



582 ESSA ROAD BARRIE, ON URBAN DESIGN REPORT

Prepared By



**KISHORBHATTARAI
& ASSOCIATES
(KBA) INC.**

Prepared For:

KHALSA DESIGN INC.



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1. Site Plan & Overview

1.1 Context:

The site 582 Essa Rd, Barrie is located in the city of Barrie, Ontario, Canada. It is situated in the southwestern part of the city, in a residential area with a mix of single-family homes, Commercial retail shops, townhouses, and a topsoil storage site. The surrounding neighborhood is called Holly, which is known for its family-friendly atmosphere and access to amenities such as schools, parks, shopping centers, and restaurants. The area is served by public transportation and has easy access to major roads, including Highway 400, which is just a short drive away.



Fig 01: Context to Surrounding

The proposed development will consist of a condominium building of eight (8) storeys with a total of 101 residential units and three (3) commercial units to be located at street level, which will be built on vacant land with a total surface area of approximately 3,771.95 m² (40,600.93 ft²).

1. Site Plan & Overview

Land Use:

The land use map of the site area shows that it comes under C4 General Commercial designation which makes it suitable for the proposed development of a Mixed-use Residential midrise.

The design of the proposed development is based on the context of the land use and the character of the surrounding area. It is not only designed to enhance the livability and commercial value of the area but also to provide an affordable variety of housing options to the residents of the area.

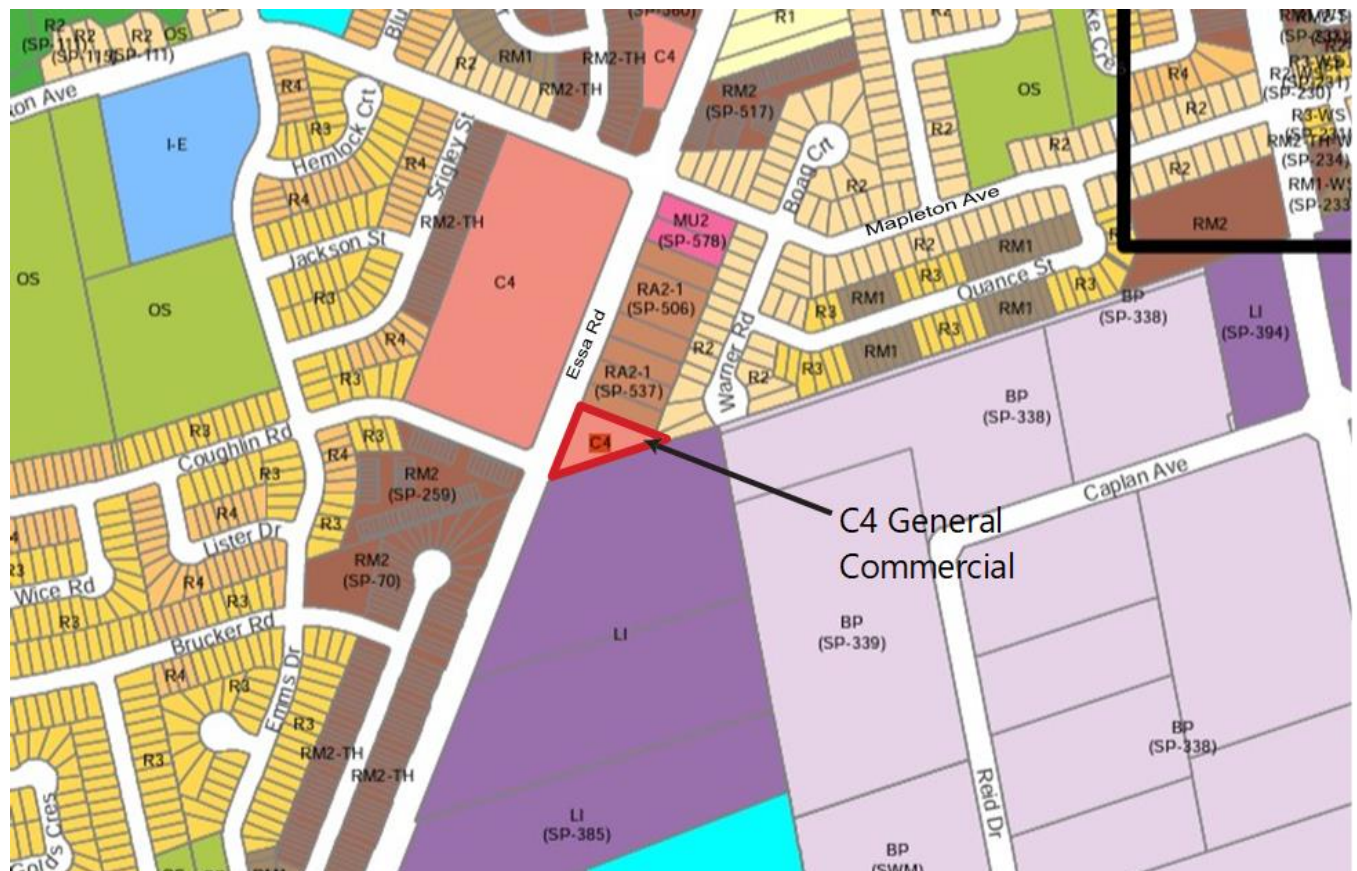


Fig 02: Land Use map

1. Site Plan & Overview

1.2 Opportunities and Constraints:

Opportunities:

- Convenient access to amenities such as parks, schools, shopping centers, and restaurants, as there are several within a short drive or walking distance.
- Good transportation infrastructure, including nearby bus, train routes, and major highways for easy commuting to other parts of Barrie or the Greater Toronto Area.
- Proximity to major employment centers such as the Barrie South GO Station and the Barrie Molson Centre, which offer employment opportunities for those looking for work.
- Cultural and recreational activities, such as the Barrie Farmers' Market, which offers a range of fresh produce and artisanal products, as well as nearby parks and nature reserves for outdoor activities.
- Availability of affordable housing options for families and individuals, with a mix of rental and ownership options available in the area.

Constraints:

- Limited access to healthcare facilities, with the nearest hospital being Royal Victoria Regional Health Centre, which is a 15-minute drive away.
- Noise pollution may be a concern due to the nearby Essa Road and Highway 400.

1.3 Site Plan and Development Vision:

The vision for the site plan encompasses the housing policies of the City of Barrie Official Plan including;

- Providing an appropriate range of housing types, unit sizes, affordability, and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents.
- Creating complete residential development by forming a conjunction with the commercial retail spaces on the ground floor.
- Maintaining Essa Rd as a beautiful road, with attractive places along the corridor livable, connected, residential neighborhoods integrated with the transportation infrastructure.

1. Site Plan & Overview

1.3 Site Plan and Development Vision:

- Design that is sensitive to the presence of adjacent stable neighborhoods.
- Retail uses located at ground level to create a pedestrian-oriented streetscape.
- Establish required building height of 27.20m with 8 storeys and maximum lot coverage of 49.947%.
- Establish a minimum landscaped area of 1319.90 m² including hard and green spaces.
- Establish enough parking spaces for a total of 116nos including both residential and commercial spaces in the development.
- An easy, reliable, frequent, comfortable, and convenient access to Barrie transit service.



Fig 03: Site Layout Plan

2. Public / Private Realm

2.1 Linkage, Active Transportation, and Transits:

The site is served by public transportation facilities, making it convenient for residents to commute to different parts of the city. The Barrie Transit bus service operates several routes that pass through the area, providing connections to major destinations such as Barrie South GO Station, Downtown Barrie, and Georgian College. The closest bus stop to the properties is located on Essa Rd, just a few minutes walk away. In addition to the bus service, the Barrie South GO Station is also located nearby, providing commuter train service to Toronto and other parts of the Greater Toronto Area (GTA). The site is approximately 6.4km away from the Barrie Transit Terminal and 7.7km away from the Barrie South GO station. Overall, the site offers convenient transit facilities, providing residents with multiple options for commuting to different parts of the city and beyond.

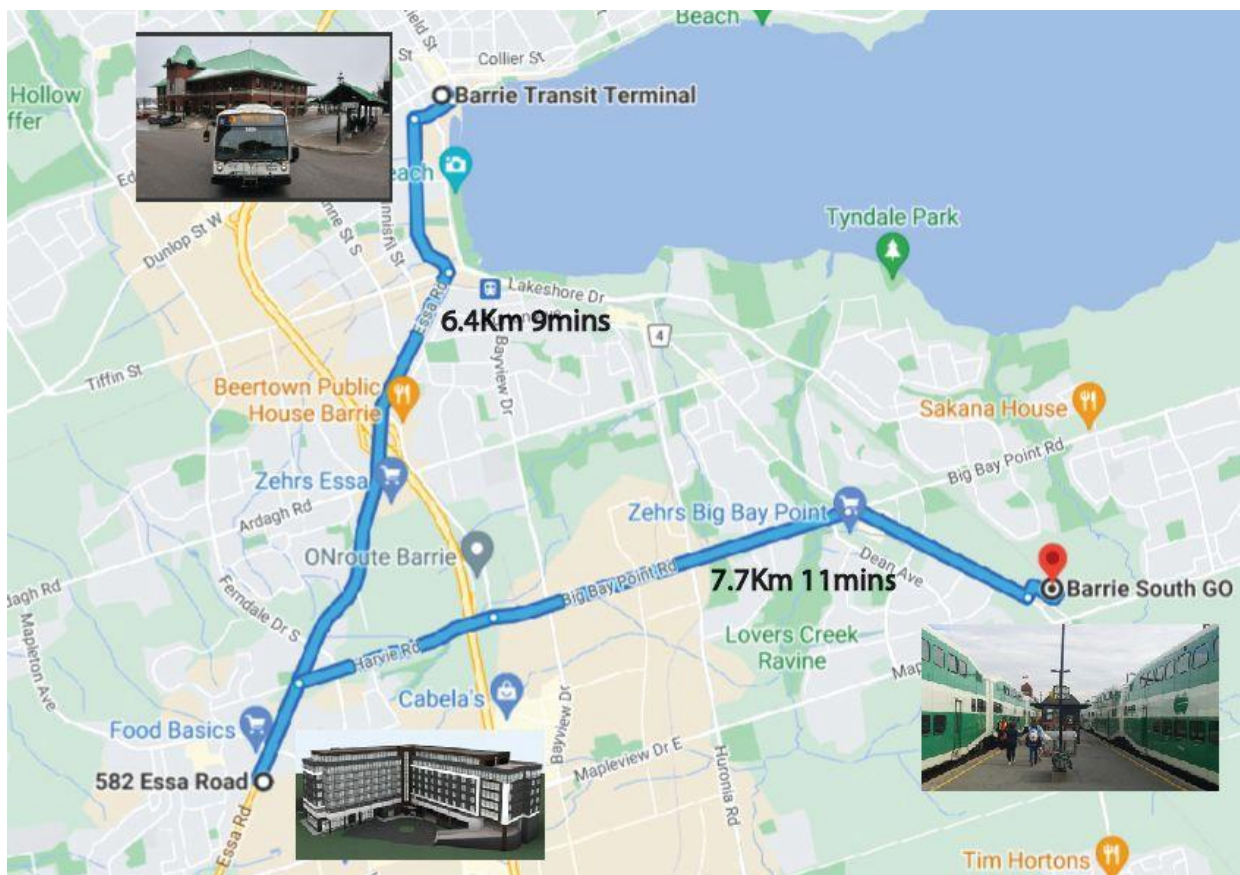


Fig 04: Major Transit Terminals

Fig 04 shows the two major transit terminals and their respective distances from the site.

2. Public / Private Realm

2.1.1 Public Transits:

The area within the proposed development is currently well-served by transit. There are currently numerous local transit services provided by Barrie Transit, as well as GO transit buses and trains operating in the immediate area of the development. Barrie Transit routes and GO Train and Bus Transit Routes are illustrated in Figure 05. The following are their described routes

- Route# 7A - 7B - Grove / Bear Creek
- Route# 8A - 8B - RVH-Yonge / Crosstown Essa
- GO Train - Barrie Line
- GO Bus - # 68

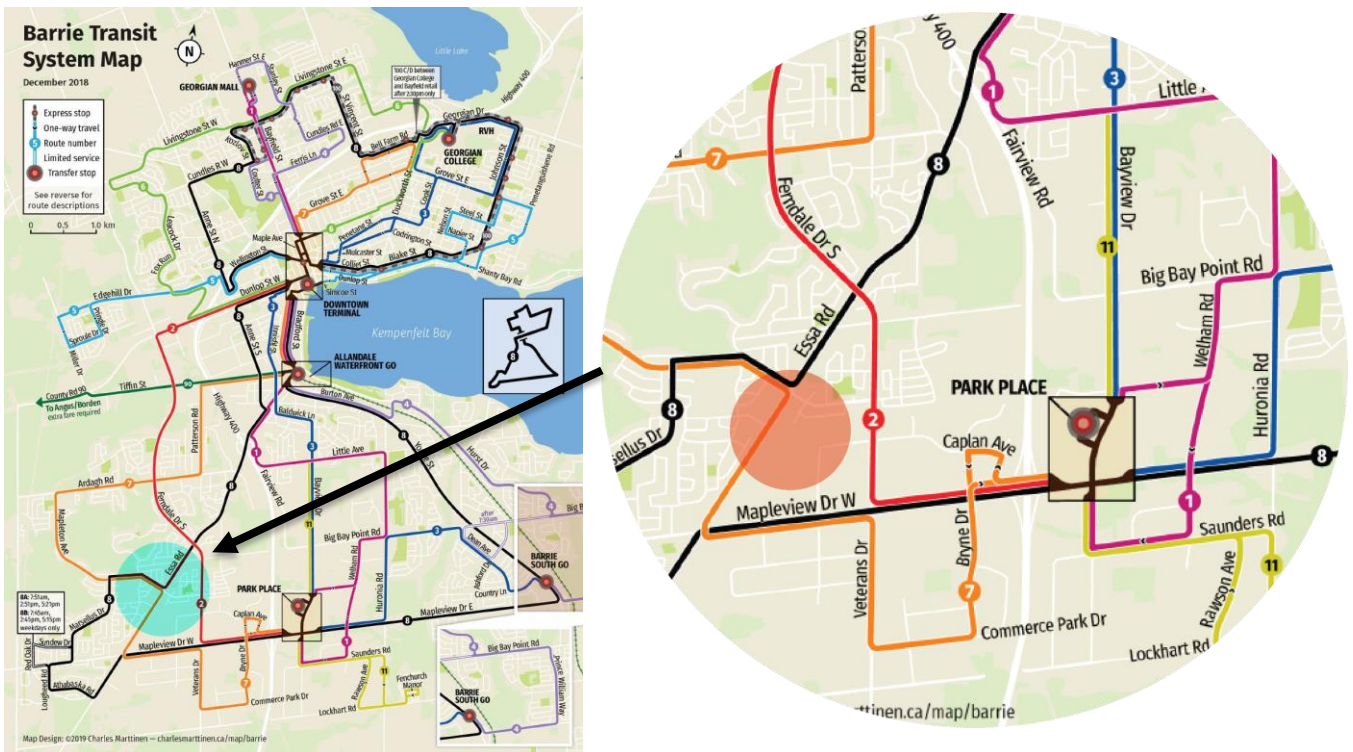
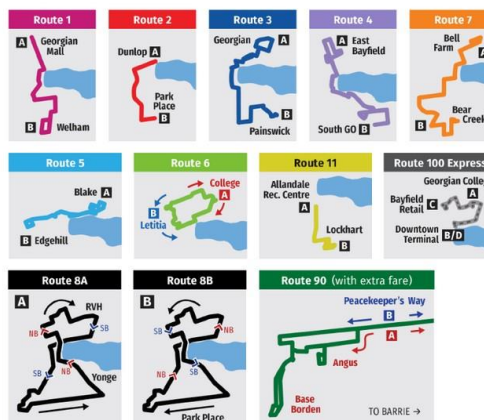


Fig 05: Barrie Transit Map



2. Public / Private Realm

2.2 Landscape Plan:

Fig 06 shows the Landscape plan of the proposed site along with the details such as the types of trees both existing and planned, the hardscape area and its materials like permeable pavers along the storage spaces like the bike racks and snow storage areas. It also provides details of the green spaces like the type of grasses and planters to be used and an entire list of trees and plants to be used in the site area. This plan is aimed at providing a calm and safe streetscape with a pedestrian-oriented design.

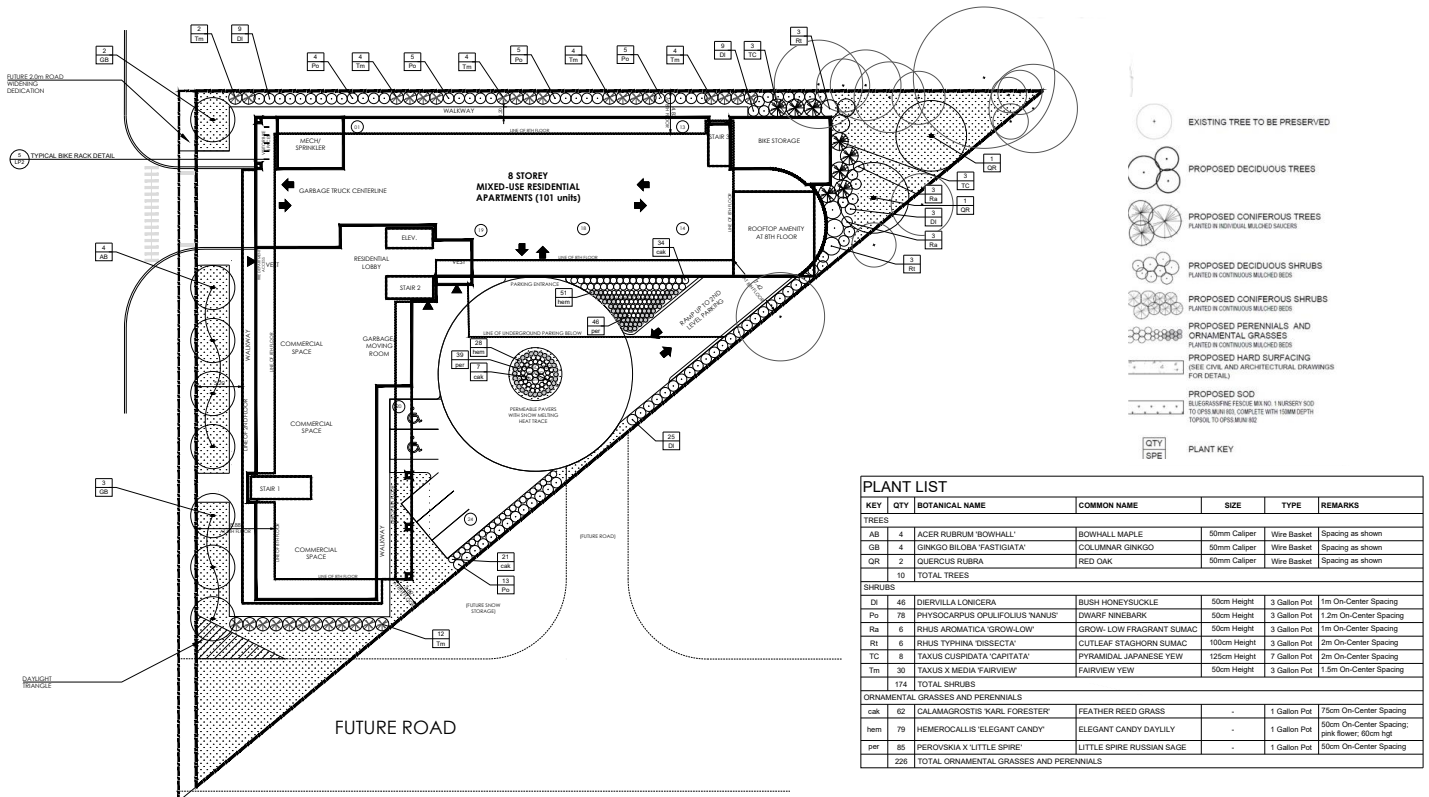


Fig 06: Landscape Plan

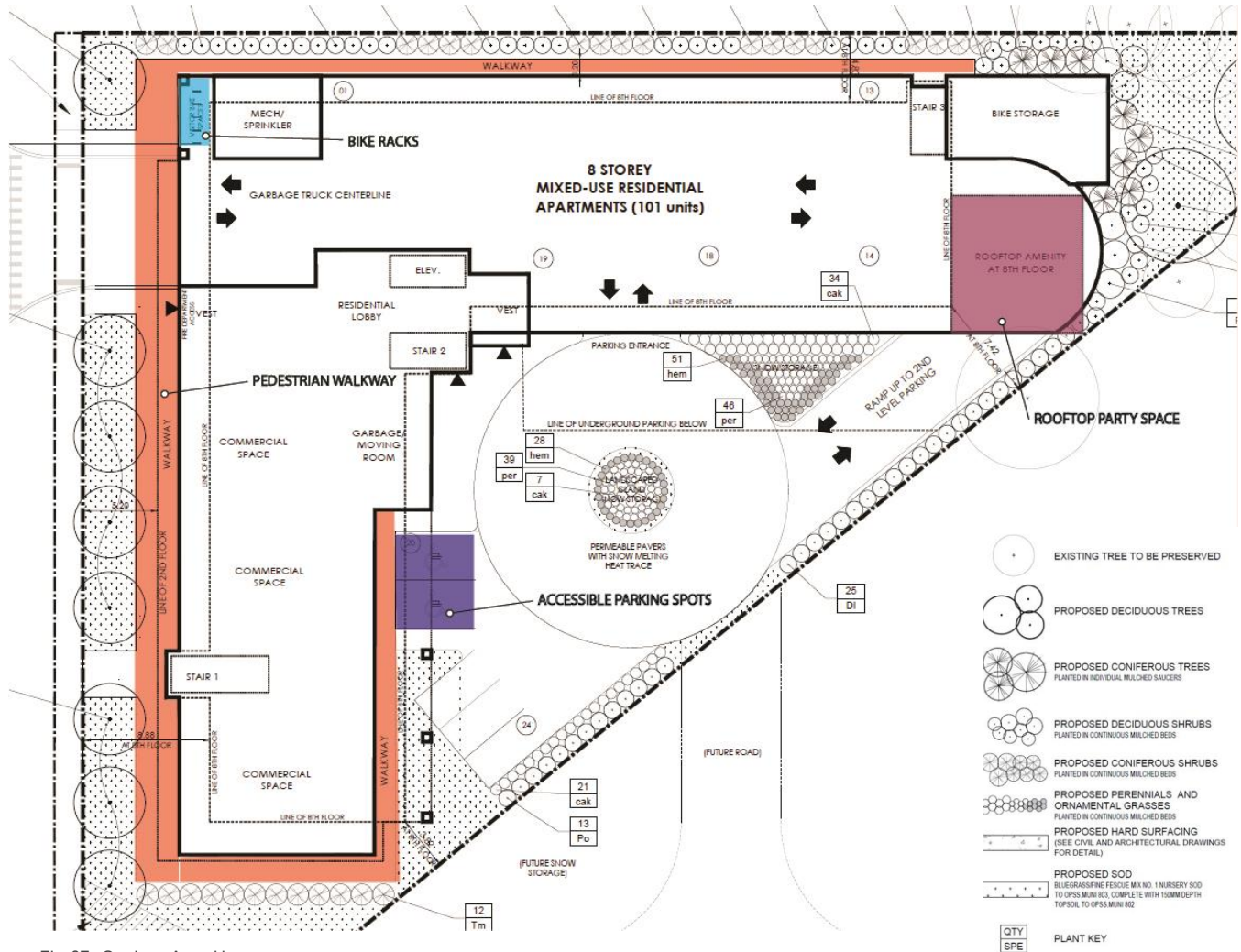
2.3 Streetscape :

- Commercial retail uses at ground level to create a pedestrian-oriented streetscape.
- Mixed-use development with a high standard of urban design promotes transit-oriented development, creates a favorable pedestrian realm, and ensures compatibility of the various uses within and without the development.
- Building that compliments the built form, street and attractive streetscapes, walkable communities and promotes social interaction, transit usage, and safety.
- Green spaces and hardscapes in and around the building are well-designed to create a calm and safe atmosphere for pedestrians.

2. Public / Private Realm

2.4 Outdoor Pedestrian elements:

The outdoor elements include trees, planters, and other landscape features along with accessibility features for the disabled like the accessible parking spaces, hard pavements, and ramp access in and around the building. Bike racks are also provided to create a favorable space for cyclists and pedestrians.



2.5 Indoor Amenities:

The design includes indoor amenities like Multi-level parking areas with visitor parking areas, Bike storage space, a well-equipped gym of 973 Sqft on the 7th floor, and a Rooftop open party space of 1917 Sqft on the 8th floor.

2. Public / Private Realm

2.6 Parking :

The City of Barrie aims at reducing the number of vehicles that are on the road in the near future. The current proposal takes into account the need for a transit-pedestrian friendly development and has;

- Provided 3 levels of parking - underground, surface level, and level 2 parking for commercial, retail (15 spaces), and residential use (101 spaces) including a total of 116 spaces of parking.
- Provided on-surface visitor parking with additionally accessible parking spots for the disabled.
- The development is inclined toward promoting a pedestrian and transit-oriented public.

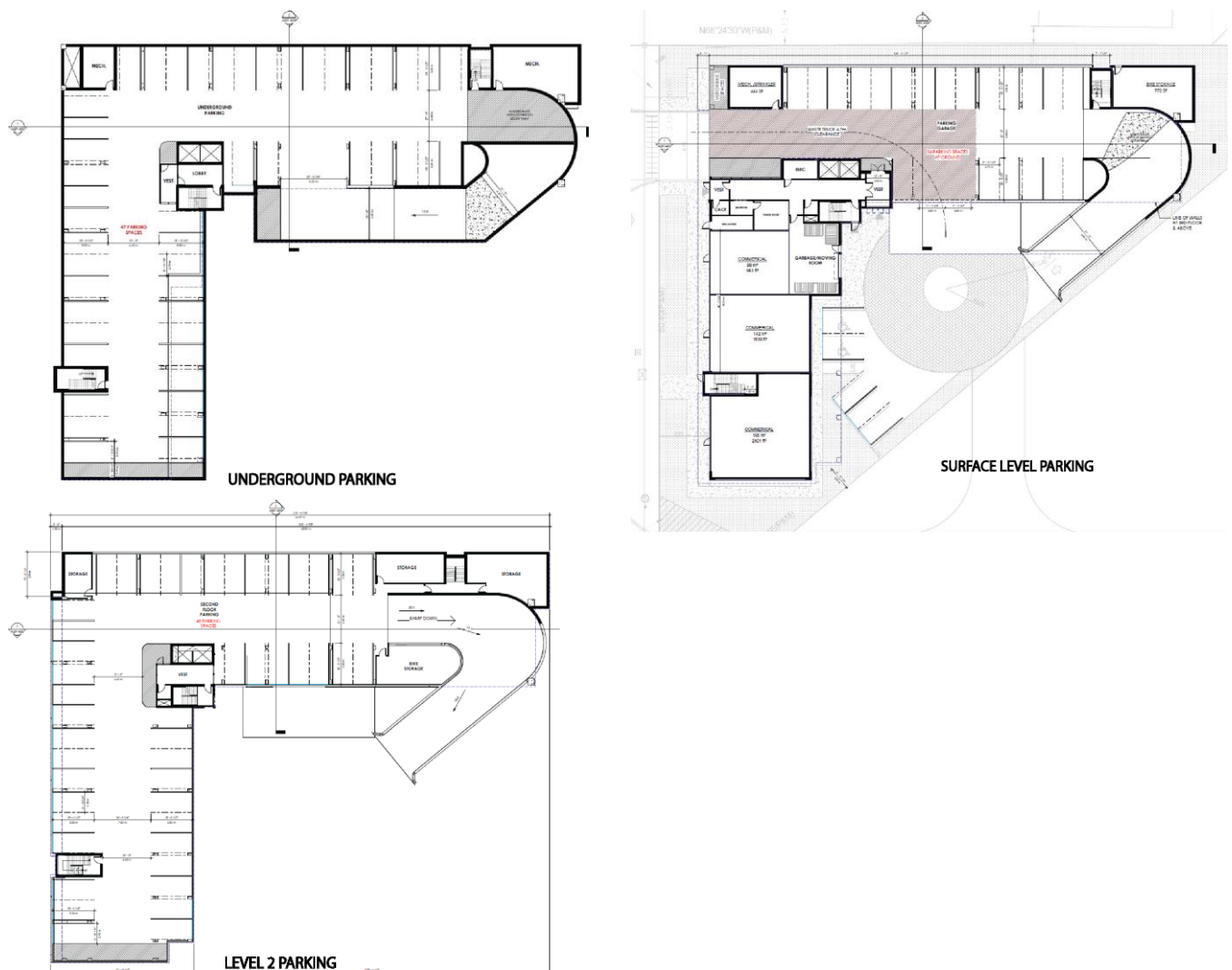


Fig 08: Parking Layout

2. Public / Private Realm

2.7 Service areas :

The service area for the development is indoor. Fig 09 shows a detailed layout plan of the waste truck collection route and the clearance distance at the surface level.

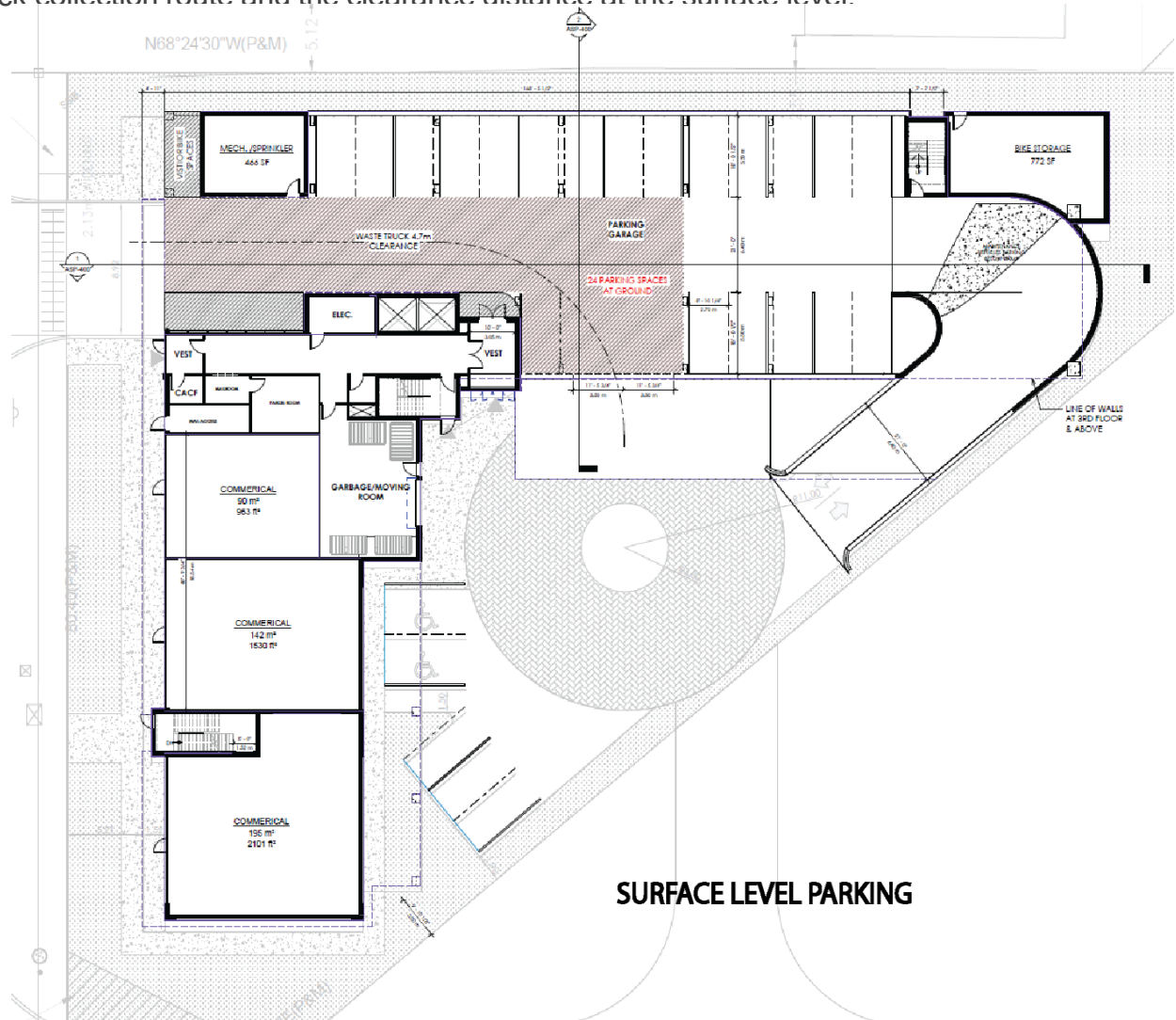
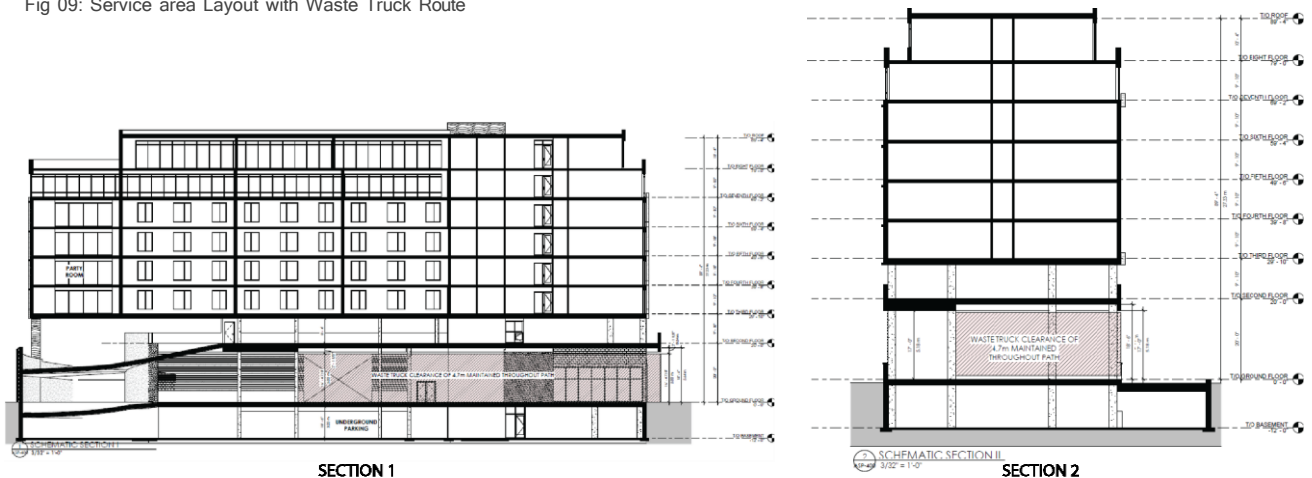


Fig 09: Service area Layout with Waste Truck Route



3. Built forms

3.1 Built Form Principles:

As per the City of Barrie's series of policies and guidelines to direct development and urban design throughout the City and along the Essa Rd intensification plan, the urban context requires an increase of vibrancy. The newly proposed mixed-use should elevate the urban region by introducing a strong element to the urban fabric. The building must perform to a level of excitement, interest, and calm emotion to connect the intensity of Essa Rd. The massing and conceptual design of buildings should complement and contribute to a desirable community character (City of Barrie, Official Plan, Section 6.5.2.2 Urban Design Guidelines).

Principles:

- Generate an aesthetically pleasing architectural form using high-quality exterior materials to create a point of interest along Essa Rd.
- Introduce an architecturally strong 8storeys Mid-rise of 27.23m height to generate a connection with other parts of Barrie to create a sense of connectivity and presence along Essa Rd.
- Ensure all building materials are of high life-cycle and aesthetic quality.
- The proposed 8 storeys height of the building will match the 6 storeys of the other proposed Mid-rise residential buildings(570-576 Essa Rd) adjacent to the site.
- Provide sufficient privacy, natural light penetration into the building, and adequate views by pushing the setback closer to Essa Rd & commercial development side, allowing the property to have a good opportunity for potential development.

3.2 Elevation Drawings & Perspective renderings/views:

The Architectural style illustrated in the elevations and renderings should revolve around contemporary and blur modern urban expressions that make the building blend in with the other proposed developments planned along Essa Rd. High-quality and durable materials are proposed throughout the building.

The Commercial exteriors of the ground floor are given a Brick finish to create a contemporary look. More energy-efficient materials like EIFS systems are used on the upper floors of the residential walls. Additionally, aluminum composite panels in wood texture as an accent material create architectural features to make the components stand out from the rest of the building finishes.

3. Built forms

Principles:

- Using forms and compositions of “transparent” and “opaque” materials, create a highly creative architectural building skin to develop and enhance visual and aesthetic interest.
- Provide various voids and extrusions within the mass of the walls to create a level of engagement with the user and the building to avoid a continuous blank wall.
- Create a contemporary urban expression through a combination of linear and organic forms, textures, materials, and colors.
- Create a level of transparency at the human scale for pedestrians to help establish a visual connection between the street, users, and ground-floor retail & commercial spaces. This provides an opportunity to create signage, display goods and provide a safe environment through transparency.



Fig 10: Rendering Images

3. Built forms

3.2 Perspective view / Elevation Drawing



Fig 11: South side Perspective View



Fig 12: North side Elevation



Fig 13: East side Elevation



Fig 14: South side Elevation



Fig 15: West side Elevation

4. Policy and Guidelines

The following guidelines and policies have been reviewed against the proposed development design to demonstrate that the proposed built form is consistent with the intent and objectives of the City's direction for Urban Design.

- 1.Secondary Plan: Essa Road Primary Intensification Corridor, Schedule I
- 2.Official Plan: General Commercial, Schedule A (Holly Planning Area)
- 3.Official Plan(updated) : Neighbourhood Area along the Essex Road Intensification Corridor
- 4.Zoning By Law: C4 and R2 change to C4 - General Commercial.

The City of Barrie, Official Plan, Section 6.5 Urban Design

The City of Barrie Official Plan Urban Design policies found in Section 6.5 provides guidance for urban design throughout the City. Policies and guidelines are provided to be a framework for the development and maintenance of a healthy, safe, convenient, efficient, and aesthetically pleasing urban environment. They intend to improve the appearance of developments across the City by incorporating boulevard landscaping, street furniture, lighting, signage, sidewalks, and park/plaza development.

City of Barrie, Urban Design Manual, 2014

The City of Barrie Urban Design Manual was implemented in 2007 and revised in 2014 with the intention of guiding development and identifying the desired built form for new development throughout the City. The proposed Site Plan incorporates many of the design directives found within this document specifically relative to the physical environment and building siting; pedestrian and vehicular circulation; site servicing; architectural design; and public transit accessibility.

The City of Barrie, Intensification Area Urban Design Guidelines

As part of the City's Intensification Strategy, the Intensification Area Urban Design Guidelines have been implemented to guide development in identified Intensification Areas, which help to ensure that new development in intensification areas is compatible with the existing built fabric, creates an attractive and safe pedestrian realm, supports alternative modes of transportation, and is environmentally sustainable. These guidelines apply to developments within Intensification Nodes and Corridors, the Urban Growth Centre, and Major Transit Station Areas. They are meant to provide both the private and public sectors with a series of tools to guide development and intensification in these areas and have been consulted with throughout the development of the proposed site plan.

5. Sustainability Principles

The term sustainable development and sustainability in the general and Urban context implies a three-dimensional approach to achieving it; namely social/cultural, economic, and ecological or environmental/ecological sustainability. For a successful urban project, the interaction of these aspects needs to be taken into consideration. The proposal:

Principles:

- The building is designed to reduce energy consumption by incorporating features such as high-performance windows, insulation, energy-efficient lighting, and HVAC systems.
- The building includes using sustainable and locally sourced materials such as FSC-certified wood, recycled content materials, and low-VOC paints and finishes.
- The well-designed green spaces in the landscape plan improve air quality, provides thermal insulation, and create a sense of community.
- The proposed building is located along Essa which is well-served by Barrie public transit system, thereby promoting sustainable transportation options and reducing reliance on personal vehicles.
- Through this development we achieve higher densities, compact development, efficient use of land, and an appropriate mix of residential, retail, and commercial use, whilst also focusing on building pedestrian-friendly, strong, and healthy communities.
- Supports the concept that the building is to be designed and developed to ensure an attractive streetscape, walkable and human-scale communities, and to promote social interaction, transit usage, and safety.

6. Implementation

Following the approval of the zoning application, the proposal will move to the Site Plan Approval process. During this process, the City may review the proposal through its Urban Design Department in accordance to set Urban Design principles, policies, and practices. The proposal, as it stands, will complement the existing principles and objectives of a sustainable design, Urban form, compact development, and a desirable and friendly environment that compliments a street-friendly, pedestrian-oriented way of life. The proposal sets forth the initiation of a dialogue that is likely to be taken to a desirable end which, it is hoped will benefit the City, its residents, and visitors to the site. The proposal is thereby to be considered as a preliminary vision of how the site should be developed.