diverse building forms that are sensitive to the existing neighbourhood.
2. Ensure any portion of a building facing a street is pedestrian focused with ease of access from the fronting street to entrances. Avoid blank walls facing the street at-grade.
3. Ensure all vehicle access is taken from the lane or secondary street, where available.
4. Ensure required waste and recycling carts have assigned storage area and achieve adequate space to wheel carts to pick up locations along streets or lanes.
5. Ensure onsite landscaping and the off-site frontage contributes to the urban livability of the neighbourhoods by promoting sidewalks and large trees.
6. Provide meaningful outdoor spaces that offer privacy, screening, and context sensitivity to surrounding neighbours through strategic at-grade outdoor spaces, decks, patios, balconies and/or rooftop patios
7. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.
8. Locate and design buildings to protect existing mature non-invasive trees on-site.

Rowhouses

Overview

Rowhouse developments in Barrie will occur in Neighbourhood Areas, either as infill developments in existing neighbourhoods, or as part of larger plans of subdivision.

Rowhouses may also be utilized within large, medium or high density sites proposing multiple buildings, and located adjacent to Neighbourhood Areas. Here they can be used to help create a transition of height and density.

Common design challenges include integrating with the existing and planned future context, and positively contributing to a streetscape.

To address the above challenges, projects should have a strong relationship to the street, use similar or compatible materials found in the surrounding neighbourhood, and extend or connect with the existing and planned street and open space networks.

Building Type Characteristics

- 2-4 storeys
- Shares side walls with neighbouring units
- Individual unit entrance with street-oriented pedestrian access.



Credit: City of Kelowna

Objectives

To achieve the design goals of the City, all rowhouse projects should:

1. Orient buildings, entrances, windows, patios, and balconies to face the fronting public street, with the primary entry clearly visible and directly accessible from the sidewalk.

2. Provide usable outdoor amenity spaces and generous and high-quality landscaped areas that offer privacy, screening, and attractive interfaces with streets and open spaces.

3. Use building articulation, scaling, and setbacks to define individual units or intervals and to contribute to a consistent frontage pattern, pedestrian scale and rhythm along the fronting street.

4. Locate and design buildings to maximize access to sunlight, increase privacy, and reinforce neighbourhood character through complementary architectural design and style, materiality, and colours.

5. Provide access to parking from a secondary street or lane, wherever possible.

Low & Mid-Rise Buildings

Low- and mid-rise buildings are a common building typology in Barrie.

Low-rise residential buildings will be expected in Neighbourhood Areas at key intersections or adjacent to open spaces. They may also be utilized in larger multi-building developments in Strategic Growth Areas to create transition to surrounding adjacent Neighbourhood Areas.

Mid-rise buildings will be located in the Urban Growth Centre, Major Transit Station Areas, Strategic Growth Areas, Commercial Districts, and along Intensification Corridors.

Common design challenges include addressing the street with active uses and street-oriented units and reducing the bulk and massing of larger buildings.

These types of projects should have a strong relationship to the street with a clear front-to-back orientation and provide vertical and horizontal articulation.

Building Type Characteristics

- 2-4 storeys for low-rise buildings
- 5-12 storeys for mid-rise buildings
- A shared main entrance and secondary accesses to units within the building
- Street-oriented residential units and/or commercial retail at-grade



Credit: City of Kelowna

Objectives

To achieve the design goals of the City, all high-rise buildings should:

1. Provide attractive and active human-scale design and amenities, oriented towards publicly-accessible spaces at grade, such as frequent entries, weather protection, and outdoor seating areas.

2. Break up massing of a building by providing simple vertical and horizontal articulation of facades (e.g. step-backs, insets, projections, colour and texture).

3. Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize visual impacts on the public realm.

4. Orient entries, windows, patios, and balconies to face the fronting street. Ensure primary building entrances are architecturally emphasized and directly accessible from the fronting public sidewalk.

5. Maximize ‘eyes on the street’ by avoiding blank walls and providing lines of sight from windows and balconies to the sidewalk and adjacent public spaces.

6. Provide access to underground or above ground parking from secondary streets or laneways.

7. When structured above grade parking is required due to the high water table, use store fronts or screening to mitigate visual impacts.

8. Integrate semi-public open spaces with surrounding streetscapes.

5.6
High-Rise Buildings

High-rise buildings are expected within Barrie's Urban Growth Centre, Major Transit Station Areas, and may be considered in Strategic Growth Areas. They are mostly mixed use, but may also be wholly residential, and/or wholly commercial buildings.

Common design challenges include reducing the mass of podiums and bulk of towers, reducing the visual and use impacts of above-grade structured parking, and having active frontages on primary and secondary streets.

As a result, these projects should have a strong relationship to the street with active frontages, break up the mass of podiums by providing vertical and horizontal articulation, and have slender towers with reduced floor plates.

Building Type Characteristics

- 13 - 25+ storeys
- A shared main entrance and secondary access to units within the building
- Street-oriented units (residential/commercial/retail/institutional) accessed at-grade



Credit: City of Kelowna

Objectives

To achieve the design goals of the City, all high-rise buildings should:

1. Provide a ground floor height of 4.5 m, and limit base building/podium height to 80% of adjacent Right-of-Ways.

2. Activate street frontages with transparent commercial, retail, and residential units accessible from the street.

3. Provide access to parking and loading areas via laneways or secondary streets. Where underground parking is not feasible, screen above grade parking using store fronts or architectural screening to mitigate any visual impacts.

4. Site podiums to frame and activate the street. Locate towers with appropriate separation distances and design them with slender and simple forms.

5. Design buildings to balance a cohesive architectural style with a distinct base/podium, tower, and top.

6. Break up base/podium massing by providing simple vertical and horizontal articulation of facades; e.g., stepping back or projecting forward a portion of the facade, using color and texture.

7. Provide opportunities for mid-block connections, plazas, and other semi-public open spaces.

Flex Buildings - Retail, Commercial, Industrial

Large format retail developments are a product of the automotive age, and are designed for convenient access by motorists with large areas of surface parking separating building entries from public sidewalks. As such, they present many opportunities for improving design and functionality, including enhancing the architectural design of box-style buildings; enhancing the pedestrian environment; improving landscaping in order to mitigate environmental and visual impact of parking areas; and designing to improve the character of the street and surrounding neighbourhoods. Underutilized mall sites present many opportunities for redeveloped, they are important to design with consideration for future adaptability and intensification of the site.

Industrial and service commercial buildings play an important role in the function and economy of Barrie and are oriented primarily towards providing convenient and safe access for commercial vehicles. They also present many opportunities to improve design and functionality, including enhancing the pedestrian environment once motorists get out of their vehicles, and are oriented primarily towards providing convenient and safe access for commercial vehicles; improving landscaping in order to mitigate environmental and visual impact of parking areas and buildings; and designing to mitigate negative impacts on neighbouring uses.

Building Type Characteristics

- Large building footprints (generally greater than 1,200 square metres)
- Generally between 1-3 storeys.
- Multiple loading spaces/bays
- Can accommodate a variety and mix of uses, but are frequently single-use buildings (e.g. big box retail).



Credit: Slabtown Marketplace, Portland. Holst Architecture Inc.

Objectives

To achieve the design goals of the City, all retail, commercial and industrial buildings should:

1. Avoid blank walls facing the public street and design buildings such that their form and architectural character reflect the buildings internal function and use

2. Distribute trees and landscaping throughout the site to soften public/private boundaries, define internal circulation routes, create pleasant pedestrian conditions, and maximize shade and stormwater management

3. Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances

4. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces

5. Utilize stormwater management best practices to and provide on-site bio-retention facilities (e.g., bioswales, rain gardens) to collect, store and filter stormwater from parking and vehicle circulation areas

Flex Buildings - Community Hubs

Wholly institutional developments are sometimes exempt from guidelines or not given specific guidelines. In some cases, the City may not have jurisdiction over Institutional developments, but desires to have an influence and provide direction to ensure these developments help the City to achieve its community design objectives.

A master planning process is encouraged for institutional development projects to ensure a comprehensive and cohesive design that contributes, connects well to, and expands on the existing and/or planned future context; responds sensitively to natural and ecological features; and supports liveability and sustainability, informed by the Design Vision and Principles, Context, and the General Building Design Guidelines of this document.

Building Type Characteristics

- 1-12 storeys
- The City encourages Community Hubs to provide a mix of uses.
- Accommodates a range of uses including schools, places of worship, community and recreation centres, fire halls etc.
- A shared main entrance



Community Facility and Commercial Office Development. Credit: Tom Arban Photography Inc.

Objectives

To achieve the design goals of the City, all Community Hub buildings should:

1. A mix of uses to efficiently utilize sites is strongly encouraged. Design Community Hub buildings to respond to the Design Principles, General Building Design Guidelines and Low and Mid-Rise Building Guidelines, while respecting the need for functional (e.g., access or parking) or site-specific design solutions.

2. Community Hubs should incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.

3. Large-scale projects should demonstrate variety in massing and materiality.

4. Avoid blank walls facing the public street and design buildings such that their form and architectural character reflect the buildings internal function and use

5. Distribute trees and landscaping throughout the site to soften public/private boundaries, define internal circulation routes, create pleasant pedestrian conditions, and maximize shade and stormwater management

6. Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances

7. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces

8. Utilize stormwater management best practices to and provide on-site bio-retention facilities (e.g., bioswales, rain gardens) to collect, store and filter stormwater.

DEMONSTRATION: URBAN GROWTH CENTRE
Context, Design Principles & Concept

The following is a conceptual demonstration of principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines as applied to development in the context of the Urban Growth Centre.

Site and Context



Envisioned Development Character





Design Principles and Applied Guidelines

Contextual Design + Connected, Walkable Neighbourhoods: .
1, Streets and Blocks (3.1.1, 4.1.2)
2. Views and Landmarks (3.1.3)
3. Transit Supportive Design (3.1.5)
4, Development Adjacent to Natural Heritage and Parks (3.1.6, 3.1.7)
5. Connecting to the Waterfront (4.1.9)

Safe & Accessible Buildings and Open Spaces:
6. Site grading (5.1.1.3)
7. Respond to unique site conditions (5.1.1.1)
8. Access, parking and site servicing (5.1.6)
9. Tower separation distances (5.6.1)
10. Tower orientation and location (5.6.2)

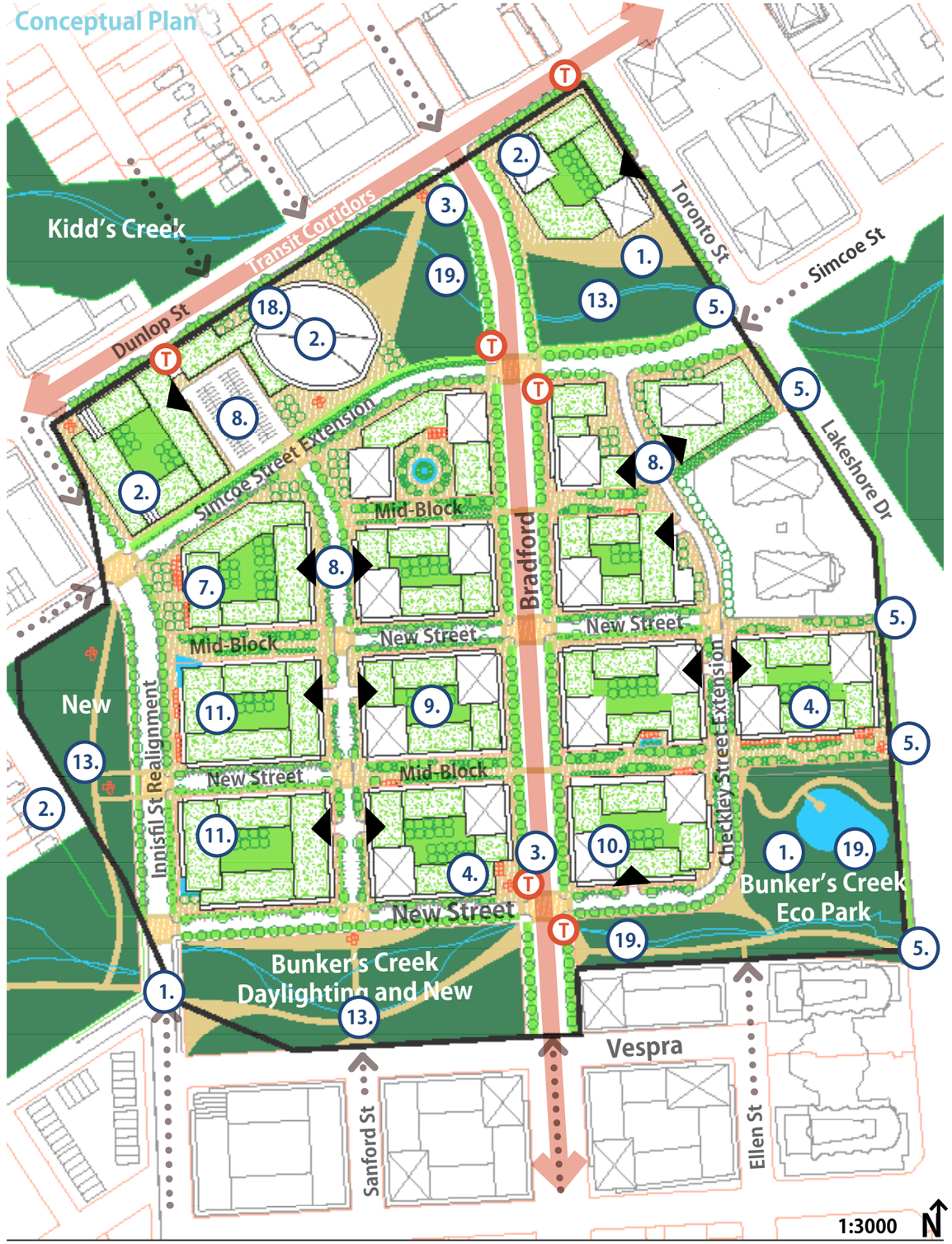
Human Scaled Design:
11. Neighbourhood Fit and Transition (5.6.1.6)
12. Scale and Massing (5.5.2, 5.6.2)

Enhanced and Protected Natural Heritage Network:
13. Connected Natural Heritage Network (5.1.1.1)
14, Bird-Friendly Design (3.1.7.9)

Sustainable and Resilient Design and Development:
15. Water Sensitive Design
16. Solar Design

Design Excellence and Innovation:
17. Large scale redevelopment coordinated through master plan/block plans (4.1.1)
18. Celebrating 'Cultural Corridors" (4.1.15)
19. Water Sensitive Building and Landscape Design (5.2.4)

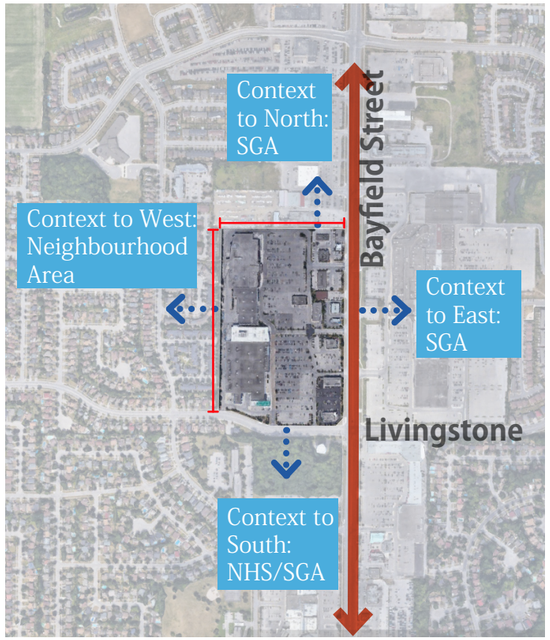
Conceptual Plan



DEMONSTRATION: SGA - COMMERCIAL DISTRICT
Context, Design Principles & Concept

The following is a conceptual demonstration of principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines as applied to development in the context of a Commercial District site in a Strategic Growth Area.

Site + Context



Envisioned Development Character





Design Principles and Applied Guidelines

Contextual Design + Connected, Walkable Neighbourhoods: .
1, Streets and Blocks (3.1.1, 4.2.4, 4.2.26)
2. Views and Landmarks (3.1.3)
3. Transit Supportive Design (3.1.5)
4, Development Adjacent to Natural Heritage (3.1.6.8)

Safe and Accessible Buildings and Open Spaces:
5. Access to comfortable open spaces (4.2.31, 4.2.34)
6. Respond to unique site conditions (5.1.1.1)
7. Access, parking and site servicing (5.1.6)
8. Tower separation (5.6.1)
9. Tower orientation and location (5.6.2)

Human Scaled Design:
10. Neighbourhood Fit and Transition (5.6.1.6)
11. Scale and Massing (5.5.2, 5.6.2)

Enhanced and Protected Natural Heritage Network:
12. Bird-Friendly Design (3.1.7.9)

Sustainable and Resilient Design and Development:
13. Water Sensitive Design
14. Building Envelope

Design Excellence and Innovation:
15. Large scale redevelopment coordinated through master plan/block plans (4.1.1)
16. Phasing (4.3.30)

Conceptual Plan

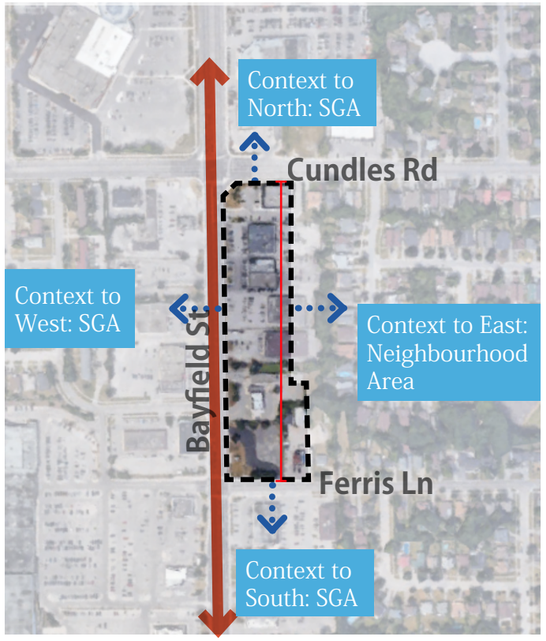


DEMONSTRATION: SGA - MEDIUM DENSITY

Context, Design Principles & Concept

The following is a conceptual demonstration of principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines as applied to development in the context of a Strategic Growth Area.

Site + Context



Envisioned Development Character





Design Principles and Applied

Contextual Design + Connected, Walkable Neighbourhoods: .
1, Streets and Blocks (3.1.1, 4.1.2)
2. Mid-block Pedestrian Connections (3.1.1.5)
3. Lot Size and Variety (3.1.2)
4. Views and Landmarks (3.1.3)
5. Transit Supportive Design (3.1.5)

Safe and Accessible Buildings and Open Spaces:
6. Publicly Accessible Open Spaces (5.5.5.1)
7. Private rooftop amenity spaces (5.5.5.6)
8. Access, parking, and site servicing (5.1.6, 5.5.6)

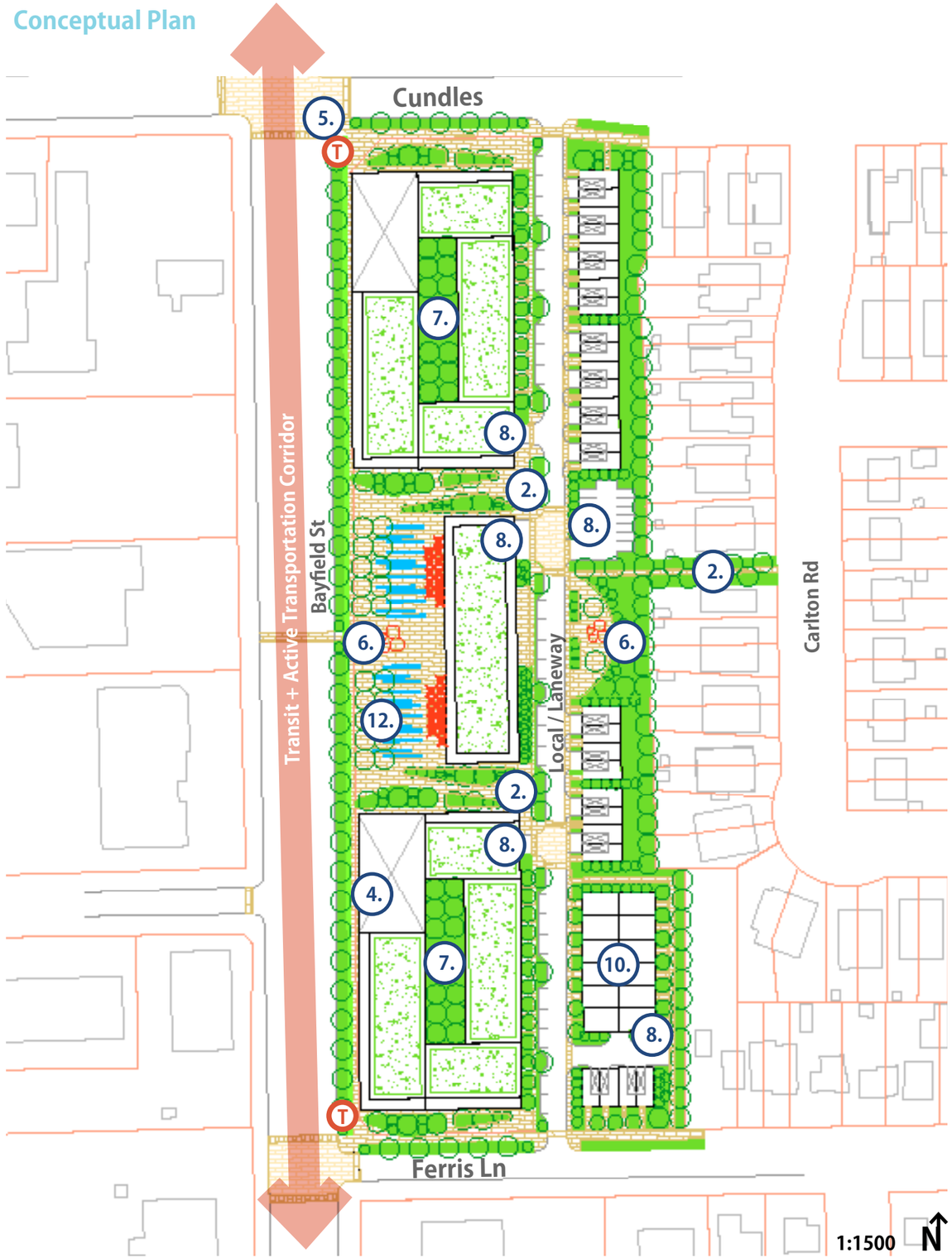
Human Scaled Design:
9. Neighbourhood Fit and Transition (5.5.1.6)
10. Scale and Massing (5.5.2)

Enhanced and Protected Natural Heritage Network:
11, Bird-Friendly Design (3.1.7.9)

Sustainable and Resilient Design and Development:
12. Water Sensitive Building and Landscape Design (5.2.4)
13. Solar Design

Design Excellence and Innovation:
14. Redevelopment coordinated through a comprehensive block plan (4.1.1)

Conceptual Plan



DEMONSTRATION: MTSA + HISTORIC NEIGHBOURHOOD
Context, Design Principles & Concept

The following is a concept demonstration of select principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines, as applied to development in the context of a Major Transit Station Area.

Design Principles

Contextual Design: The greatest height and density should be in close proximity to transit; transitioning to lower heights and density as they get further away from services.

Design Excellence and Innovation: Use of consistent streetlines and setbacks in historic neighbourhoods. Use of 3m step-backs where height beyond nearby heritage structures is proposed.

Connected, Walkable Neighbourhoods: Transition away from automobile-oriented design by creating compact blocks and integrated active-transportation networks.

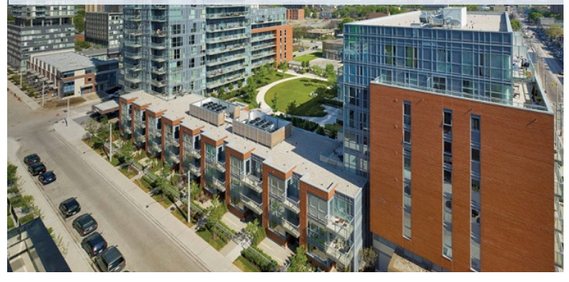
Human Scaled Buildings and Spaces: Balancing MTSA density requirements with building types and heights compatible with surrounding historic neighbourhood context.

Safe, Comfortable and Accessible Buildings and Open Spaces: Street-oriented buildings with accesses at-grade. Mid-block connections and POPS.

Enhanced and Protected Natural Heritage Network: Prioritize accessible connections to surrounding parks, open spaces, and waterfront.

Sustainable Design and Development / Buildings and Open Spaces Resilient to Effects of Climate Change: Provide access to green infrastructure both at-grade (though parks, streetscape) and above-grade (through terraces, green roofs, rooftop gardens), especially in denser, vertical, neighbourhoods.

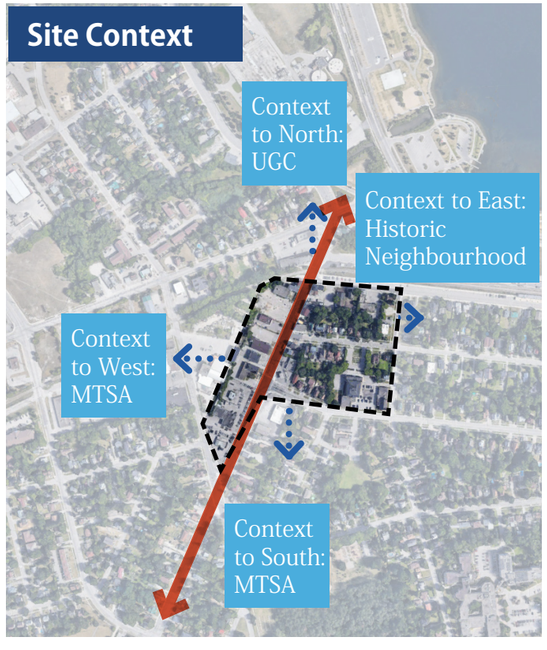
Range of building types/heights for gentle density.



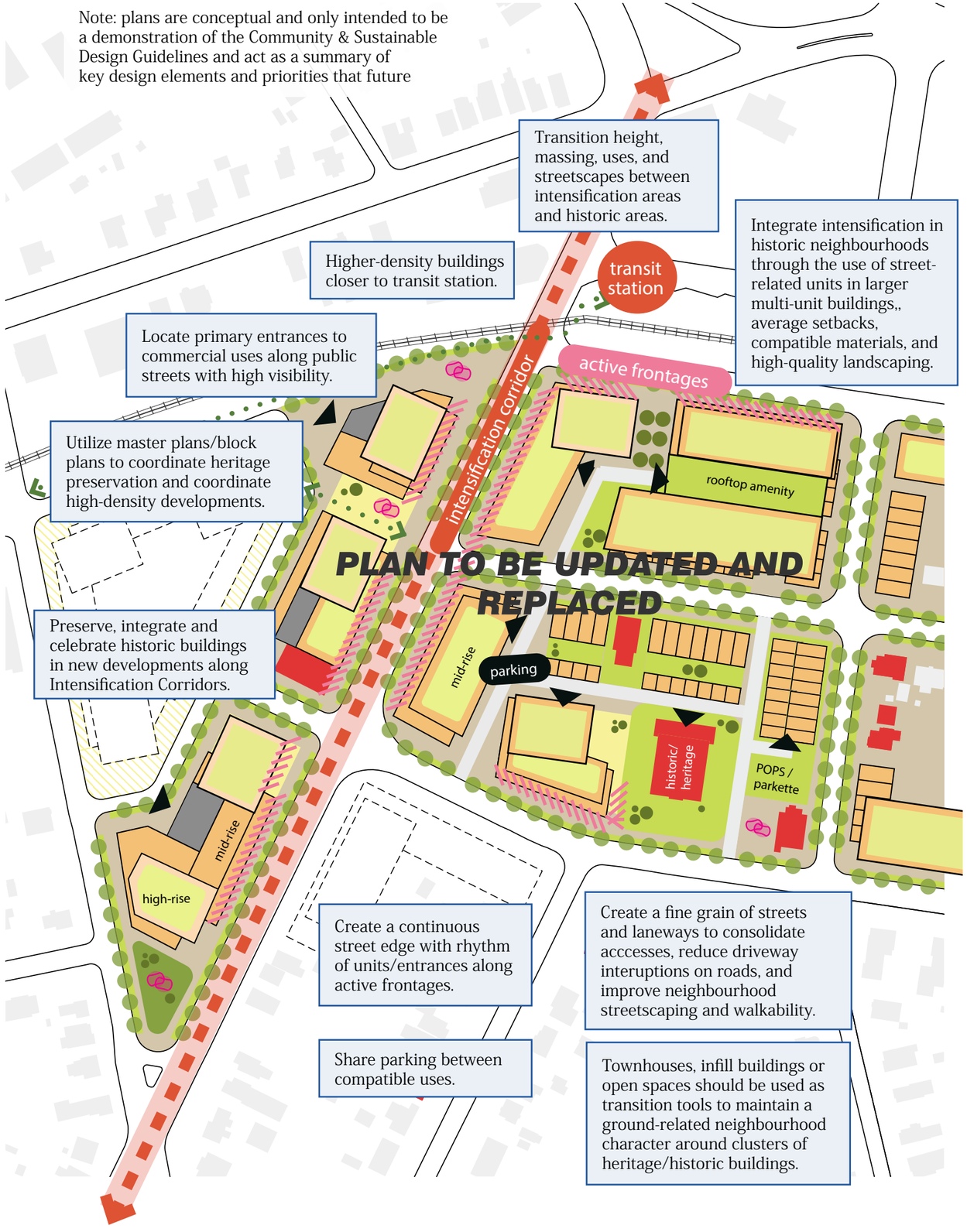


Reinforce historic neighbourhood character through siting, massing, and materials.

Site Context



Note: plans are conceptual and only intended to be a demonstration of the Community & Sustainable Design Guidelines and act as a summary of key design elements and priorities that future



DEMONSTRATION : EMPLOYMENT - NON-INDUSTRIAL

Context, Design Principles & Concept

The following is a concept demonstration of select principles, objectives, and guidelines in the Official Plan and City-Wide Design Guidelines, as applied to development in the context of Employment Non-Industrial lands.

Design Principles

Contextual Design: Anticipate connections to future redevelopment of neighbouring properties and design the interface of the site and buildings accordingly. Provide a block plan to demonstrate how development contributes to building on existing or planned networks.

Design Excellence and Innovation:Integrate retail within employment buildings to facilitate a vibrant mixed-use business park

Connected, Walkable Neighbourhoods: Locate parking, servicing and loading towards the rear of the property, underground or screened from the view of the public realm, to promote walkability. Add sidewalks to all existing streets and provide direct access to transit.

Human Scaled Buildings and Spaces: Create integrated, supportive mixed-use within employment buildings, with walkable access to key services and ground-level amenities, with supporting open spaces

Safe, Comfortable and Accessible Buildings and Open Spaces: Ensure the public realm is pedestrian friendly by minimizing curb cuts, separating vehicular and pedestrian pathways and incorporating human-scaled lighting

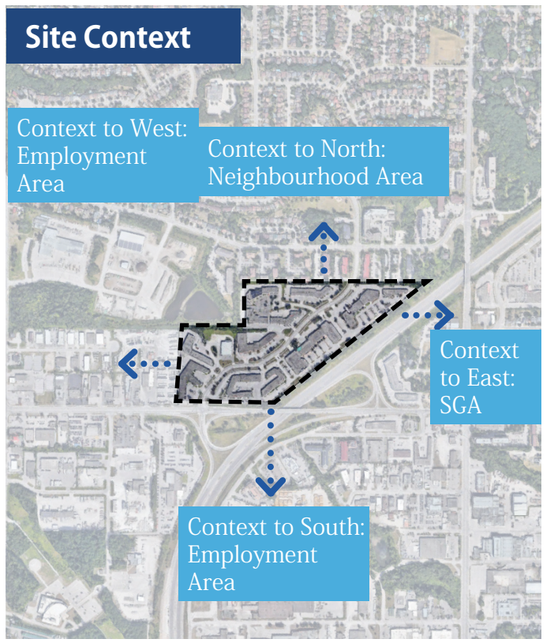
Enhanced and Protected Natural Heritage Network/ Sustainable Design and Development / Buildings and Open Spaces Resilient to Effects of Climate Change: Limit surface parking, design for future phases and intensification/infill, and provide green roofsneighbourhoods.

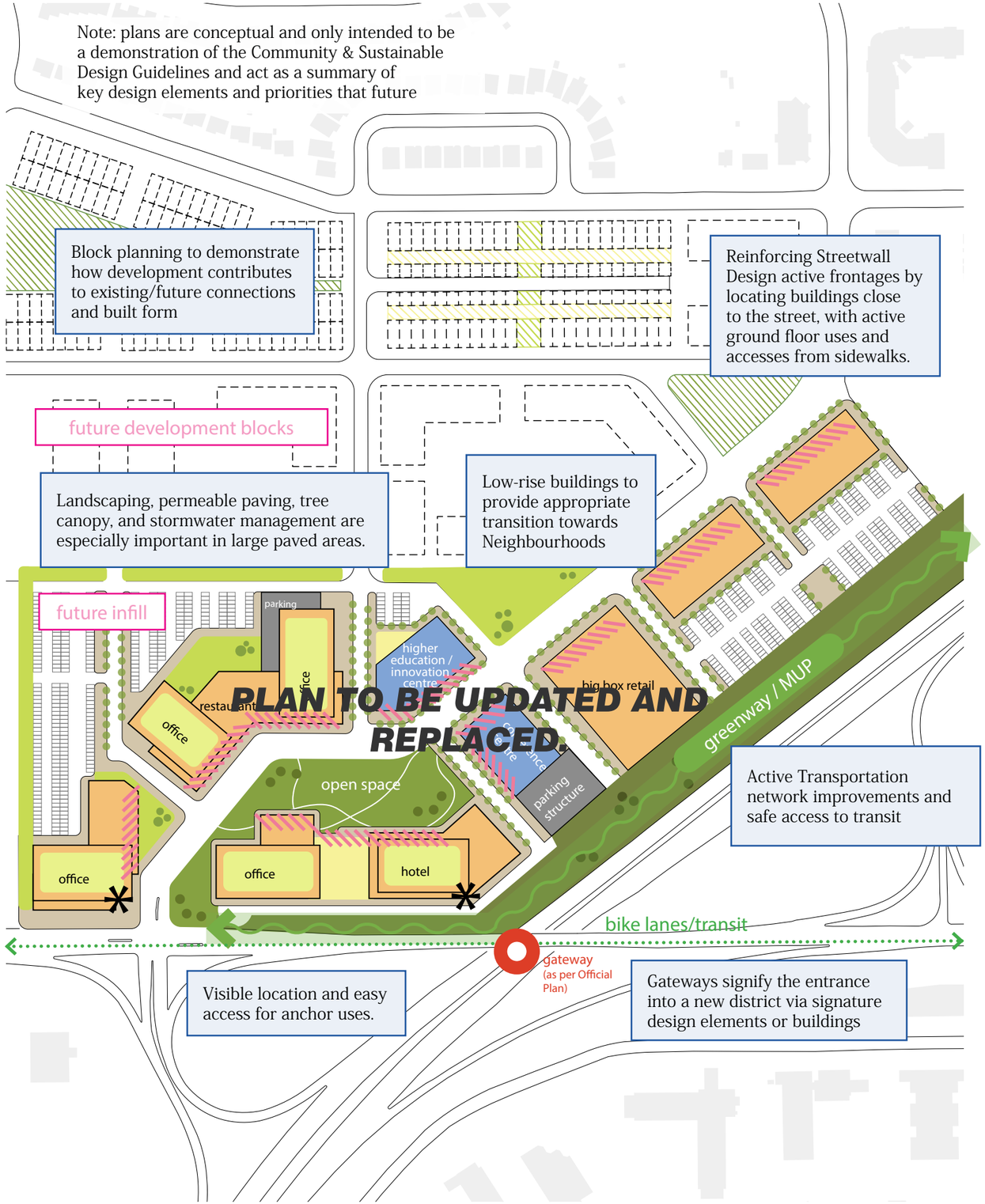
Active Transportation links to transit and amenities.



Outdoor amenities to support non-residential uses.





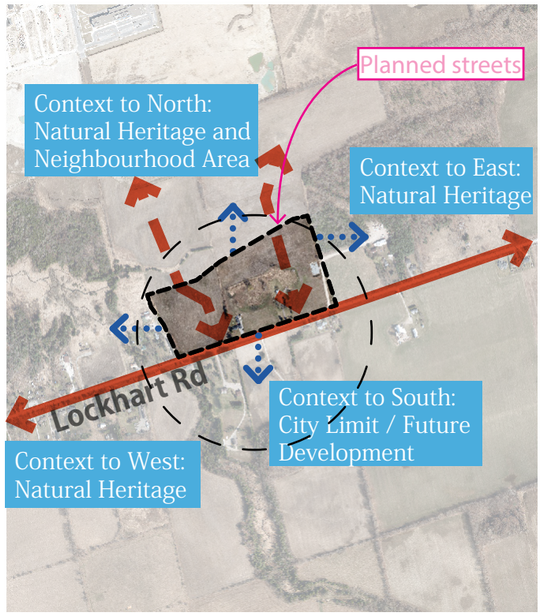


DEMONSTRATION: NEIGHBOURHOOD AREA - GREENFIELD

Context, Design Principles & Concept

The following is a conceptual demonstration of principles, objectives, and guidelines in the Official Plan and City-Wide Community & Sustainable Design Guidelines as applied to greenfield Neighbourhood Area development.

Site + Context



Envisioned Development Character





Design Principles and Applied Guidelines

Contextual Design + Connected, Walkable Neighbourhoods: .
1, Streets and Blocks (3.1.1, 4.1.2)
2. Mid-block Pedestrian Connections (3.1.1.5)
3. Views and Landmarks (3.1.3)
4. Transit Supportive Design (3.1.5)
5, Development Adjacent to Natural Heritage and Parks (3.1.6, 3.1.7)
6. Lot Size and Variety (3.1.2)

Safe and Accessible Buildings and Open Spaces:
7. Site grading (5.1.1.3)
8. Publicly Accessible Open Spaces (5.5.5.1)
9. Private rooftop amenity spaces (5.5.5.6)
10. Access, parking and site servicing (4.6.23, 5.1.6)

Human Scaled Design:
11. Neighbourhood Fit and Transition (5.6.1.6)
12. Scale and Massing (5.5.2, 5.6.2)

Enhanced and Protected Natural Heritage Network:
13. Green neighbourhoods
14. Connected Natural Heritage Network (5.1.1.1)
15, Bird-Friendly Design (3.1.7.9)

Sustainable and Resilient Design and Development:
16. Water Sensitive Design
17. Solar Design

Design Excellence and Innovation:
18. Large scale development coordinated through master plan (4.1.1)
19. Complete community design (4.6.2)







