

An aerial photograph of a city, likely Barrie, Ontario, Canada. The image shows a mix of residential and commercial buildings, green spaces, and a large body of water (Lake Simcoe) on the right side. The text is overlaid on the left and center of the image.

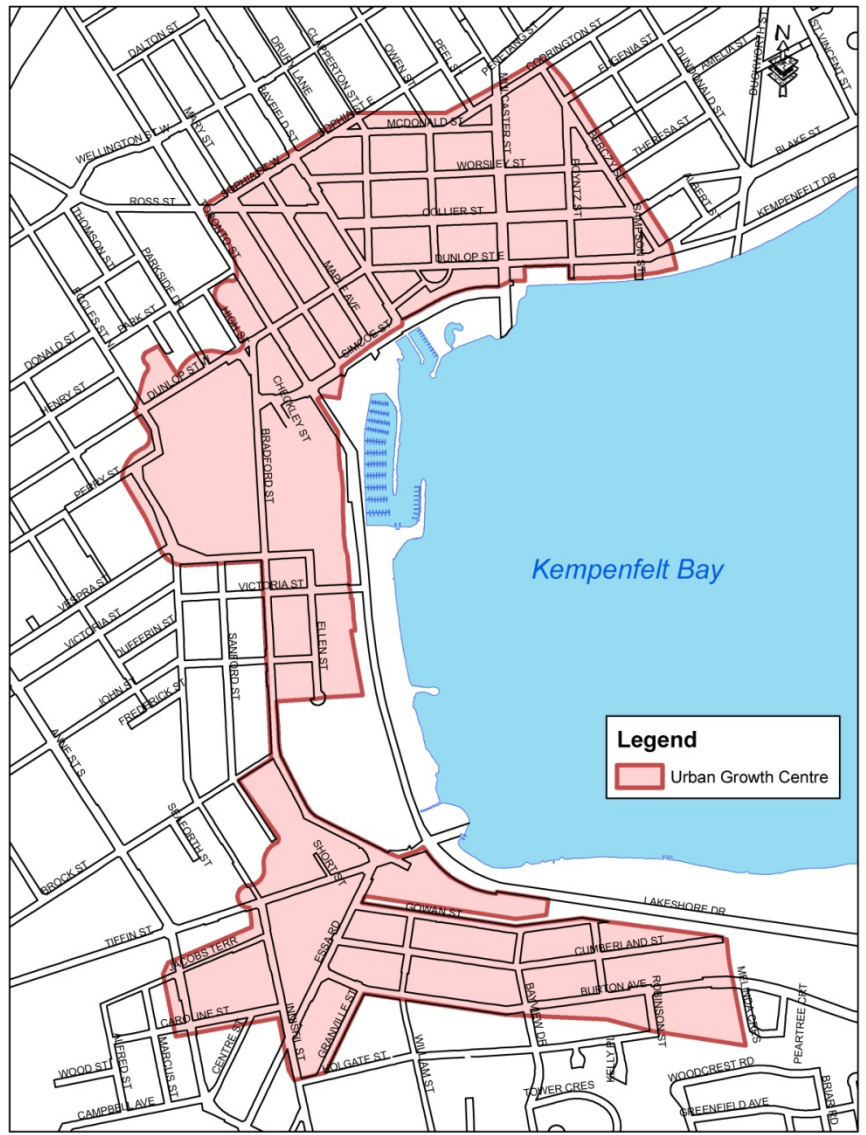
# Height Review & Tall Building Policies for the Urban Growth Centre

Presented to EMT on June 11, 2013

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*Planning Services Department*

*The City of*  
**BARRIE**





- 1. What can be developed within these standards?**

Do they allow an appropriate form of urban development?

- 2. How do we currently plan for tall buildings?**

Are the current policies conducive to the envisioned development?

**What can be developed  
within the current  
standards?**

**Do they allow an appropriate form of  
urban development?**

C1-2  
&  
C2-2

C2-1

C1-1

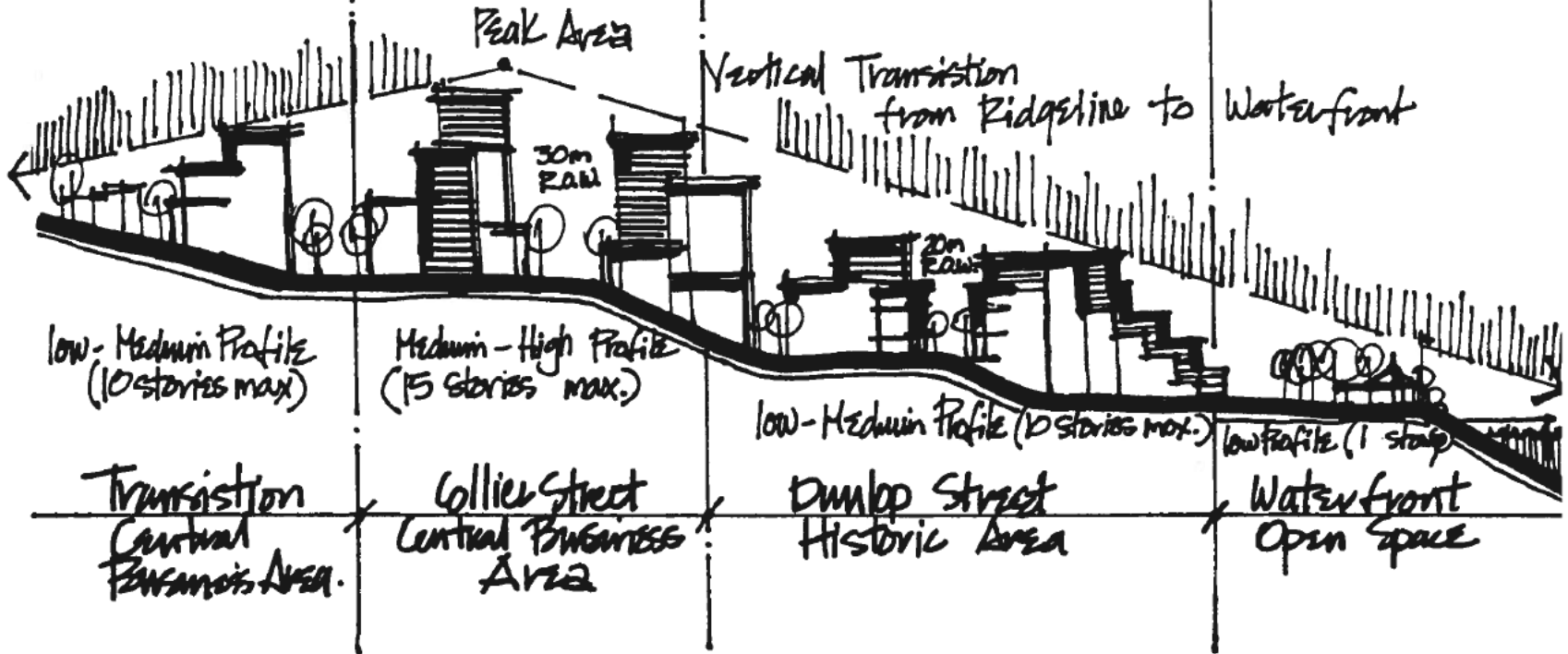
OS

30 – 45m

45m

30m

3m



Watercrest



Trinity Church



Memorial Park



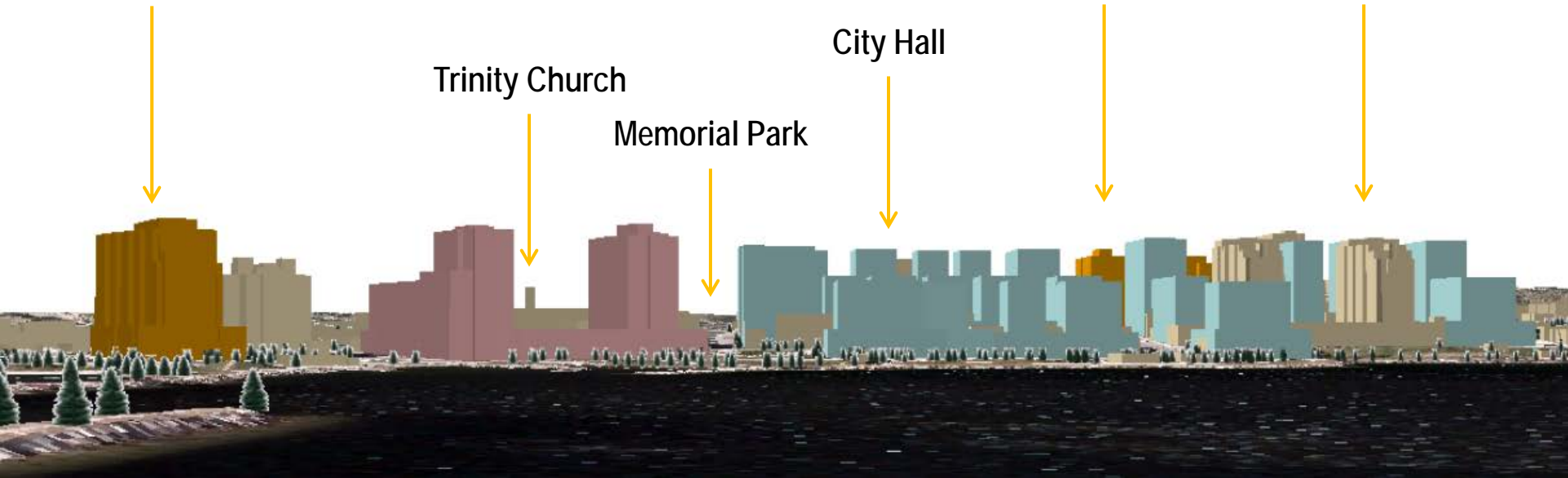
City Hall



Lakeview



Bayshore Landing

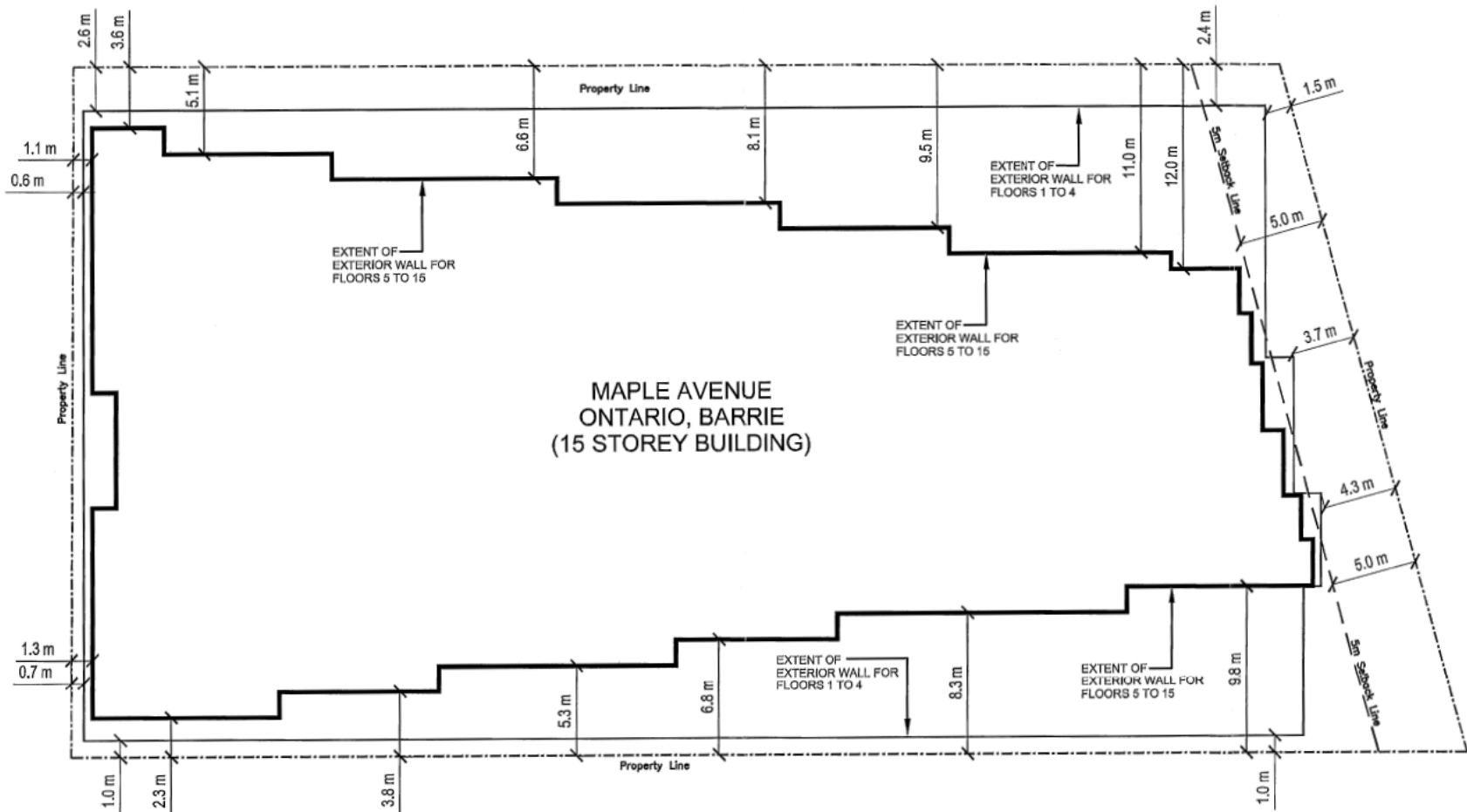


# Visualization Intermission



# **How do we currently plan for tall buildings today?**

**Do the current policies provide sufficient framework to analyze applications for increased height?**



- **Additional height is necessary to achieve density targets**
- **Tall buildings will attract further development into the UGC**
- **Other buildings have been approved with increased height permissions**
- **Tall buildings promote quality architecture**

# Recommendations for Maximum Height Permissions

- **Current standards continue to be relevant**
- **Current standards already permit considerable development**
- **Have not found deficiencies within current standards**
- **Buildings above the maximum height should undergo site-specific review to address impacts**
- **Increasing maximum permissions not expected to curb pressure for additional height**

# **Principles for Tall Building Design within the Urban Growth Centre**

An aerial photograph of a waterfront development. On the left, there are several large, light-colored buildings with flat roofs. A paved walkway or promenade runs along the water's edge. In the center, there are some structures with striped awnings. The right side of the image is dominated by a large, dark body of water. The overall scene is a mix of urban architecture and natural waterfront space.

**1.) Prevent adverse building shadows on waterfront amenity areas, pedestrian oriented streets, and existing/future open space areas**



2.) Protect views and access to the City's waterfront





3.) Foster a pedestrian oriented environment that encourages street level activity



**3.) Foster a pedestrian oriented environment that encourages street level activity**



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**3.) Foster a pedestrian oriented environment that encourages street level activity**



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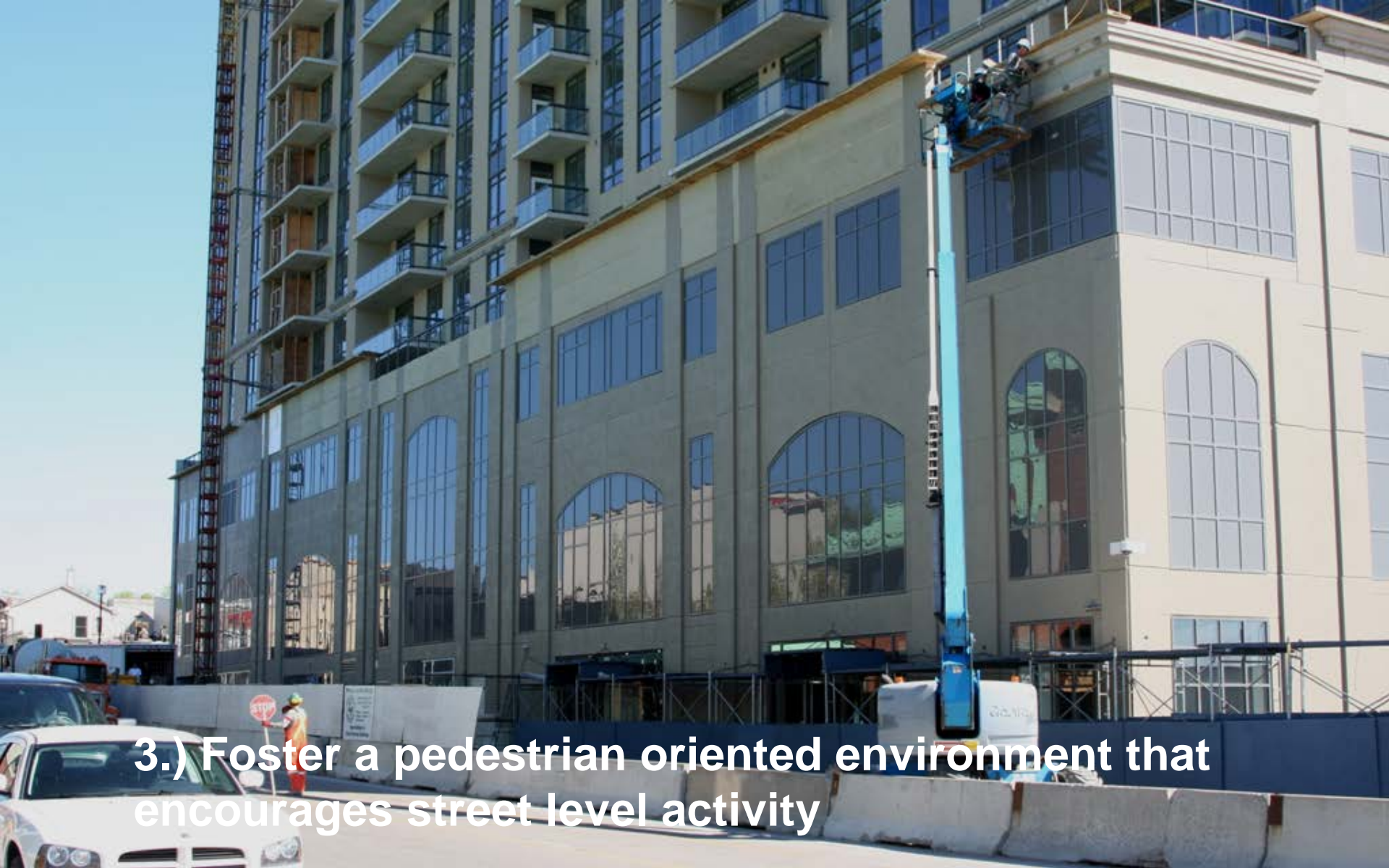
800-265-3174

CONSTRUCTION  
SITE

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MUST BE WORN  
ON THIS SITE

CRS  
CONTRACTORS  
RENTAL SUPPLY  
705-739-6999

3.) Foster a pedestrian oriented environment that encourages street level activity

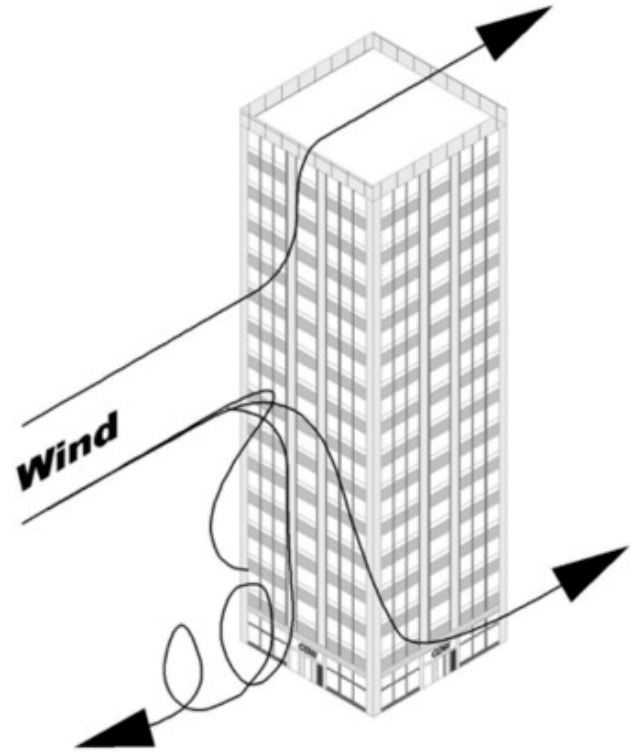


**3.) Foster a pedestrian oriented environment that encourages street level activity**



**4.) Integrate new development within the context of the local urban form**

**5.) Minimize adverse microclimatic impacts on the street.**

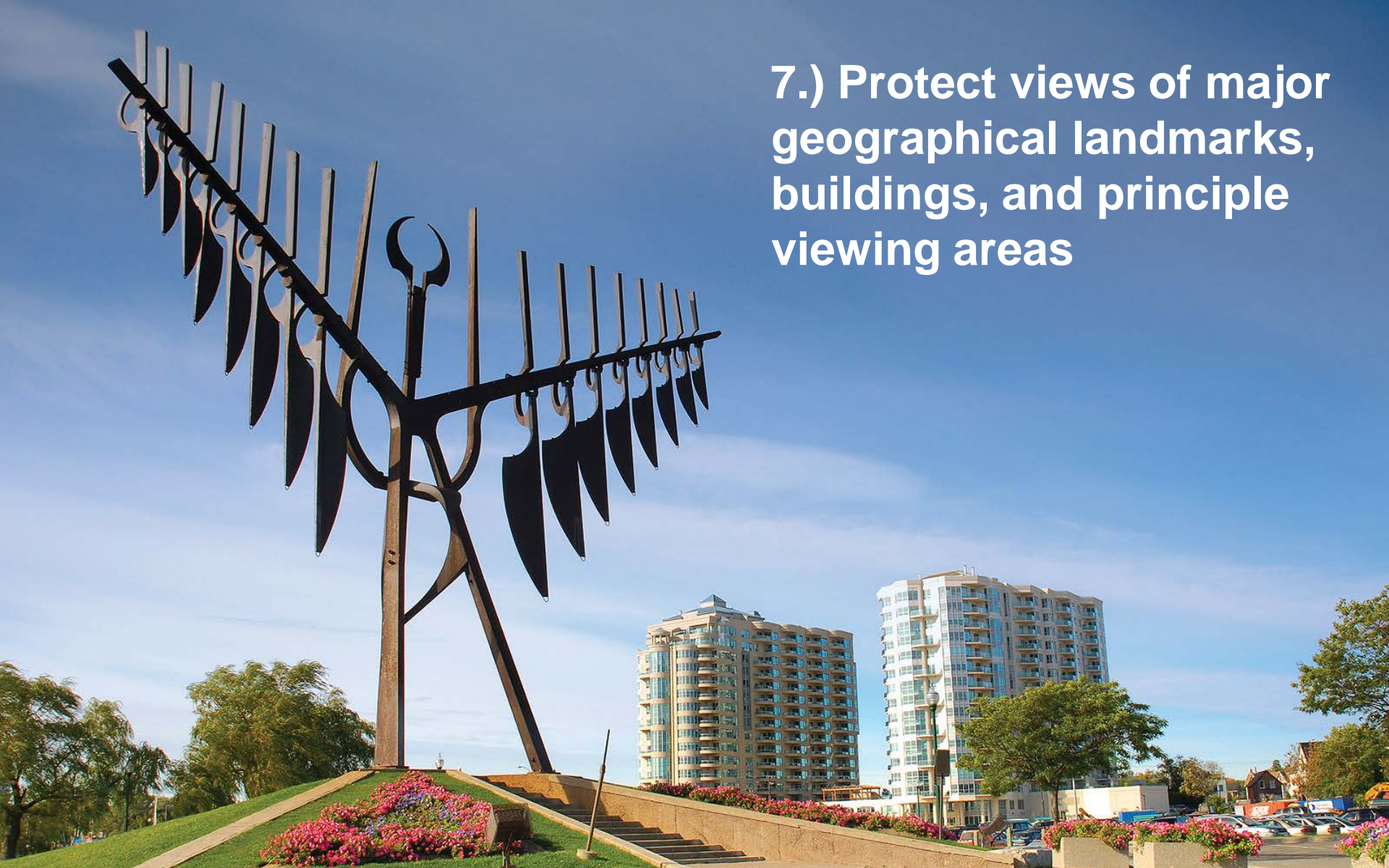




## 6.) Retain views of the Algonquin Ridgeline to preserve Barrie's 'natural setting'.



**7.) Protect views of major geographical landmarks, buildings, and principle viewing areas**



## 8.) Contribute to a visually interesting skyline for the City of Barrie





Thank you  
Questions?