

Study Description	A <i>Community and Sustainable Design Report</i> describes and illustrates the proposed design for new development in the City of Barrie.
Purpose	To articulate the proposed development and evaluate how the design responds to the surrounding physical site context and community and how the proposal conforms to Provincial and local policy context. The document should demonstrate how the design is guided and informed by good community design principles and best practices and describe and justify the rationale for the submitted design directions.
Who should prepare this?	A licensed Architect, Landscape 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.
Policy Basis	The City of Barrie expects all applications to respond to requirements of the <i>Planning Act</i> (e.g. Sections 34 (4)(5), 41(4), 51(24)), <i>A Place to Grow – Growth Plan for the Greater Golden Horseshoe</i> , as well as the City of Barrie’s <i>Official Plan</i> and any supporting local policy documents and standards through the <i>Community and Sustainable Design Report</i> .
When is this required?	To support the following applications: <ul style="list-style-type: none">• Official Plan Amendment• Zoning By-law Amendment• Plan of Subdivision• Site Plan Control
Required Contents	<p>The level of detail in the report will typically depend on the type of application, scale of the site, and the nature and complexity of the site and proposed development; where each stage of the development will require increasingly detailed design information. Where clarity is needed beyond this terms of reference for a proposed development, document scope and relevant standards should be confirmed through the pre-consultation process with City Staff.</p> <p>The report should include the following main sections and address the issues and community and site design considerations listed below.</p>

1.0 Design Vision, Guiding Principles, and Objectives

Vision Statement

Provide a clearly articulated vision statement for the project. The vision statement is a written description that should clearly state a broad mission for the function, look and feel of the proposed design solution. It builds on the site’s inherent assets and potential strengths to set the overarching intent and objective for community and site design, and is a direction-setting tool that establishes the basis for all subsequent design initiatives.

Design Principles

Identify principles to guide design decisions throughout the design process. These principles are interdependent and must support the broader vision. Include or build upon the design principles established in Section 3 – Planning for An Attractive City within the City of Barrie's *Official Plan*.

2.0 Policy Context

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

- Council's Strategic Plan priorities;
- Official Plan policies and guidelines;
- City-Wide Urban Design Guidelines;
- Relevant policy, studies, and/or guideline documents for specific areas; and,
- Zoning By-law.

3.0 Site & Context Analysis - Opportunities and Constraints

Given that development does not occur in isolation, the report is required to analyze not only the subject site but have consideration for the broader community context in terms of the road and transit network, open space linkages and pedestrian connections, and the nature of the surrounding built form.

Provide a description and detailed analysis of the site and surrounding existing and planned context (at least 400m radius from the subject site), noting on-site attributes and considerations including, but not limited to:

- Existing natural features, topography, and vegetation
- Proposed and existing lot fabric (including frontage and depth)
- General street/block pattern (including block lengths)
- Built form and architectural character of surrounding area
- Surrounding land uses
- Views and vistas to and from the site
- Landmarks or gateways
- Transportation networks (vehicular, cycling, pedestrian, transit, access points etc.)
- Linkages to public realm (i.e. streets and open spaces)

Description and analysis must incorporate context mapping and photographs depicting the subject site and relationship to its surrounding context.

4.0 Design Plan

Provide a detailed description and illustration(s) outlining the overall design, character, and configuration of the proposed development. The plan should illustrate how the proposal fits within and interfaces with the surrounding context and responds to the identified opportunities and constraints identified in the previous section.

5.0 Design Directions and Considerations

The report should demonstrate how design principles and site analysis have guided the design of the development through written descriptions, plans, elevations, illustrations, diagrams and/or photographs. It should also explain how the design proposal deals with the following considerations:

Site Design

- Urban structure (e.g. Urban Growth Centre, Strategic Growth Area, Intensification Corridor etc.);
- Street and block pattern (development permeability and connectivity);
- Building placement and orientation;
- Access and circulation (vehicular, service and loading, emergency, transit, and active transportation etc.);
- Parking;
- Public open spaces;
- Landscaping and amenity areas; and,
- Lighting.

Massing

- Building height(s);
- Transitions in massing and scale (compatibility with adjacent buildings and open spaces);
- Setbacks from adjacent properties and streets; and,
- Building step-backs.

Building Character, Design, and Sustainable Materials

- Building interface with streetscape;
- Enhancing corner locations;
- Location of garage and driveways;
- Location of utilities and mechanical equipment;
- Location of windows and doors;
- Architectural expressions (base, middle, top);
- Street wall and architectural treatment at the human scale (ie. podium and ground floor/street level design, access, height of first storey, level of transparency etc.);
- Architectural features and details;
- Materials and colour palette (identifying any character and/or sustainable design considerations);
- Building lighting (ie. safety, night-time illumination, etc.); and,
- Signage.

Additional considerations for mid-rise and high-rise building(s)

- Views, unit privacy and accessibility to sunlight;
- Tower location, floorplate sizes, and sky views;
- Massing articulation and visual interest; and,
- Pedestrian comfort (shadow and wind considerations).

Public Realm

- Streetscape elements (street trees, street lighting, street furniture including benches receptacles, flower beds, bollards etc.);
- Public open spaces (continuity of the streetscape, paving material, site furnishings, etc.);
- Semi-public spaces (front yards, shared amenity areas, patio zones, plazas, forecourts, gardens, courtyards etc.);
- Public walkways and mid-block connections;
- Linkages to open spaces including parks, paths, cycling routes and/or Greenway system;
- Landscaping treatment and planting;
- Architectural screening elements and fencing;
- Landscaped buffers and parking islands;
- Public art; and,
- Coordinated signage & wayfinding.

Sustainable Design Features

- Intent to apply for LEED certification or alternative certification or rating programs; and,
- Identify sustainable features/programs related to building and/or site design (ie. bioswales, blue-green systems, green roofs, solar panels, lightcoloured or permeable paving material, xeriscaping, cycling facilities, car-share programs etc.).

Heritage Resources

- Where the preservation of a heritage building is incorporated into the overall design solution, the heritage character must be evaluated and an appropriate response to the heritage attributes be provided;
- Compatibility issues must be assessed in terms of the approach to incorporating heritage items into new construction;
- Describe the details, materials, landscape, architectural pattern, and how these are to be reinforced, and the scale and rhythm of architecture maintained; and,
- Describe how the heritage resources will be protected, conserved, enhanced and integrated as part of the development in accordance with the requirements of the Official Plan Section 8.0 - Planning a Cultural City.

Submission Requirements

As part of the ***Community and Sustainable Design Report***, written explanations and descriptions should be provided in addition to drawings, analysis diagrams and/or illustrations to support the proposed development. Depending on the nature and scale of the development, these could include, but are not limited, to the following:

- Context Plan;
- Existing Site Analysis (plans, diagrams, illustrations);
- Site Plan;
- Design Analysis (plans, diagrams, illustrations);
- Site and Building Sections;

- Site and Building Elevations;
- 3D perspectives of the site and surrounding area;
- Ground Floor Plan;
- Landscape Plan(s);
- Structure and Circulation Plan(s);
- Streetscape Sections and Elevations;
- Figure-ground drawings;
- Phasing Plan (if applicable);
- Photographic Precedents; and/or,
- Sun/shadow analysis (mid-rise and high-rise buildings only).

What else should we know?

The ***Community and Sustainable Design Report*** that is prepared in support of the proposal will be reviewed and approved by City staff and will form part of the approvals package for the proposal. This review and approvals process may require modifications and revisions to submitted plans, drawings and report to respond to technical comments about the proposed development.

What other resources are there?

Section 3 of the Official Plan – Planning an Attractive City:
barrie.ca/OfficialPlan

Ontario Professional Planners Institute (OPPI)

To hire a professional planning consultant, consult the directory:
<https://ontarioplanners.ca>

Ontario Association of Architects

To hire a professional architectural consultant, consult the directory:
<https://www.oaa.on.ca/oaa-directory>

Ontario Association of Landscape Architects

To hire a professional Landscape Architect, consult the directory:
<https://www.oala.ca/directory>

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 unchanged.

Please note that a peer review may be required depending on the complexity of the proposal. In this instance, 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 unable to be processed until the study is updated.