

<b>Study Description</b>	An <b>Urban Design Report</b> is a document that describes and illustrates an overall design strategy and principles for proposed development on a site.
<b>Purpose</b>	To evaluate the design concept, to assess how the proposal responds to the surrounding physical context and conforms to the policy context, and urban design direction.
<b>Who should prepare this?</b>	A urban designer, licensed architect, or a Registered Professional Planner (RPP) with a demonstrated specialization in urban design. All reports and drawings must be stamped, signed and dated by a qualified professional, licensed in the Province of Ontario.
<b>When is this required?</b>	<p>To support the following applications:</p> <ul style="list-style-type: none"><li>• Official Plan Amendment</li><li>• Zoning By-law Amendment</li><li>• Plan of Subdivision (proposals for tall and/or midrise buildings)</li><li>• Site Plan Control</li></ul> <p>Specific requirements and scope of an urban design report will be identified and discussed through the mandatory pre-consultation process.</p>
<b>Required Contents</b>	<p><u>Design Vision, Guiding Principles, and Objectives</u></p> <p>Provide an overview of the urban design vision, objectives and principles for the proposed development. Describe how the development will integrate with the existing and planned surrounding context and how it will contribute to creating a unique sense of place through the proposed public realm and built form.</p> <p><u>Context Analysis</u></p> <p>Provide a description and detailed analysis of the site and surrounding existing and planned context noting the attributes and considerations including, but not limited to:</p> <ul style="list-style-type: none"><li>• Coloured elevation drawings</li><li>• Existing natural features, topography and vegetation</li><li>• Lot fabric (including frontage and depth)</li><li>• General street/block pattern (including block lengths)</li><li>• Built form character of surrounding area</li><li>• Surrounding land uses</li><li>• Views and vistas to and from the site</li><li>• Landmarks or gateways</li><li>• Transportation networks (vehicular, cycling, pedestrian, transit, access points etc.)</li><li>• Relationships and linkages to public open spaces</li></ul> <p>Description and analysis must incorporate context mapping and photographs depicting the subject site and relationship to its surrounding context.</p>

### Policy Context

Provide a comprehensive analysis of all relevant design-related policies and direction within applicable City documents. Incorporate descriptions of how the design of the proposal implements the City's expectations as established in:

- Section 6.5 Urban Design Guidelines of the Official Plan
- Design guidelines within applicable secondary plans
- Urban Design Manual
- Intensification Area Urban Design Guidelines
- Urban Design and Sustainable Development Guidelines (Salem and Hewitt's Secondary Plan areas only)

### Development Plan

Provide a detailed description and illustration(s) outlining the overall character and configuration of the proposed development site. The plan should illustrate how the proposal fits within, and interfaces with, the surrounding context.

### Detailed Design Direction

Provide detailed design direction that describes how the development plan will be realized. The design direction should be clearly expressed through text, detailed sketches representing proposed development, and precedent images illustrating intended features and attributes of the proposal. The design direction should address, but not be limited to:

#### Site Design

- Master planning (for large sites)
- Positioning of the building(s) in relation to the site, abutting streets and surroundings
- Vehicular and pedestrian access and circulation
- Streetscape
- Public open spaces
- Landscaping and amenity areas
- Parking, loading and service areas
- Lighting

#### Built Form

- Height and massing
- Setbacks
- Building to street ratio
- Transition to adjacent uses and built form
- Streetwall and building treatment at grade (the pedestrian experience)
- Façade treatments, architectural elements and materials
- Corner and/or landmark/gateway building treatment

### Heritage Resources

Where heritage properties and buildings exist as part of a development site, describe how the heritage resource will be protected, conserved, enhanced and integrated.

### Sustainability Features

Describe the low impact development, stormwater facilities, energy efficiency measures and green building technologies that will be incorporated.

### **What else should we know?**

The **Urban Design Report** for development sites that is prepared in support of the proposal will be reviewed, modified and approved by City staff and will form part of the approvals package for the proposal.

### **What other resources are available?**

Ontario Professional Planners Institute (OPPI) - To hire a professional planning consultant, consult the directory:

<http://www.ontarioplanners.on.ca/content/HireAPlanner/index.aspx>

Ontario Association of Architects - To hire a professional architectural consultant, consult the directory:

<http://www.oaa.on.ca/discover%20an%20architect>

Section 6.5 Urban Design Guidelines of the Official Plan:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Pages/Official-Plan.aspx>

Urban Design Manual:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/UrbanDesignManual-DevelopmentProcess.pdf>

Intensification Area Urban Design Guidelines:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Policies-Strategies/Documents/Intensification-Area-Urban-Design-Guidelines.pdf>

Urban Design and Sustainable Development Guidelines:

### **Notes**

If the proposed development is revised, the study/report shall reflect the revisions by an updated report or letter from the author indicating the recommendations and conclusions are the same.

Please note that a peer review may be required. The cost of the peer review will be borne by the applicant.

Please note that the requirements of this study may vary depending on the nature of the proposal. This will be determined through the pre-consultation process and in consultation with any applicable external agencies.

If the submitted study is incomplete, is authored by an unqualified individual, or does not contain adequate analysis, the application will be considered incomplete and returned to the applicant.