SECTION 01:

INTRODUCTION

1.1 Purpose Of The City-Wide Urban Design Guidelines

Barrie's City-Wide Urban Design Guidelines provide direction for site and building design to 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.

The City-Wide Urban Design Guidelines are intended to stimulate creative design responses, rather than limit development flexibility or dictate design solutions. Moreover, the intent of the Guidelines is to:

- 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.

The City of Barrie ("the City" or "Barrie") is a vibrant, rapidly growing municipality in the heart of Simcoe County. The City's economic prosperity, its built and cultural heritage, natural heritage and features, access to regional destinations and its investments in transit and active transportation all enhance its appeal as a place to live, learn, work and play.

The City-Wide Urban Design Guidelines have been prepared to articulate objectives for placemaking and high-quality urban design throughout the city, and to assist in the implementation of the vision of the City of Barrie's Official Plan. The guidelines provide design objectives and guidelines for buildings, landscape, and site design that will create places for people via human-scaled, well-landscaped and context-driven design and development, which will strengthen the character and quality of the City's streets, open spaces and natural heritage network.

The City-Wide Urban Design Guidelines will provide a clear set of expectations about site design and development for City Staff, the public, and members of the development community, including planners, urban designers, engineers, architects and landscape architects.

1.2 Application Of The Guidelines

The City-Wide Urban Design Guidelines provide guidance for all development throughout the City.

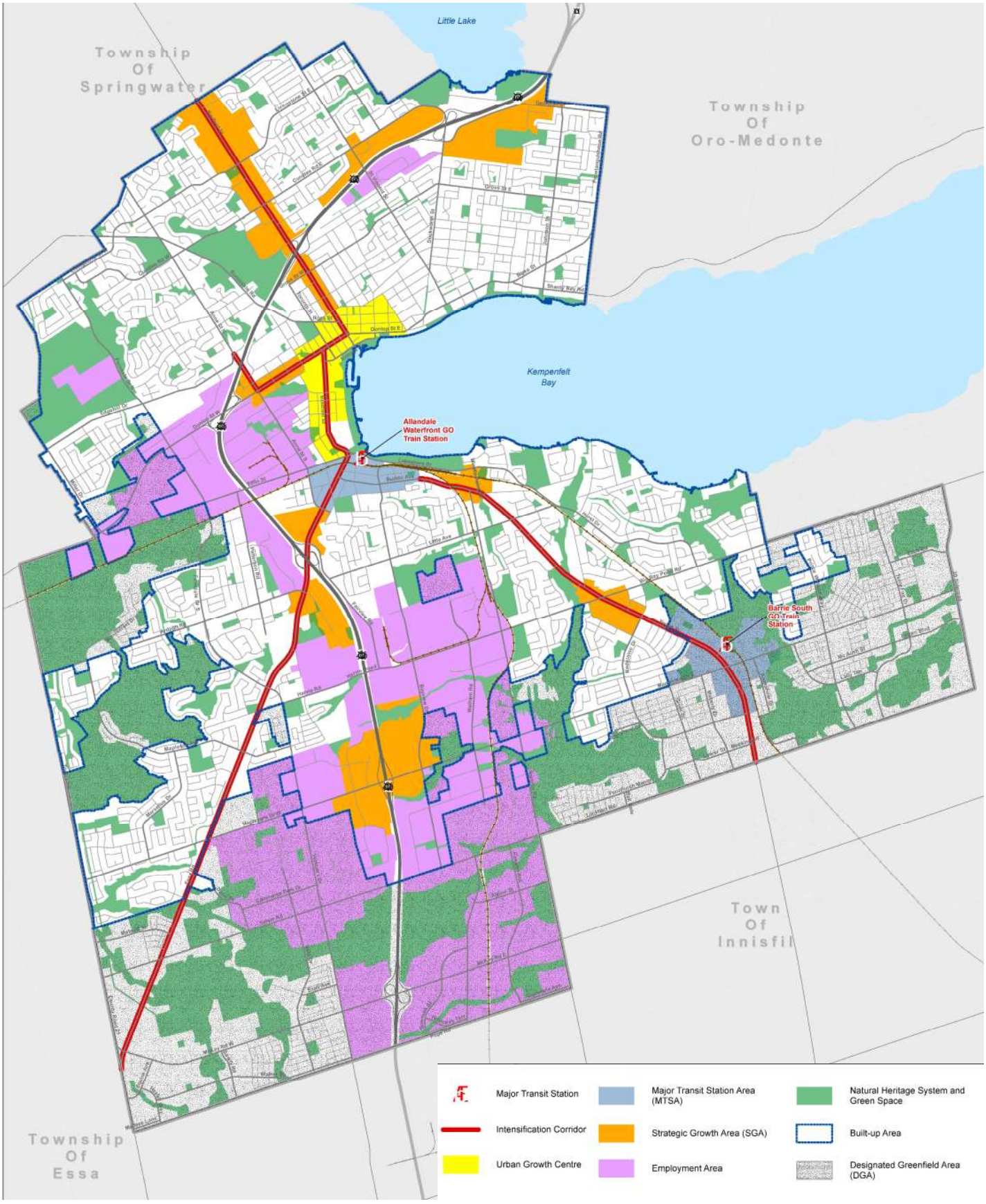
The City-Wide Urban Design Guidelines focus on private development and apply to all building types identified in the Official Plan. These guidelines will be supported by future, separate design guidance documents for the City's Public Realm including streetscapes and public parks.

The Guidelines will complement other areas in the city, which may have their own set of comprehensive urban design guidelines or Heritage Conservation District plans. The focus of the City-Wide Urban Design Guidelines, is generally on the City's Growth Areas, where the most change is planned to occur.

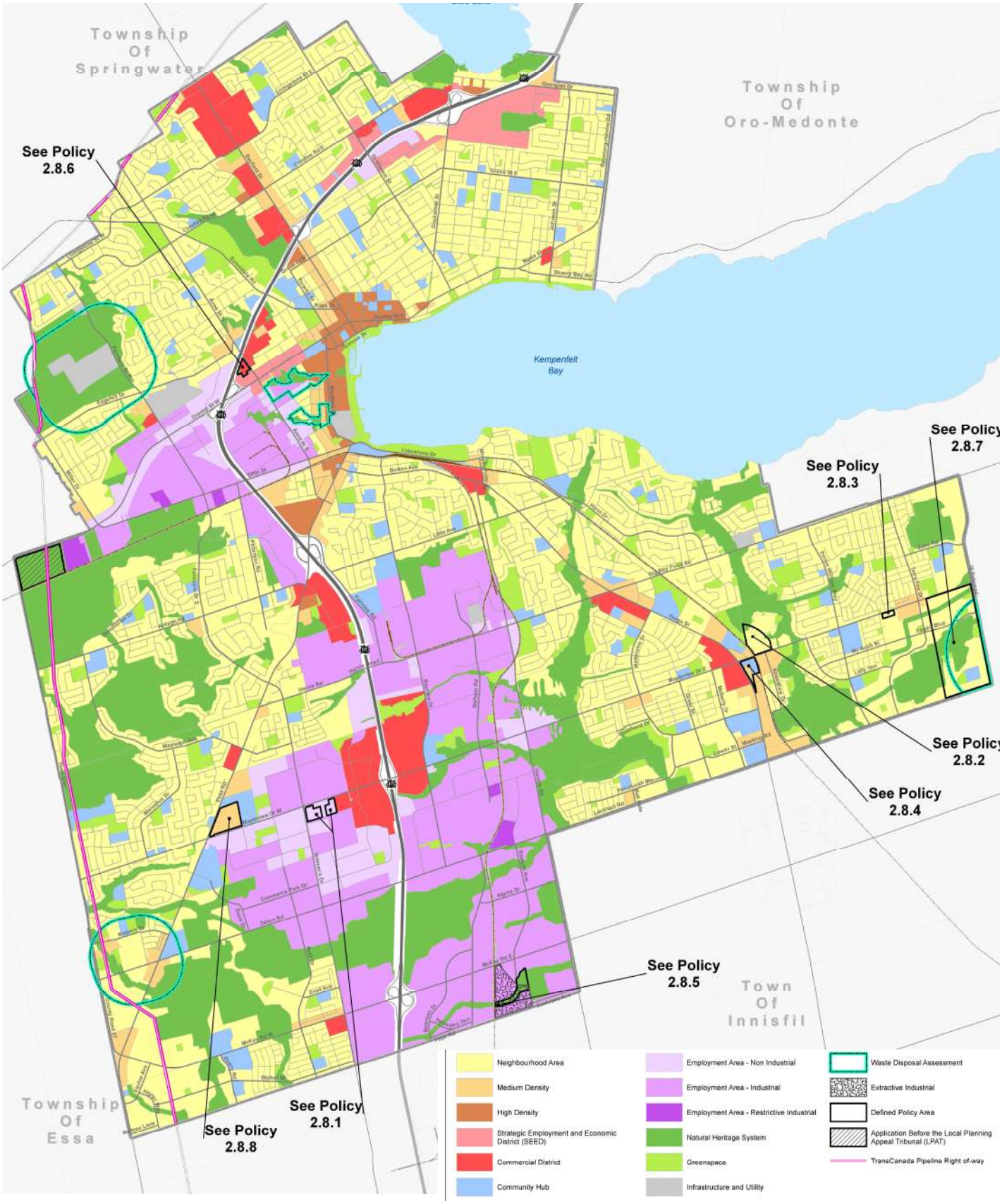
The City-Wide Urban Design Guidelines will complement and support the City's policies and guidelines, including:

- The City of Barrie Official Plan (2023)
- Comprehensive Zoning By-law (TBD)
- Secondary Plans, Area-Specific Plans, and Site-Specific Plans and Guidelines

Where a conflict exists, the direction contained in the Official Plan, Heritage Conservation District Plans, Secondary Plans, or Area-Specific Plans will prevail over the City-Wide Urban Design Guidelines except in special cases where the City may give preference to the City-Wide guidelines.



City of Barrie Community Structure



City of Barrie Land Use Designations

1.3 Document Structure

DESIGN VISION & PRIORITIES

SITE CONTEXT

AREA-SPECIFIC GUIDELINES

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

SITE & BUILDING DESIGN

General Building Design Guidelines

Building Performance Guidelines

Residential & Mixed Use

- Neighbourhood Area/Infill
- Rowhouse
- Low & Mid-Rise
- High-Rise

Retail, Commercial, and Employment

Community Hub

1.4 How to Use the Document

The City-Wide Urban Design Guidelines ("the guidelines) have been prepared to articulate objectives for high quality urban design for developments throughout the city and implement the design vision of the City of Barrie's Official Plan.

The guidelines build on the design objectives and standards from the Official Plan for site design, buildings and landscapes.

The Guidelines will provide a clear and easy to understand set of expectations about site and building design for City Staff, the public, and members of the development community, including planners, urban designers, engineers, architects and landscape architects.

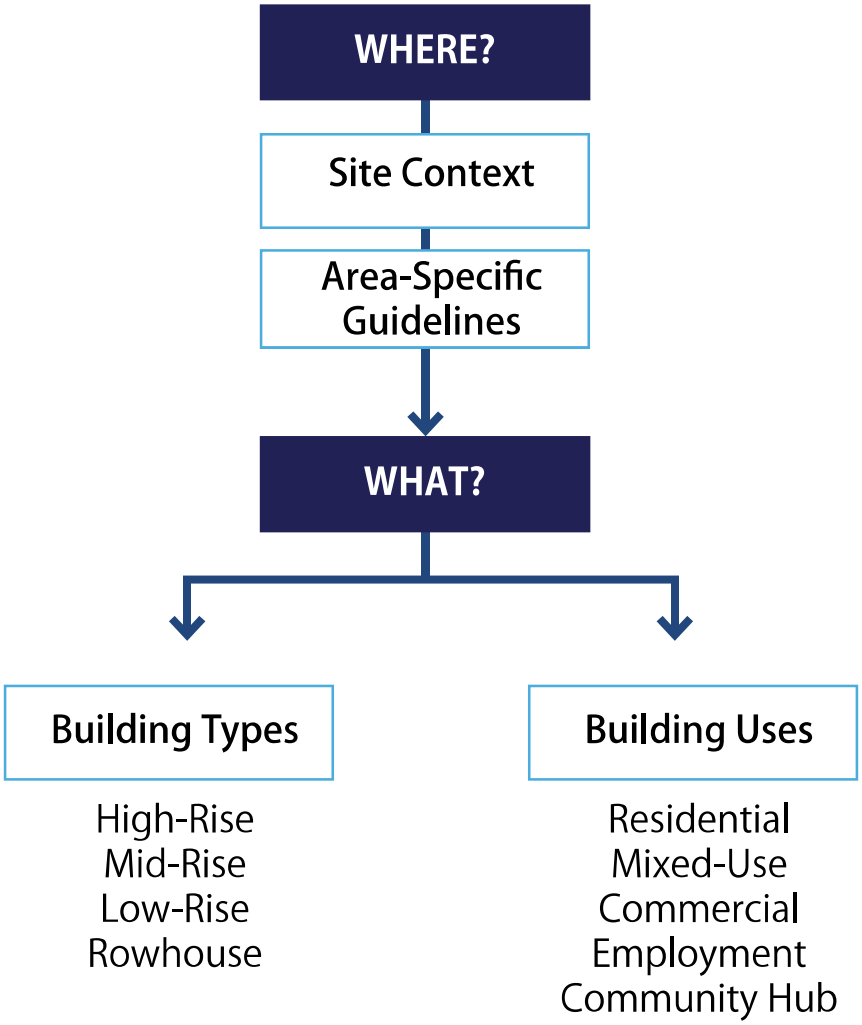
The City's Official Plan identifies several growth areas in its Community Structure, and applies land use designations which include various development standards and permitted building types. To effectively use the guidelines, begin by identifying and understanding the Official Plan's policies related to your site.

The City's Zoning By-law and City-Wide Urban Design Guidelines act as the implementing tools for the Official Plan's vision.



1.4.1 Guiding Your Development

Once an understanding of applicable Official Plan and Zoning By-law policies and standards has been established, the City-Wide Urban Design Guidelines will help to establish design directions for new developments based on where they are located and what type of building is being proposed:



1.4.2 Reading a Guideline

The guidelines generally consist of four elements:

- A design element or topic
- The overall design intent and objective of the guidance
- Directional guidelines to achieve the objective(s)
- Supporting images/graphics

Supporting Graphic

Topic

Intent

Design Guidance and Direction



A well designed building envelope with efficient window to wall ratios and activated ground floor.

5.1.1 Building Envelope

Design Intent: to design building envelopes to reduce energy demand and maximize occupant health and comfort, while maintaining visual appeal and interest.

Guidelines:

1. For an efficient building envelope, provide consideration and appropriate design and specification for the following:
   - Passive solar design techniques
   - Weathertight detailing
   - Thermal insulation
   - Natural daylighting and shading
   - Natural ventilation
   - External noise control
2. Design buildings with a simplified massing and fewer complex junctions to minimize building envelope heat loss.
3. Use simple shifts in massing and changes in exterior colors and textures to articulate facades. For larger buildings, target an overall window-to-wall ratio (WWR) of 40% to reduce heat gain and loss through the building envelope by increasing the area of insulated wall. Additional considerations include:
   - WWR ratios should be higher at grade to promote at-grade transparency while accommodating the 40% WWR in the building overall; and
   - WWR ratios should be lower on north facing facades than on south facing facades to account for lower solar gain potential.
4. Coordinate and integrate building service elements such as drainage pipes, grilles, screens, ventilation louvres and car park entry doors with overall facade and balcony design.
5. Use durable, low-maintenance materials that are compatible with each other and will weather well in order to minimise maintenance costs. Avoid unnecessary external painting that will require regular maintenance.
6. Ensure a weathertight envelope and consider cavity wall construction, to reduce risk of water damage over the longer term.