



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: J. LAMBIE, SENIOR URBAN DESIGNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: MID-RISE BUILDINGS URBAN DESIGN GUIDELINES

DATE: OCTOBER 1, 2018

PURPOSE

The purpose of this Memorandum is to provide an update to members of Council regarding the work being undertaken by Planning and Building Services to establish urban design guidelines for mid-rise buildings.

BACKGROUND

Policy Framework

The Government of Ontario's *Places to Grow Act* (2005) established long-term regional plans for growth, development and land-use policies across the province. The [Growth Plan for the Greater Golden Horseshoe](#) (2006, 2017) identifies population density targets and settlement patterns for Barrie. To meet these directions, the City completed an [Intensification Study](#) in 2009 to identify areas in the City that would become the focus for new growth; this includes the Urban Growth Centre as well as key corridors and nodes to achieve higher forms of density and development. [Intensification Area Urban Design Guidelines](#) were established in 2012 and include principles ensuring that all proposed intensification:

- respectfully blends into the existing built fabric;
- creates an attractive and safe pedestrian realm;
- supports transportation of all types; and,
- results in a thoughtful and attractive design that contributes to the local neighbourhoods and the City as a whole.

Planning staff recently completed a review of the City's population and employment forecasts in anticipation of the Province's 2017 update to the Growth Plan. The Director of Planning and Building Services made a presentation to City Council on January 10, 2018 entitled "Changing the Conversation about Intensification". The presentation highlighted that current densities of development in the City would not achieve the 2006 Growth Plan targets – and would therefore not meet the increased density targets of the 2017 Growth Plan either.

Official Plan

The Official Plan identifies that while intensification will be focused on the areas identified in Schedule I – Intensification Areas, residential revitalization and intensification can occur throughout the built-up area:

Policy 3.3.2.1 (c) identifies that the City shall encourage residential revitalization and intensification throughout the built-up area in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types... The review process for intensification applications will include

consideration of the existing and planned character and lot fabric of the area as well as the intensification and density targets of this Plan. The City may specify standards in the implementing Zoning By-law for matters such as minimum densities, built form, height and setbacks to regulate the physical character of residential intensification and revitalization. Area specific Urban Design Guidelines will be developed to address built form including exterior design features.

Section 4.2.2.6 (c) states that medium and high density residential development shall be encouraged to locate in the Intensification Nodes and Corridors identified on Schedule I, and generally directed towards areas that are:

- i. adjacent to arterial and collector roads;
- ii. in close proximity to public transit, and facilities such as schools, parks, accessible commercial development; and
- iii. where planned services and facilities such as roads, sewers and watermain, or other municipal services are adequate.

4.2.2.6 (d) of the Official Plan identifies that development applications proposing residential intensification outside of the Intensification Areas will be considered on their merits provided the proponent demonstrates the following to the satisfaction of the City:

- i. that the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighbourhood;
- ii. that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems; that public transit is available and accessible;
- iii. that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused;
- iv. that sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment; and
- v. that consideration is given to the preservation of heritage resources.

MID-RISE BUILDINGS URBAN DESIGN GUIDELINES

Planning and Building Services has seen an increase in applications for mid-rise buildings in areas outside of the designated Intensification Areas. There are currently limited policy tools in place to support applicants in the design of their projects outside of Intensification Areas, or which support staff in guiding and assessing these types of applications.

In early 2018, Planning and Building Services engaged Perkins + Will to support staff in the creation of highly visual design guidelines for mid-rise buildings. The *Mid-rise Building Urban Design Guidelines* will build on existing policies from the *Official Plan* and the *Intensification Area Urban Design Guidelines* and update them, where appropriate.

The document will create an effective city-wide policy tool that can be used for developments occurring outside of the designated Intensification Areas. They will establish a definition for a "mid-rise building", identify design principles and locational criteria, and will provide guidelines for:

- site structure (access & circulation, building siting & orientation);
- height and massing;
- materials and façade treatments;
- private/public interface areas;
- landscape and amenity areas;
- parking strategies; and



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- sustainable design strategies (including Low-Impact Development (LID), active transportation and transit support design).
- Implementation tools and processes

A preliminary draft of the key visual guidelines are attached to this memo, which illustrate some of the key guidelines around the topics of built form, access & circulation, and public realm.

NEXT STEPS

Planning staff will seek to collect feedback on draft guidelines from internal partners and the public in the Fall/Winter of 2018/2019.

Departmental Feedback

Planning staff will use preliminary materials from the draft guidelines to start a dialogue with various City departments to ensure the guidelines are consistent with the goals and directions of all departments. This engagement will occur through a series of internal meetings with appropriate staff over the autumn of 2018.

External Stakeholder and Public Engagement

Following the incorporation of the feedback received from City staff into the draft guidelines, Planning and Building Services will engage with external partners, such as conservation authorities and community groups, to solicit additional feedback. Staff will also seek to engage the public through online engagement tools to collect community input and feedback in Q4 of 2018.

Council Endorsement

Staff will seek Council's endorsement of the *Mid-rise Building Urban Design Guidelines* in early 2019.

Developing Additional Built Form Guidelines: Low-rise Buildings & Tall Buildings

It is the intention of staff that these guidelines will ultimately become part of a broader city-wide urban design toolkit which provides guidelines for a variety of different building types. Following the development of the *Mid-rise Buildings Urban Design Guidelines*, staff will be working to establish design guidelines for other building typologies, including low-rise buildings (townhouses, back-to-back townhouses, stacked townhouses etc.) and tall buildings.

APPENDIX A - DRAFT BUILT FORM DIAGRAM

LEED ND SUSTAINABILITY STRATEGIES

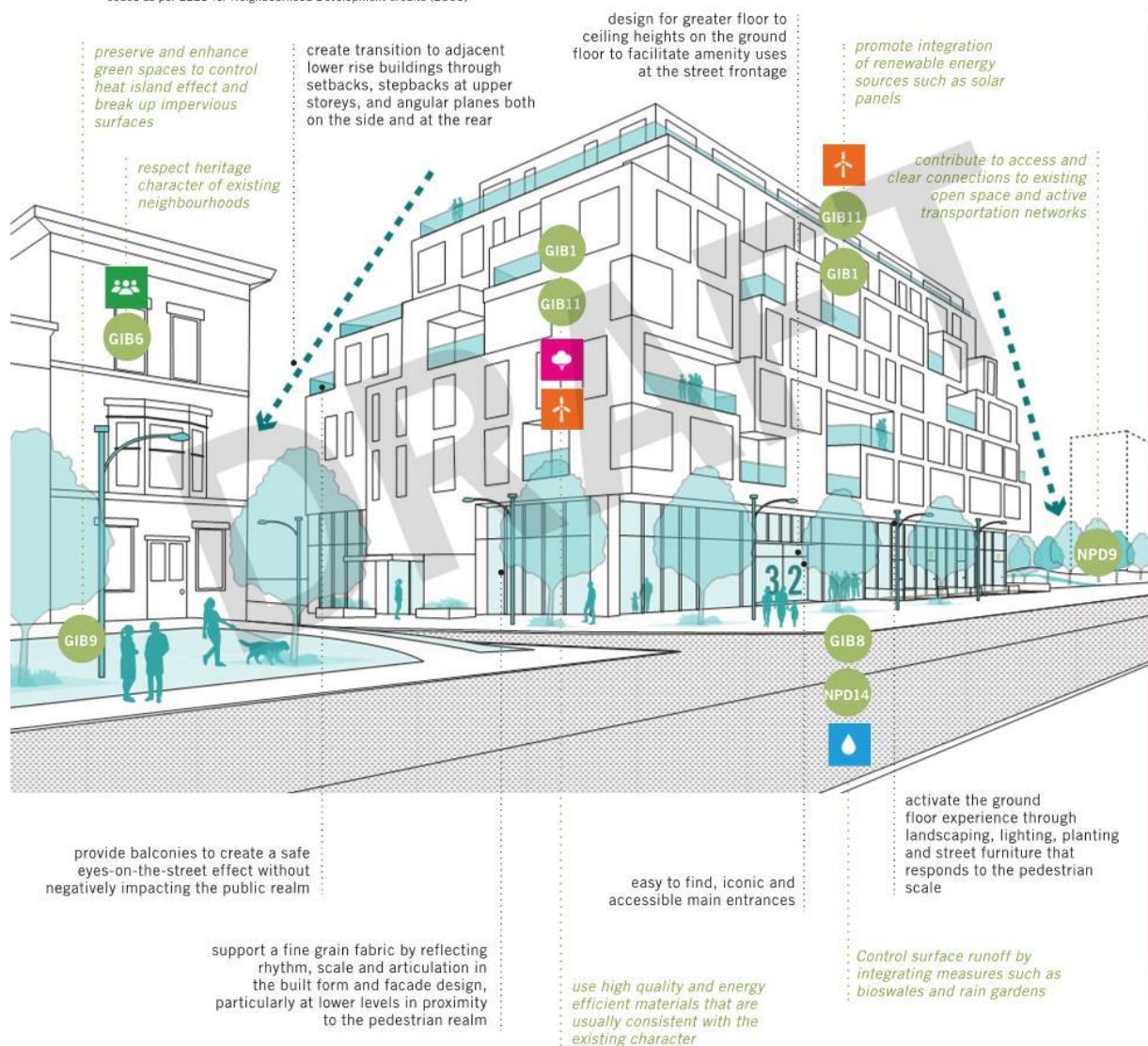
- | | |
|---|---|
| NPD1 COMPACT DEVELOPMENT | GIB6 HISTORIC RESOURCE PRESERVATION / ADAPTIVE REUSE |
| NPD9 ACCESS TO CIVIC AND PUBLIC SPACES | GIB8 STORMWATER MANAGEMENT |
| NPD14 TREE-LINED AND SHADED STREETS | GIB9 HEAT ISLAND REDUCTION |
| GIB1 CERTIFIED GREEN BUILDINGS | GIB11 ON-SITE RENEWABLE ENERGY SOURCES |

*coded as per LEED for Neighbourhood Development credits (2009)

ONE PLANET LIVING PRINCIPLES

- | | |
|--|------------------------|
|  | SUSTAINABLE WATER |
|  | CULTURE AND COMMUNITY |
|  | MATERIALS AND PRODUCTS |
|  | ZERO CARBON ENERGY |

*as per Bioregional One Planet Living framework



APPENDIX B - DRAFT OPEN SPACE DIAGRAM

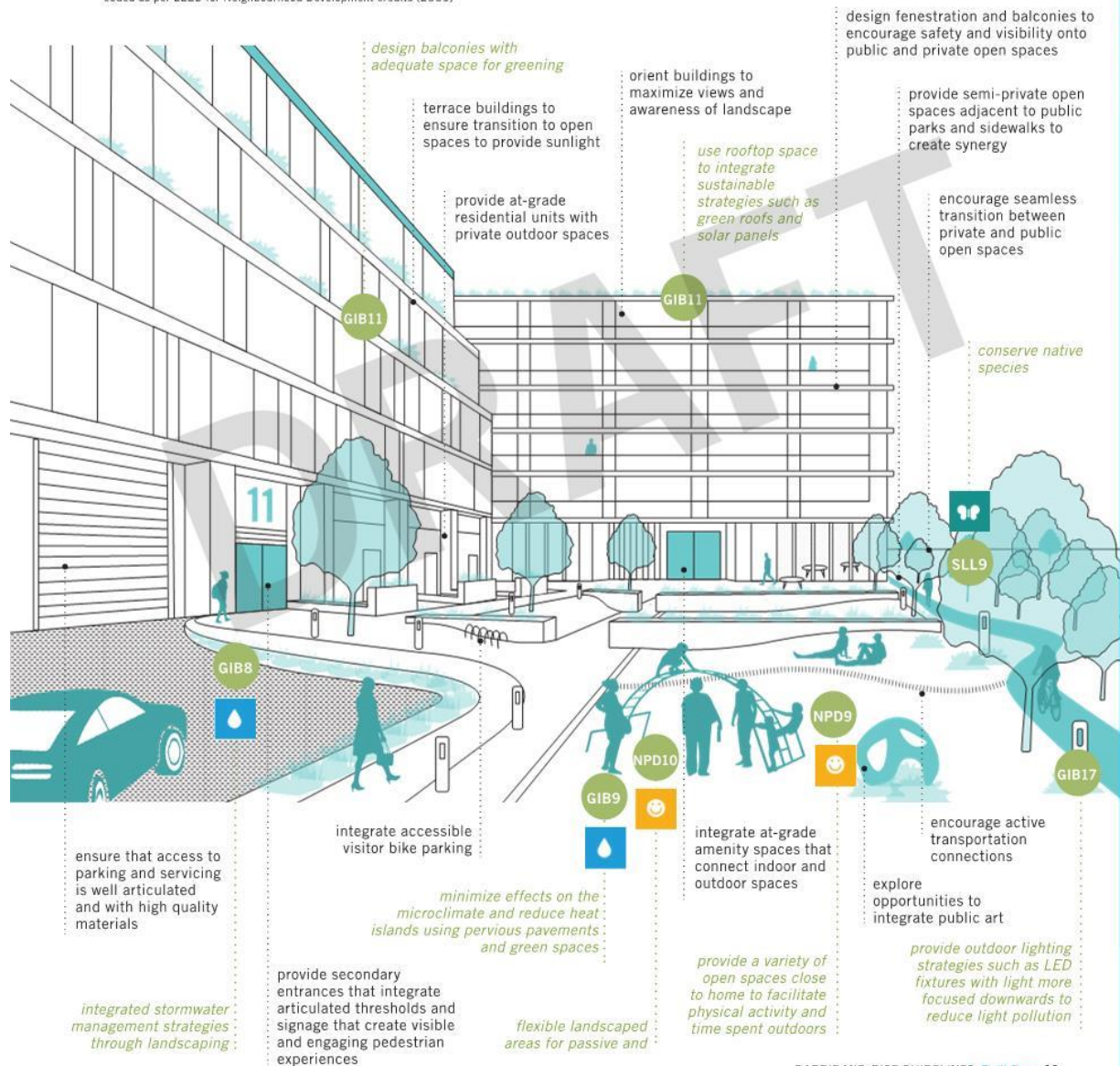
LEED ND SUSTAINABILITY STRATEGIES

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|--|--|
| SLL9 LONG-TERM CONSERVATION
MANAGEMENT OF HABITAT OR
WETLANDS AND WATERBODIES | GIB8 STORMWATER MANAGEMENT |
| NPD9 ACCESS TO CIVIC AND PUBLIC
SPACES | GIB9 HEAT ISLAND REDUCTION |
| NPD10 ACCESS TO RECREATION FACILITIES | GIB11 ON-SITE RENEWABLE ENERGY
SOURCES |
| | GIB17 LIGHT POLLUTION REDUCTION |

*coded as per LEED for Neighbourhood Development credits (2009)

ONE PLANET LIVING PRINCIPLES

- | | |
|--|----------------------|
|  | SUSTAINABLE WATER |
|  | HEALTH AND HAPPINESS |
|  | LAND AND NATURE |



BARRIE MID-RISE GUIDELINES Built Form 19



APPENDIX C - DRAFT ACCESS & CIRCULATION DIAGRAM

LEED ND SUSTAINABILITY STRATEGIES

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|--|--|
| GIB8 STORMWATER MANAGEMENT | NPD5 REDUCED PARKING FOOTPRINT |
| GIB9 HEAT ISLAND REDUCTION | NPD6 STREET NETWORK |
| NLL4 BICYCLE NETWORK AND STORAGE | NPD8 TRANSPORTATION DEMAND MANAGEMENT |
| SLL3 LOCATIONS WITH REDUCED AUTOMOBILE DEPENDENCE | |

*coded as per LEED for Neighbourhood Development credits (2009)

ONE PLANET LIVING PRINCIPLES

- | | |
|---|----------------------|
|  | TRAVEL AND TRANSPORT |
|  | SUSTAINABLE WATER |

