

# City-Wide Community & Sustainable Design Guidelines

An architectural rendering of a modern urban development. The scene features several multi-story buildings with a mix of brick and light-colored panels. Many of the buildings have green roofs with small plants. In the foreground, there is a public square with a large, white, stylized dinosaur sculpture. People are walking on the sidewalks, and a person is riding a bicycle. The sky is blue with some clouds. The overall atmosphere is bright and modern.

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*Image credit: City of Barrie*

# Presentation Overview

1. What is Community Design?
2. Purpose of the Guidelines
3. Objectives and Priorities
4. Site & Building Design Guidelines
5. Area-Specific Design Guidelines and Demonstrations
6. Next Steps

# What is Community Design?

**Community Design is the process of shaping buildings, streets, and open spaces to make the city more functional, sustainable, accessible, and well-connected.** It considers how people experience places and ensures their surroundings support a healthy lifestyle with opportunities to thrive. It considers systems such as transportation, infrastructure, built form and open spaces, as well as community priorities, to ensure the built environment is well-coordinated and responsive to local needs.

# Purpose of the Guidelines

1. **Foster design excellence** and encourage creative and innovative design responses.
2. **Implement the design goals, objectives, and policies of the Official Plan** through new development in the city.
3. **Attract and enhance investment** throughout the city.
4. **Encourage projects to be appropriate to context and Barrie's climate.**
5. **Facilitate consistent understanding of design objectives.**

# Objectives and Priorities

## Design for Excellence

- **Priority 1:** Contextual design
- **Priority 2:** High-quality and innovative design and architecture

## Design for the Human Scale

- **Priority 3:** Connected, walkable neighbourhoods
- **Priority 4:** Human-scale design for livability

## Design for Sustainability, Resiliency, and Adaptability

- **Priority 5:** Enhanced and protected Natural Heritage Network
- **Priority 6:** Sustainable design and development
- **Priority 7:** Buildings, infrastructure, and open spaces resilient to the effects of climate change

## Design for Diversity, Equity, and Inclusivity

- **Priority 8:** Safe, comfortable, and accessible buildings, streets and open spaces
- **Priority 9:** Placemaking to enhance community identity

# Site & Building Design Guidelines

Provides general guidance for all buildings, as well as specific guidance for individual building types:

- General Building Design
- Green Building Guidelines
- Residential & Mixed Use
  - Neighbourhood Area Infill
  - Rowhouses
  - Low & Mid-Rise Buildings
  - **High-Rise Buildings**
- Flex Buildings (ICI)

Each building type section begins with an overview of building type **characteristics** and **key objectives**.

## 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 generally 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 surrounding streets and open spaces. 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.

# Area-Specific Guidelines and Demonstrations

Communicates a high-level vision and demonstration of policies and guidelines to the following areas:

- **Urban Growth Centre**
- Strategic Growth Areas
- Major Transit Station Areas
- Historic Neighbourhoods
- Neighbourhood Areas (Greenfield)
- Business Commercial Areas

Each Demonstration Plan is structured and organized with the same sections:

- **Context, Principles & Concept**
- Scale and Massing
- Urban Structure, Systems, & Placemaking

City of Barrie  
**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**

Context to North: Natural Heritage & UGC  
 Context to East: Waterfront  
 Context to West: Natural Heritage & Neighbourhood Area  
 Context to South: UGC

**Envisioned Development Character**

**Design Principles and Applied Guidelines**

<p><b>Contextual Design + Connected, Walkable Neighbourhoods:</b></p> <ol style="list-style-type: none"> <li>Streets and Blocks (3.1.1, 4.1.2)</li> <li>Views and Landmarks (3.1.3)</li> <li>Transit Supportive Design (3.1.5)</li> <li>Development Adjacent to Natural Heritage and Parks (3.1.6, 3.1.7)</li> <li>Connecting to the Waterfront (4.1.9)</li> </ol> <p><b>Safe &amp; Accessible Buildings and Open Spaces:</b></p> <ol style="list-style-type: none"> <li>Site grading (5.1.1.3)</li> <li>Respond to unique site conditions (5.1.1.1)</li> <li>Access, parking and site servicing (5.1.6)</li> <li>Tower separation distances (5.6.1)</li> <li>Tower orientation and location (5.6.2)</li> </ol>	<p><b>Human Scaled Design:</b></p> <ol style="list-style-type: none"> <li>Neighbourhood Fit and Transition (5.6.1.6)</li> <li>Scale and Massing (5.5.2, 5.6.2)</li> </ol> <p><b>Enhanced and Protected Natural Heritage Network:</b></p> <ol style="list-style-type: none"> <li>Connected Natural Heritage Network (5.1.1.1)</li> <li>Bird-Friendly Design (3.1.7.9)</li> </ol> <p><b>Sustainable and Resilient Design and Development:</b></p> <ol style="list-style-type: none"> <li>Water Sensitive Design</li> <li>Solar Design</li> </ol> <p><b>Design Excellence and Innovation:</b></p> <ol style="list-style-type: none"> <li>Large scale redevelopment coordinated through master plan/block plans (4.1.1)</li> <li>Celebrating 'Cultural Corridors' (4.1.15)</li> <li>Water Sensitive Building and Landscape Design (5.2.4)</li> </ol>
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City-Wide Community & Sustainable Design Guidelines

Conceptual Plan

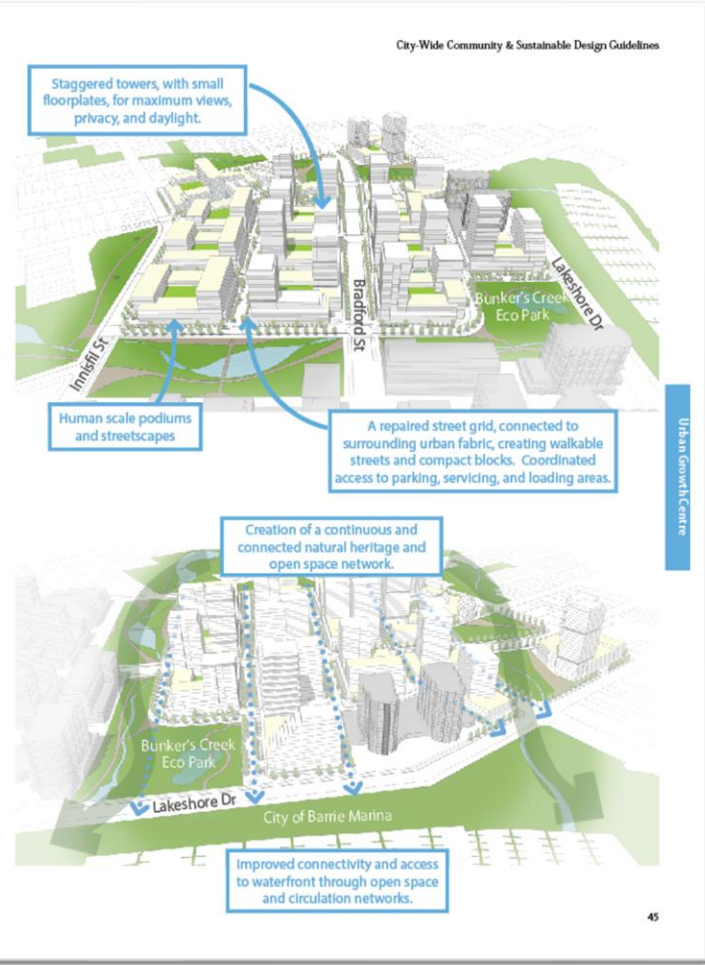
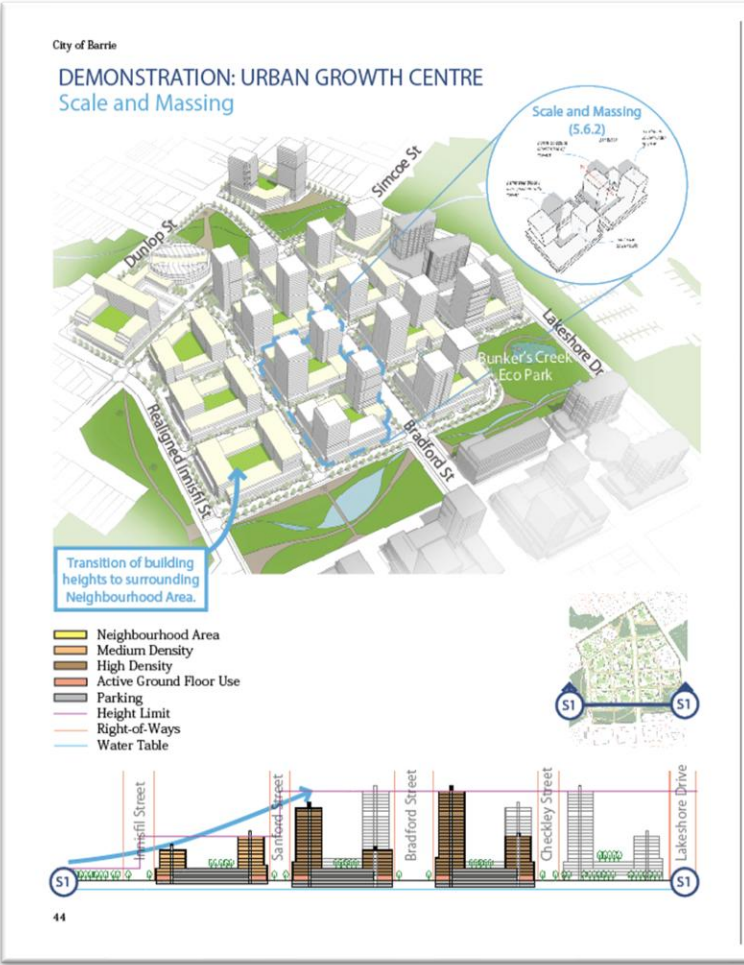
Urban Growth Centre

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# Area-Specific Guidelines and Demonstrations

Each Demonstration Plan section is structured and organized with the same headings:

- Context, Principles & Concept
- **Scale and Massing**
- Urban Structure, Systems, & Placemaking





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City of Barrie  
**DEMONSTRATION: URBAN GROWTH CENTRE**  
 Urban Structure, Systems, and Placemaking

**Existing Urban Structure**  
 Large, impermeable blocks create poor walkability and connectivity to the surrounding downtown and waterfront. Underdeveloped brownfield sites and uncoordinated land uses and built form creates poor neighbourhood identity & character.

**Envisioned Urban Structure**  
 Restored natural heritage systems and street networks improve walkability and connectivity. Cohesive and compact built form help to frame and activate the surrounding streets and open spaces and create a cohesive sense of place.

**Envisioned Systems**

- Land Use
- Neighbourhood Area
- Medium Density
- High Density
- Community Hub
- Circulation
- Arterial
- Collector
- Local
- Mid-block / Laneway
- Open Space
- Natural Heritage
- Courtyard Amenity
- Green Roof
- Pathways + POPS

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City-Wide Community & Sustainable Design Guidelines

**Placemaking + Character**

**Resilient Buildings and Open Spaces**  
 Addresses area storm water through integrated open space and building design (green roofs, blue-green systems, and low-impact development).

Bunker's Creek Eco Park, Looking West

**Enhanced and Protected Natural Heritage Network**  
 New open spaces connect natural features and provide safe and accessible connections to the waterfront.

Bunker's Creek Park, Looking North-East

**Safe, Accessible, Human Scale Design**  
 Building entrances match street grade, and massing design creates a comfortable, human-scale streetscape.

Bradford Street, Looking North from Bunker's Creek

**Connected and Walkable Neighbourhood**  
 A network of walkable streets and pathways supported by a range of active street-level uses in buildings, for an active public realm.

Pedestrian Mid-Block Connections

**Design Excellence and Innovation**  
 Integrated cultural and community uses with high-quality architecture and sustainable and durable building materials.

View Corridor to Community Hub from Lake Simcoe

Urban Growth Centre

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# Next Steps

- **A Staff Report will be brought to Council seeking endorsement of the guidelines with the Comprehensive Zoning By-law.**
  - With endorsement, CSDGs will assist developers in envisioning and creating plans that meet the City's Community Design goals, objectives and policies.
  - Consistency with the guidelines will be considered by the City through development application review processes.
  - The CSDGs should be reviewed/updated at times coinciding with statutory *Official Plan* reviews and updates required by the *Planning Act*.
  - Updates, additions and/or general housekeeping may be made periodically.

Further information is available at:  
**<https://www.barrie.ca/communitydesign>**