



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



URBAN DESIGN BRIEF

521 and 525 Essa Road

City of Barrie

URBAN DESIGN BRIEF
SITE PLAN

521 and 525 Essa Road

**CITY OF BARRIE
COUNTY OF SIMCOE**

URBAN DESIGN BRIEF

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

150 DUNLOP STREET EAST, SUITE 201

BARRIE, ONTARIO L4M 1B2

TEL: (705) 812-3281

FAX: (705) 812-3438

November 2018

URBAN DESIGN BRIEF
SITE PLAN

TABLE OF CONTENTS

1.0	PURPOSE	1
2.0	INTRODUCTION	1
3.0	URBAN DESIGN	3
3.1	Objectives	3
3.2	Built Form and Height	6
3.3	Parking and Circulation	6
3.4	Landscape Design	9
3.5	Architectural Design	11
3.6	Site Services and Utilities	19
4.0	CONCLUSION	20

LIST OF FIGURES

FIGURE 1:	View of 521 Essa Road	2
FIGURE 2:	View of 525 Essa Road	2
FIGURE 3:	Site Plan	4
FIGURE 4:	Parking Layout	8
FIGURE 5:	Landscape Plan	10
FIGURE 6:	Front/Street Elevation	13
FIGURE 7:	Sideyard Elevation	14
FIGURE 8:	Side/Driveway Elevation	15
FIGURE 9:	Courtyard Elevation	16
FIGURE 10:	Standard Townhouse Rendering	17
FIGURE 11:	Development Rendering	18

1.0 PURPOSE

This Urban Design Brief addresses the Official Plan Urban Design Guidelines (Section 6.5), the City of Barrie Urban Design Manual and the City of Barrie Intensification Area Urban Design Guidelines relative to the proposed Site Plan Development at 521 & 525 Essa Road in Barrie.

The guidelines and policies were used during the design of the proposed Site Plan. The scale and design of the proposed development will increase the range and type of housing options and increase the stock of units in an area that is currently comprised primarily of low density, single detached dwellings, with some scattered medium-high density residential units, and a variety of commercial uses effectively bringing increased local customers and population to the area. The proposed development will create a comfortable yet compact built form in keeping with the intensification objectives of the City of Barrie and Province.

2.0 INTRODUCTION

The subject lands are located at 521 and 525 Essa Road, just north of the intersection of Essa Road and Mapleton Avenue, in the South-West area of the City of Barrie. The subject property is located within the Holly Planning Area, as identified on Schedule 'B', and is located within the Built-up Area as identified on Schedule 'I' of the City of Barrie Official Plan. The subject land has a total area of 0.45 hectares (1.12 acres), with approximately 54.86 metres (180 feet) of frontage along Essa Road. Essa Road is an arterial road as identified on Schedule 'D' of the Official Plan, and is an Intensification Corridor on Schedule 'I' of the Official Plan. The site is currently serviced by municipal water and sewer. The site is generally flat with tree vegetation generally towards the sites boundaries, including a row of trees where the two lots meet.

Currently, there is one single detached one storey residential dwelling with an attached accessory garage on each property (can be seen in Figures 1 and 2). The dwelling and structure are to be removed prior to development occurring. The abutting lands to the north are occupied by Roberta Place Long Term Care Facility and Retirement Lodge, fronting Essa Road. Abutting the property to the south is Streamline Collision Repair. East of the property is predominantly existing residential dwellings, including single detached dwellings directly across

the road fronting Essa Road, and townhouse dwellings further north. Directly to the west of the subject lots is a residential subdivision characterized by primarily single detached and semi-detached units.

Figure 1: View of 521 Essa Road
Source: Innovative Planning Solutions



Figure 2: View of 525 Essa Road
Source: Innovative Planning Solutions



The subject lands are near several local bus routes which provide convenient access to Downtown Barrie, Regional Transit opportunities, and other major local destinations. The City of Barrie bus routes 8 and 7 stop near the subject lots along Essa Road and Mapleton Avenue. Route 8 provides the most direct access to the Downtown Barrie Transit Terminal, which provides connections to other local routes as well as regional bus services. Route 7 is a local route with connections to Allandale Waterfront GO Station. Within walking distance (approximately 750 metres) north of the subject lots are transit stops for Route 2, another local bus route within the City of Barrie which provides access to the Downtown Barrie Transit Terminal.

A large commercial/retail plaza is located within walking distance of the subject lands including a Food Basics grocery store, Tim Hortons, Rexall Pharmacy, a fitness facility, dental office, medical centre, and a number of additional retail stores and eateries.

Beyond the above, other important community uses are nearby. This includes several schools and religious institutions within walking distance, as well as numerous parks with a range of recreational facilities. The Holly Meadows Community Centre is located 900 metres from the subject lands, and provides a pool, separate toddler pool, two arenas, a full-size gymnasium, a fitness centre, several meeting rooms, a multi purpose room, two activity rooms, youth centre, and child care centre. Additionally, there are two outdoor soccer fields, two outdoor basketball courts, and other outdoor amenity areas surrounding the Holly Meadows Community Centre.

3.0 URBAN DESIGN

The Site Plan proposes to create a pedestrian friendly environment, bringing the built form toward Essa Road. The proposed site plan can be seen in Figure 3 (on page 4).

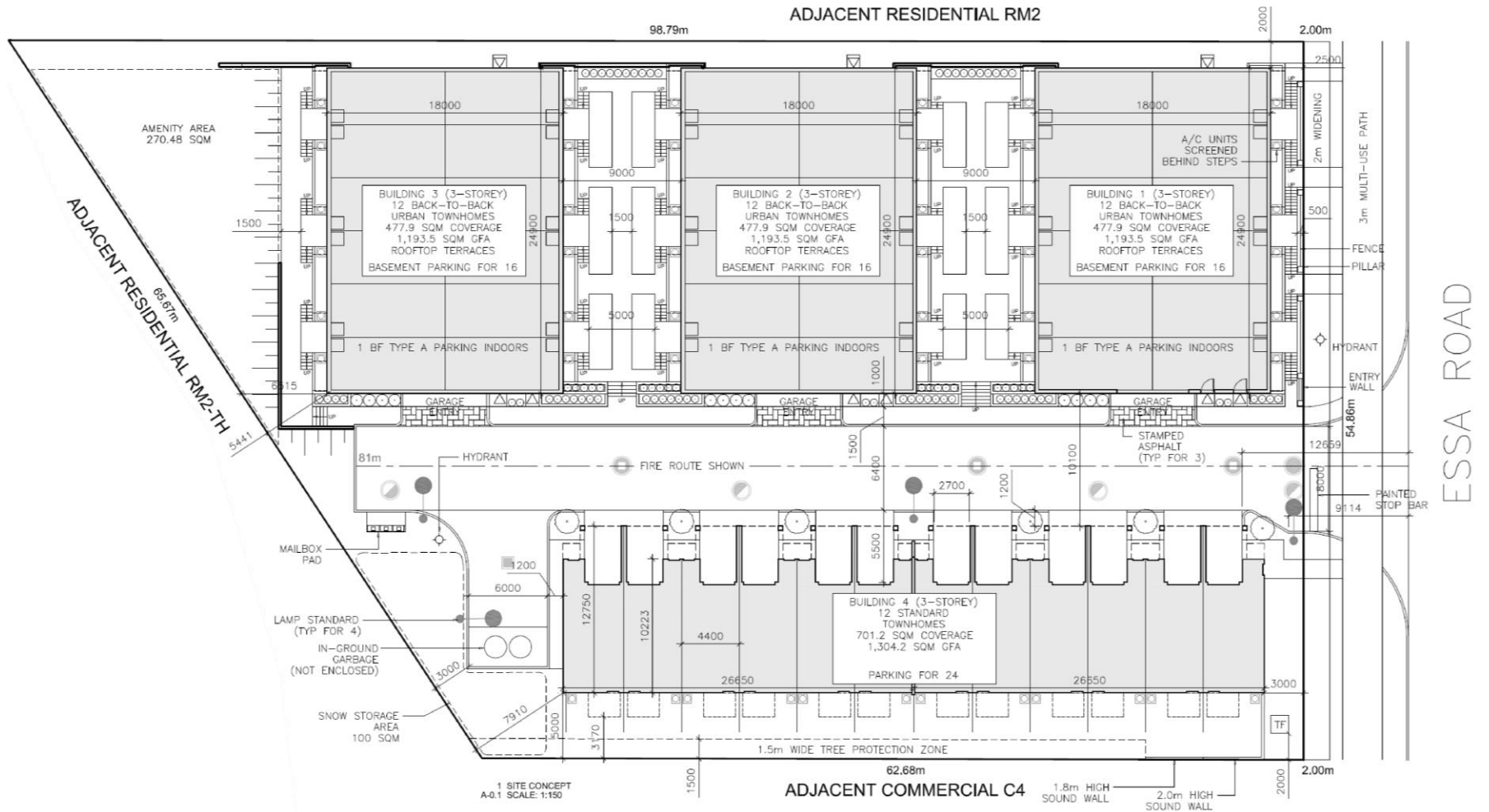
Forty-eight (48) three-storey dwellings are proposed in four (4) structures, three (3) back to back townhouse structures and one row of standard townhouses. Each back to back structure will be six (6) units in length for a total of twelve (12) units in each structure. The remaining twelve (12) units will be in a row of standard townhouse units along the south property line. The 48 units results in a density of 109 units per hectare.

3.1 Objectives

The following City of Barrie policies outline the vision and objectives for Urban Design and development within the City of Barrie.

URBAN DESIGN BRIEF
SITE PLAN

Figure 3: Site Plan
Source: pml.A



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 provide guidance for urban design throughout the City. Policies and guidelines are provided to be a framework for 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 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.

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 sector 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.

These visions and objectives provide the framework for the proposed development at 521 & 525 Essa Road.

3.2 Built Form and Height

Built form plays an important role in defining the character of place. 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).

Buildings are positioned to frame Essa Road, sidewalks within the site and the amenity area. Building 1, with six back to back townhouses, will front Essa Road, with minimal setbacks to better frame the street, while providing main building entrances that are directly accessible from public sidewalks.

The remaining 40 units are internally oriented, fronting shared concrete sidewalks within the site (City of Barrie, Intensification Area Urban Design Guidelines, Section 3.3.2). These pedestrian links are designed to ensure safety and provide accessibility between buildings (City of Barrie, Official Plan, Section 6.5.2.2 Urban Design Guidelines).

The height of the proposed buildings are 14.85 metres, providing a built form that is attractive and consistent with the surrounding area (City of Barrie, Intensification Area Urban Design Guidelines). North of the subject property are residential townhouses and a long-term care facility of similar scale to what is proposed by the subject townhouse units. Additionally, several similarly massed townhouse units are approved and currently in the construction phase just south of the subject lands at 540 Essa Road (City of Barrie, Urban Design Manual, 2014). The height is appropriate given the location of the subject lands along a built-up area of the intensification corridor. In addition, the height satisfies the intensification objects of the City and Growth Plan.

3.3 Parking and Circulation

New developments should provide for safe vehicular movement and access to parking areas to ensure they do not conflict with the pedestrian realm. Coordinated design should be provided to ensure the site will function

effectively. Large areas of surface parking are discouraged and to be replaced with above or below ground structured parking (City of Barrie, Intensification Area Urban Design Guidelines).

The proposed site plan has been designed to minimize the overall impact of parking to the public view, providing a combination of structured and surface parking.

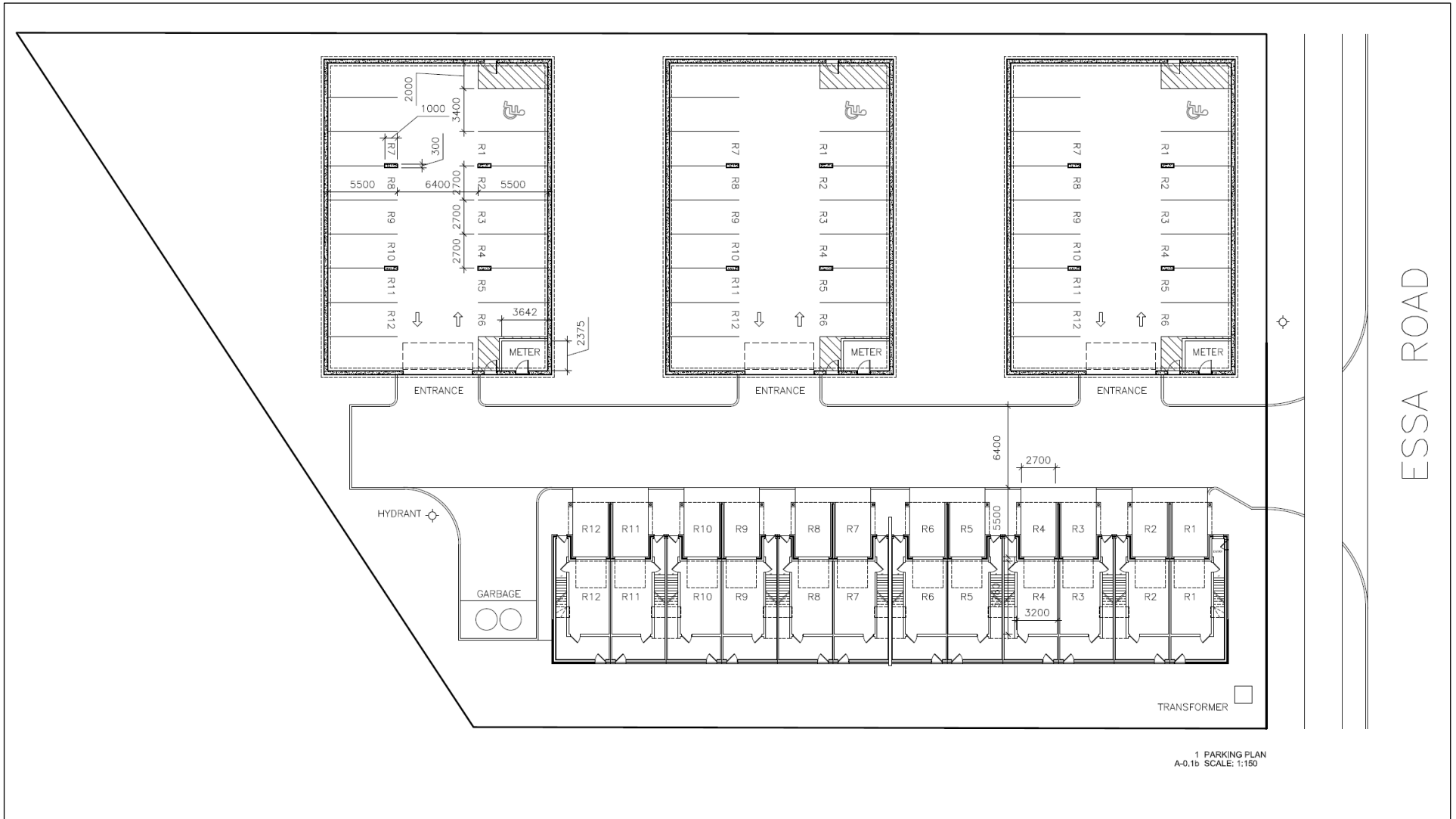
Each residential unit is to be provided a minimum of one parking space. Parking for the back to back townhouse structures is located below the building (semi underground parking), accessed through a shared garage. An additional four (4) parking spaces, including one (1) barrier-free space is provided in each structure for visitors (The City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2). Garage access is located on the side of the building away from the main building and street. Distinctive stamped asphalt has been provided at the structured garage entry points to provide clarity and indicate pedestrian crossings (City of Barrie, Intensification Area Urban Design Guidelines). Each standard townhouse unit is provided with two parking spaces, in tandem, one in the driveway and one garage space. The parking is provided in tandem.

The total parking provided therefore equals seventy-two (72), at a rate of 1.5 spaces per unit. The property will have automobile access through one entranceway along Essa Road, located to the south of the property. This entranceway has been designed to an 8 metre (26.24 feet) width, accommodating internal and external right and left turning traffic (The City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2). The parking layout is shown in Figure 4.

Pedestrian access has been incorporated into the design in order to provide safe and convenient access from Essa Road. The sidewalk loops through the property, providing access to internal parking and dwellings. Given the scale of the proposed development, the provided sidewalk network is considered appropriate (City of Barrie, Urban Design Manual, 2014).

URBAN DESIGN BRIEF
SITE PLAN

Figure 4: Parking Layout
Source: pml.A



3.4 Landscape Design

Engaging and attractive landscaping will help to enhance the experience of the residents and create focal points and privacy within the site. Landscape design can work with the architectural built form to establish a sense of place and guide safe movement for pedestrians. The protection of trees, where possible, is encouraged (The City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2).

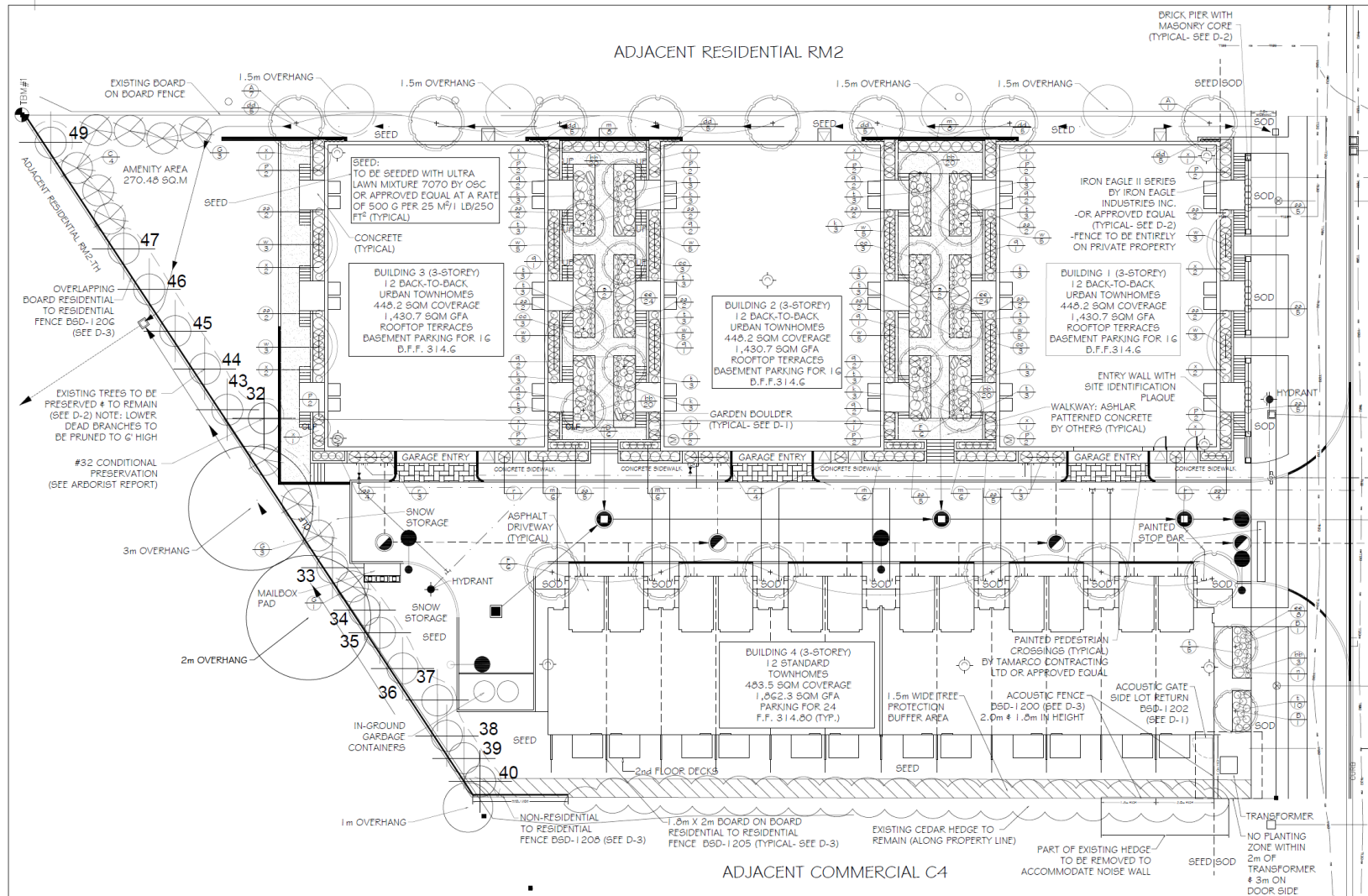
A large consolidated amenity space is located along the north-west of the subject lands, measuring 270.48 square metres, and will provide space for residents to gather and engage in leisure and recreational activities. The amenity area will also provide a buffer between the adjacent properties and the new development. Landscaping is provided along the fence line. It includes a number of existing retained trees as well as some new plantings.

Individual amenity space is also provided to each unit in the form of balconies and rooftop patios. Balconies protrude approximately 1.35 metres from the face of the building. Rooftop patios provide private usable outdoor amenity space for all residents, with enough room for a small dining or lounging area.

Landscaping has been provided throughout the site as seen in Figure 5. It was the goal to retain as many existing trees along the perimeter of the site as possible. Where this was not possible, or the quality of the trees was poor, new trees have been proposed. Landscaping trees and other natural vegetation have been included in the design of the site, acting as a buffer for the minimal outdoor parking that has been provided (City of Barrie, Urban Design Manual, 2014, 3.2.1) (The City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2). High quality landscaping has been proposed along Essa Road in front of the building. As well as between the back to back townhouses around the common sidewalks. Shrubs, perennials and deciduous and coniferous trees are proposed, creating a lush green landscape.

URBAN DESIGN BRIEF
SITE PLAN

Figure 5: Landscape Plan
Source: Landmark Environmental Group



3.5 Architectural Design

The use of material, articulations, and façade details enhances the architectural design of new developments. These details contribute to creating a memorable building that enhances the experience of the residents, visitors and overall neighbourhood. It is recommended that all visible sides of building should be finished and treated with a high quality of architectural design (City of Barrie, Official Plan, Section 6.5.2.2 Urban Design Guidelines).

Aesthetic qualities of the building can include facades, access points and roof lines. It is encouraged that larger buildings should provide a façade that is designed to express individual ownership and units through architectural elements. When a building frontage exceeds 12 metres in width, the building should be divided functionally and visually into smaller units. There should be consistency with the design and quality of materials that are being used within the development and building finishes should be complimentary (City of Barrie, Intensification Area Urban Design Guidelines). Several vertical architectural elements including varied shading and materials help to reduce a lengthy building façade and diversify the visual presentation of the structure (City of Barrie, Urban Design Manual, 2014). Windows and entrances on buildings fronting onto Essa Road will be oriented towards the street and centre of the site to enhance surveillance (eyes on the street) (City of Barrie, Urban Design Manual, 2014).

Building materials that are used have lasting impact on the building, how it is perceived, and how well it is maintained over time. It is encouraged that all new buildings use materials that are chosen for both their functional and aesthetic quality, as well as energy and maintenance efficiency. Materials should demonstrate high quality of workmanship and durability, and materials should be used as intended (not mimicking other materials). Finishes should extend through all sides of the building. The building materials that have been selected primarily include smooth limestone block, black brick veneer, and dark grey stone veneer. The building materials extend all sides of the building, providing consistency and a highly attractive building façade (City of Barrie, Intensification Area Urban Design Guidelines).

The design of the townhouse buildings has taken these guidelines into consideration, visually providing vertical podiums that architecturally break up the longer frontage of the building, signifying multiple units and ownership. The material is consistent through the various units, primarily relying on stone and brick visuals, providing contrast

through the colours selected. Lower floor balconies have been provided, with the entrances to these balconies and the primary building entrances constructed with glass material (City of Barrie, Intensification Area Urban Design Guidelines).

The design of the units will incorporate unique aesthetic properties while utilizing high quality building materials to ensure a façade and structure that promote a distinctive urban character. Elevations of the built form can be seen in Figures 6, 7, 8 and 9 as well as in the renderings in Figure 10 and 11.

Figure 6: Front/Street Elevation
Source: pml.A



1 FRONT (STREET) ELEVATION
A-2.1 SCALE: 1:100

Figure 7: Sideyard Elevation
Source: pml.A



2 SIDE YARD ELEVATION
A-2.1 SCALE: 1:100

Figure 8: Side/Driveway Elevation

Source: pml.A



3 SIDE (DRIVEWAY) ELEVATION
A-2.1 SCALE: 1:100

Figure 9: Courtyard Elevation
Source: pml.A



4 COURTYARD ELEVATION
A-2.1 SCALE: 1:100

Figure 10: Standard Townhouse Rendering
Source: pml.A



Figure 11: Development Rendering
Source: pml.A



3.6 Site Services and Utilities

It is encouraged that services and utilities be clustered or grouped together and placed out of view from the street, to maintain a pleasant visual environment along the public road. If they are within view, they should be screened to decrease the visual impacts (City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2).

Energy efficiency is also encouraged through site and building design including building materials, energy conserving landscaping, building orientation etc. Energy efficiency is promoted through the development of a compact urban form that encourages the use of transit, cycling and walking, a mix of housing uses, and focusing major developments on transit routes (City of Barrie Official Plan, Urban Design Guidelines, Section 6.5.2.2).

The proposed site plan provides in ground garbage container at the rear of the site, out of public view, enough area is provided to serve the residents as per the City standards. It is planned that the garbage will be collected by a private service. With in ground containers, an enclosure is not required.

All utilities are proposed to be located underground unless otherwise noted. Each back to back structure will have a small utilities room within the parking area that will contain all equipment for the building. The standard townhouse units will be serviced individually.

Snow storage areas have been indicated on the Site Plan at the west end of the site.

On site lighting has been provided throughout to provide enhanced visual appearance and safety for residents and pedestrians.

4.0 CONCLUSION

The proposed Site Plan application aims to facilitate a high density residential development within a built-up area of the City along an intensification corridor. It is intended that the residential units will offer a new dwelling type within a primarily single detached residential neighbourhood. With a strong urban streetscape, coupled with quality design as required by the City's Urban Design Guidelines and an appropriate transition in height and built-form to adjacent uses, this development is poised to become a functional component of the urban fabric of the existing and planned neighbourhood. Additional residents will contribute to the vitality of the neighbourhood and its multiple amenities, promote the increased reliance on transit, and provide additional clientele for the many existing businesses in the area.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink that reads "V. Simpson". The signature is written in a cursive, flowing style.

Vanessa Simpson, M.Pl.

Planner