

Niagara Region Model Urban Design Guidelines Update

Virtual Open House
November 30, 2023



Agenda:

1. / Project Timeline
2. / Existing Guidelines
3. / Opportunities for the Update
 - Guiding Principles
 - Streets and Paths
 - Buildings
 - Open Spaces and Parks
 - Sustainability
4. / Discussion
5. / Next Steps

1. Project Timeline



1.0/ Project Timeline



2. Existing Guidelines





2.0/

Urban Design Guidelines

→ Guidelines municipalities use to control the quality of development

→ Why?

To offer practitioners and the public best practices for a wide variety of urban design conditions while setting high quality standards for public realm and private development

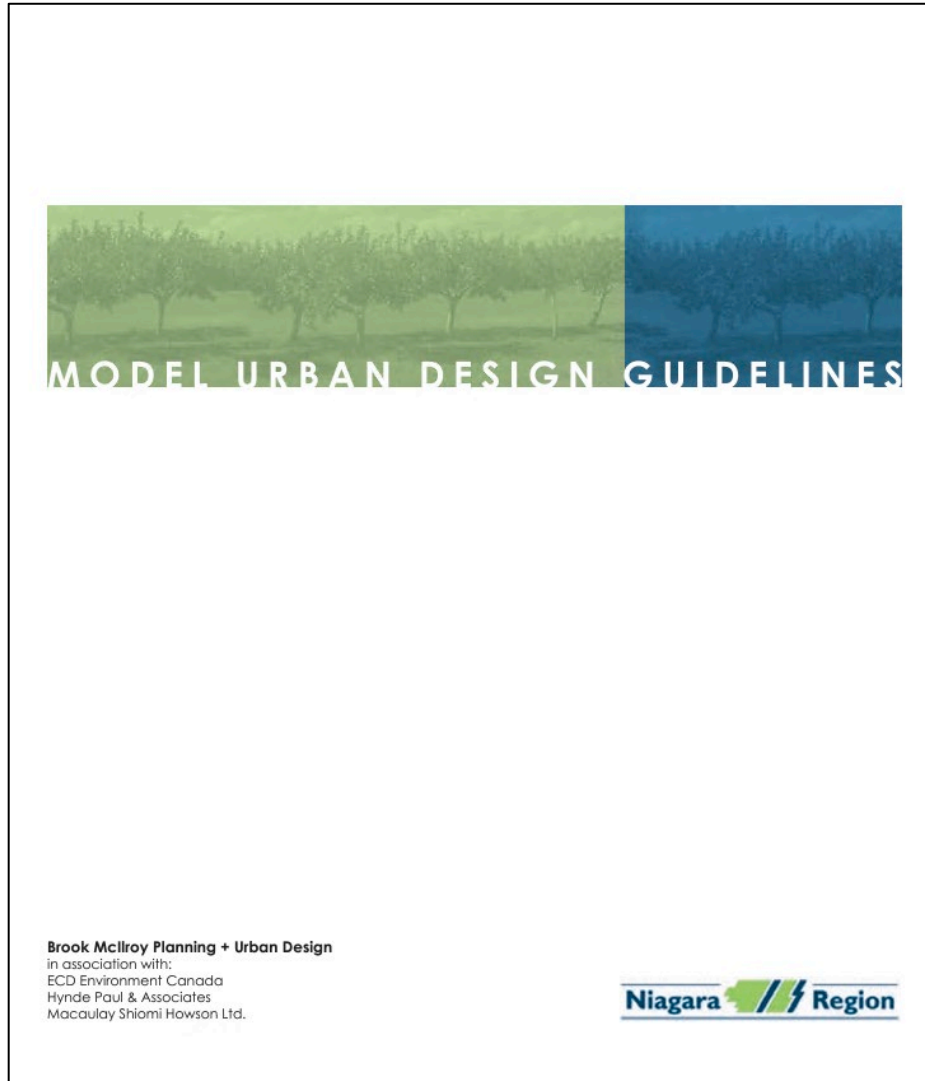
→ How?

Through a user friendly and highly graphic document that will serve as a clear reference

→ Who?

With the engagement of Regional and municipal staff, interested groups, the public and development community

2.0/ Document Overview



→ **When?**
2005

→ **What?**
**Urban Design Guidelines
for the Public Realm and
Private Realm**

2.0/ Document Overview



2005

1	INTRODUCTION	1
2	BACKGROUND & CONTEXT	9
3a	PUBLIC REALM - NEIGHBOURHOOD STRUCTURE	11
3b	PUBLIC REALM - ROADS	21
3c	PUBLIC REALM - SIDEWALKS & STREETSCAPING	37
3d	PUBLIC REALM - PARKS & OPEN SPACE	44
3e	PUBLIC REALM - NATURAL HERITAGE	46
3f	PUBLIC REALM - MULTI-USE TRAILS	51
3g	PUBLIC REALM - STORM WATER MANAGEMENT FACILITIES	54
3h	PUBLIC REALM - ENVIRONMENTAL SUSTAINABILITY	57

**Public
Realm**

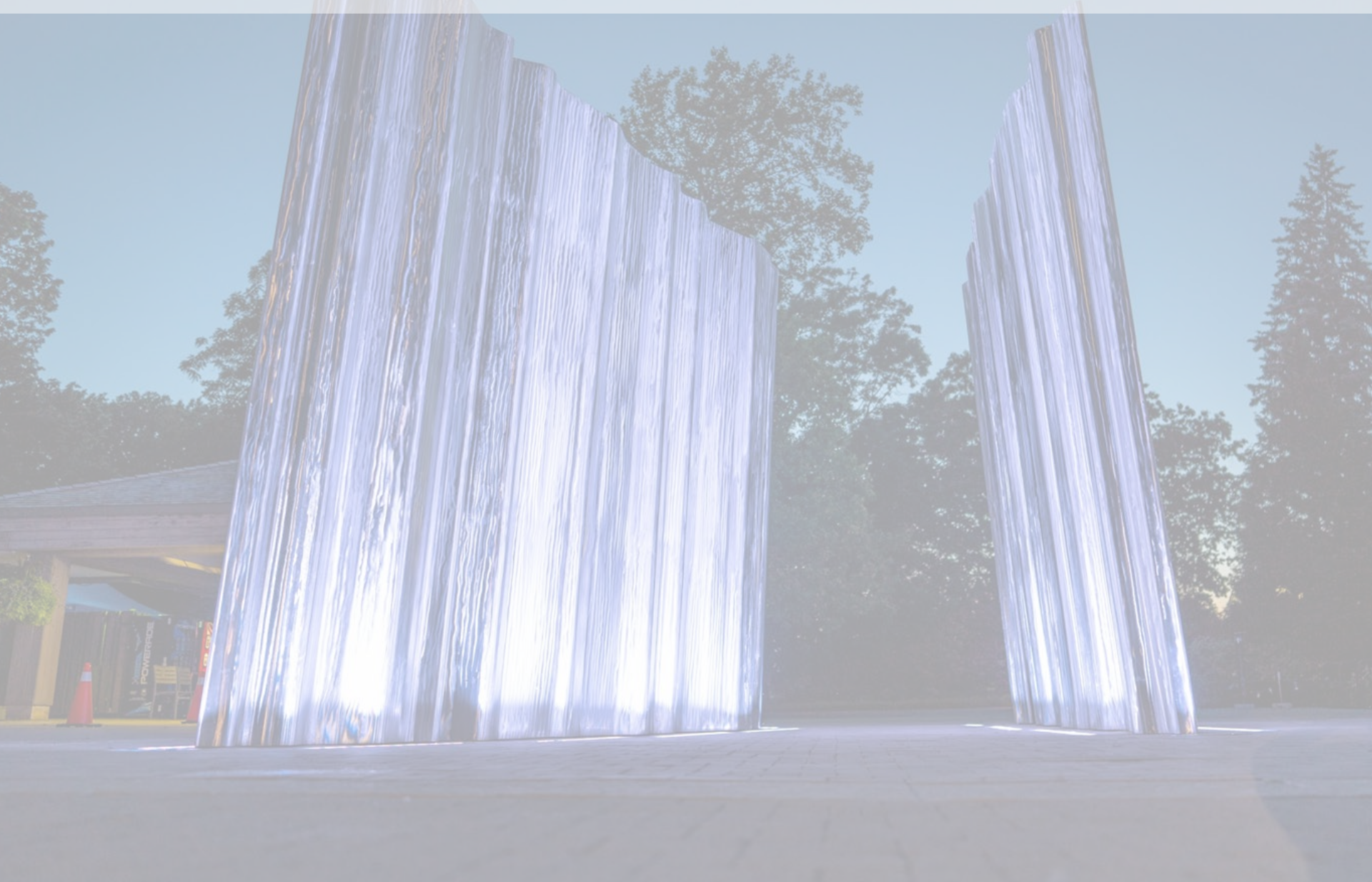
2.0/ Document Overview



4a	PRIVATE REALM - RESIDENTIAL	60
4b	PRIVATE REALM - MAIN STREET & STREET COMMERCIAL	73
4c	PRIVATE REALM - LARGE FORMAT COMMERCIAL	77
4d	PRIVATE REALM - HIGH RISE DEVELOPMENT	86
4e	PRIVATE REALM - INDUSTRIAL	92
4f	PRIVATE REALM - OFF STREET SURFACE PARKING	99
4g	PRIVATE REALM - ENVIRONMENTAL SUSTAINABILITY	102
5	CRITICAL SUCCESS FACTORS	107
6	TEST SITE DESIGN OPPORTUNITIES	118
A	APPENDIX - REFERENCES	127

Private Realm

3. Opportunities for the Update



Best Practice Review

- 1. Complete and Healthy Communities**
- 2. Integration of Built Form into Public Realm**
- 3. Sustainable Development and Mobility**
- 4. Climate Resilience**
- 5. Universal Design, Accessibility**
- 6. Culture, Inclusion, Diversity and Reconciliation**

Draft Guiding Principles



New development will respect and enhance the unique character of Niagara's communities



A mix of uses will support vibrant and complete communities



Compact built form will optimize use of land and resources



Development and open spaces will be sustainable and resilient

Draft Guiding Principles



A range of housing opportunities will support affordability and families



Walkable, bikeable, transit-oriented communities will support well-being and a healthy Niagara



Positive urban design will create safe, comfortable, and memorable places

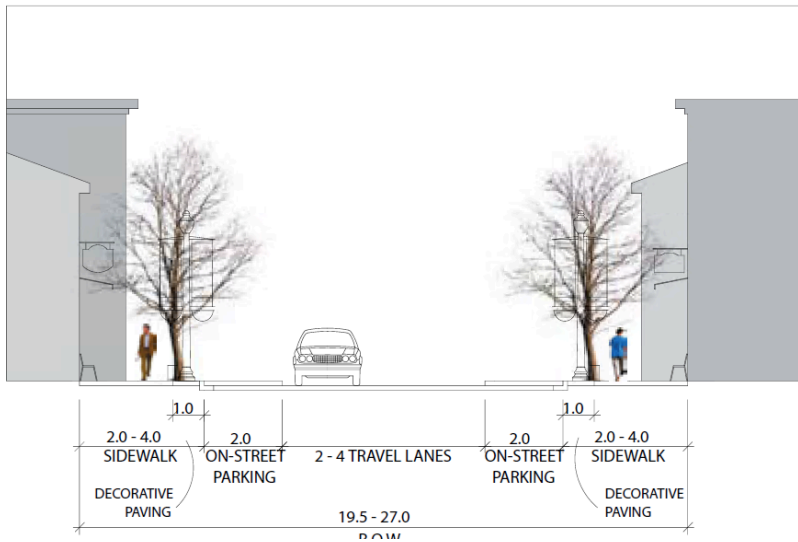


Development of urban areas will help protect and preserve agricultural land and natural resources

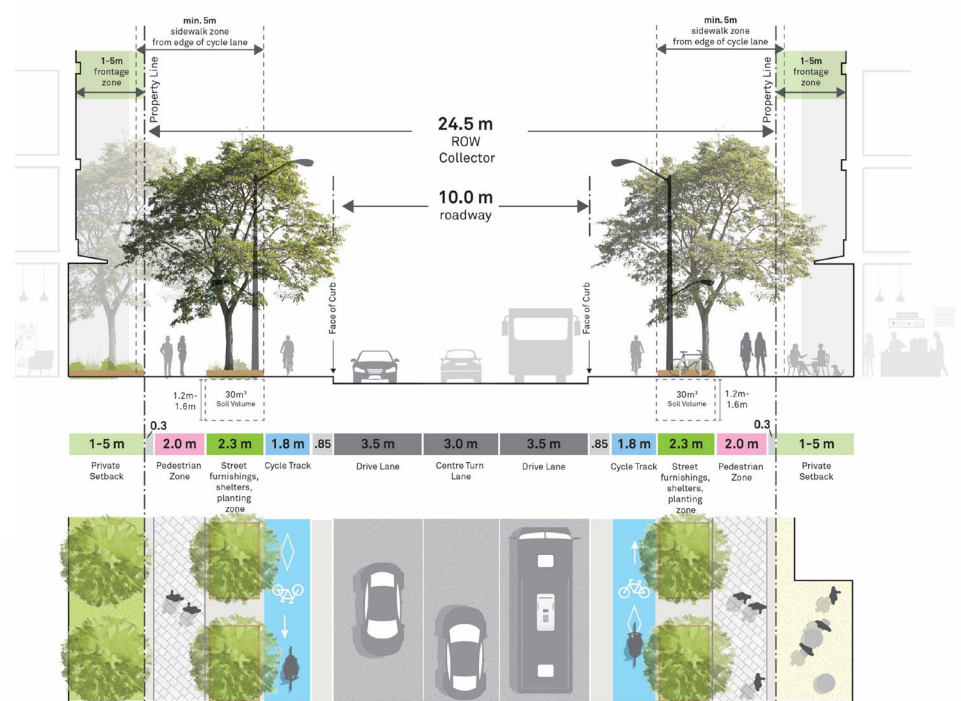
Discussion: Comments and additions?

3.0/ Streets

Existing Guidelines:

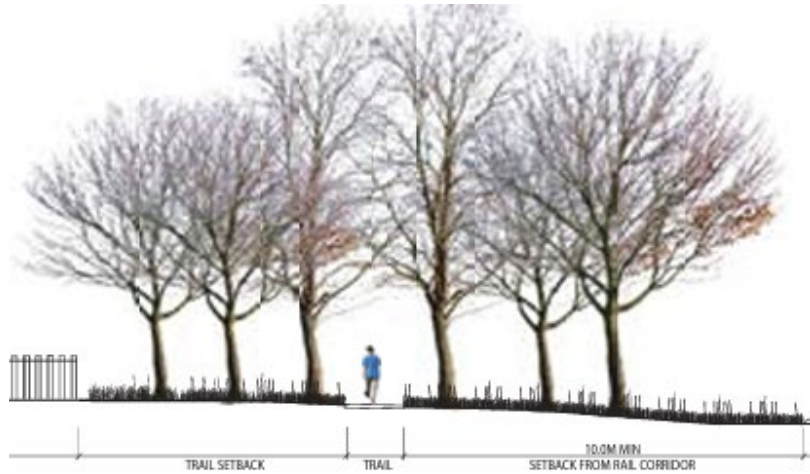


Opportunity:



3.0/ Trails and Paths

Existing Guidelines:



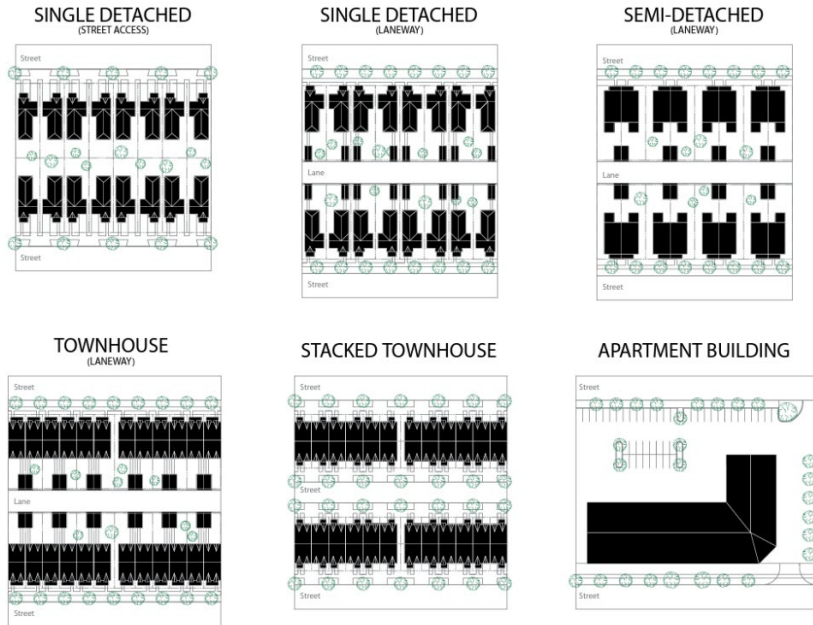
Opportunity:



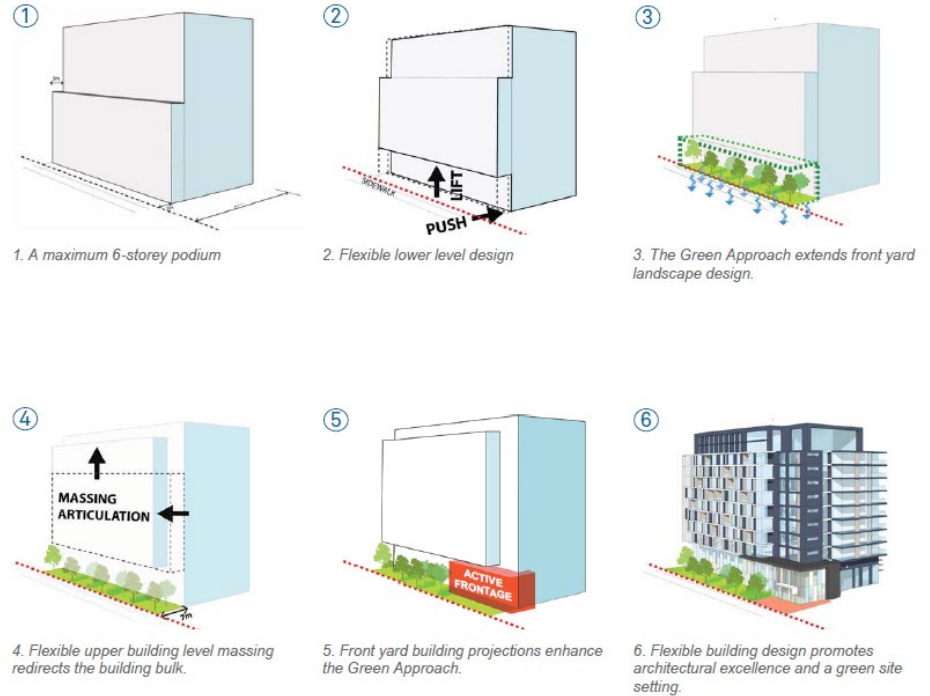
3.0/ Building Types

Existing Guidelines:

Figure: The following figures represent typical housing typologies. A variety of housing types should be achieved on each block.

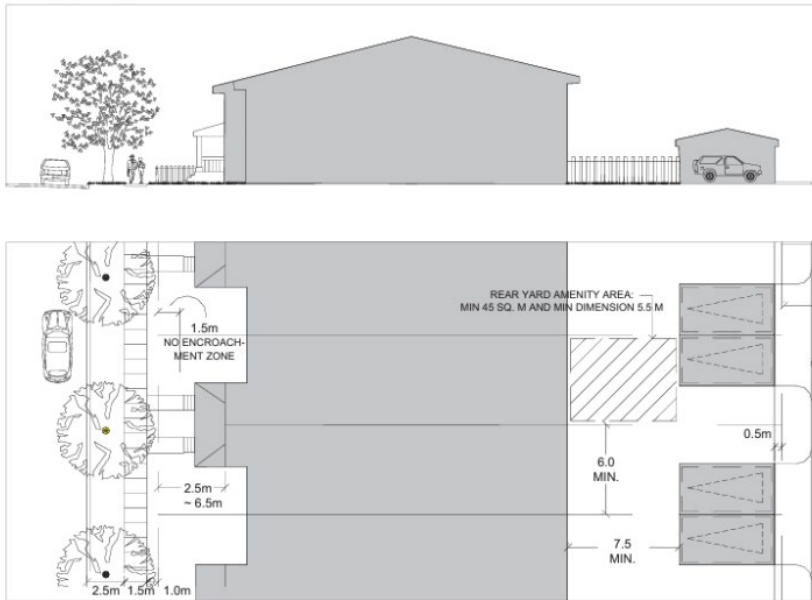


Opportunity:

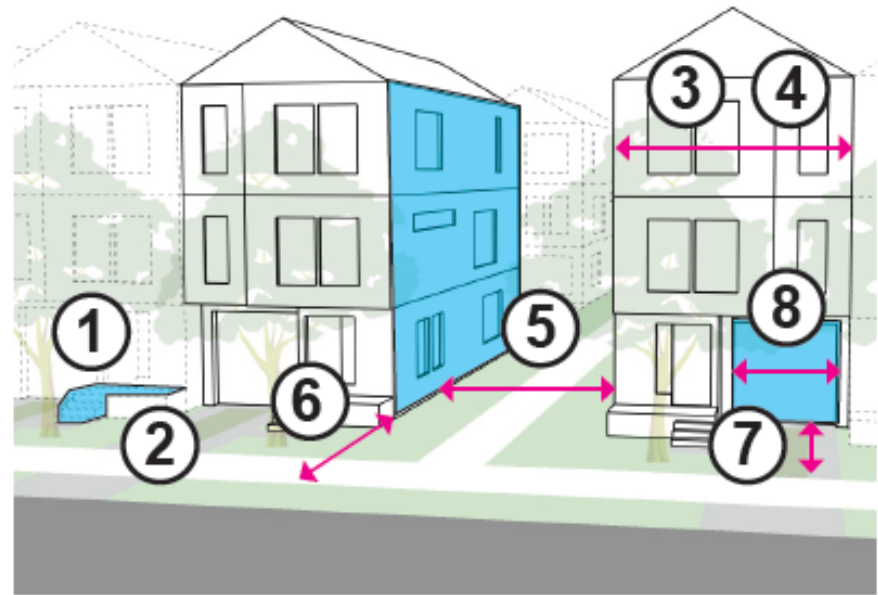


3.0/ Building Types /Low-rise Buildings

Existing Guidelines:



Opportunity:

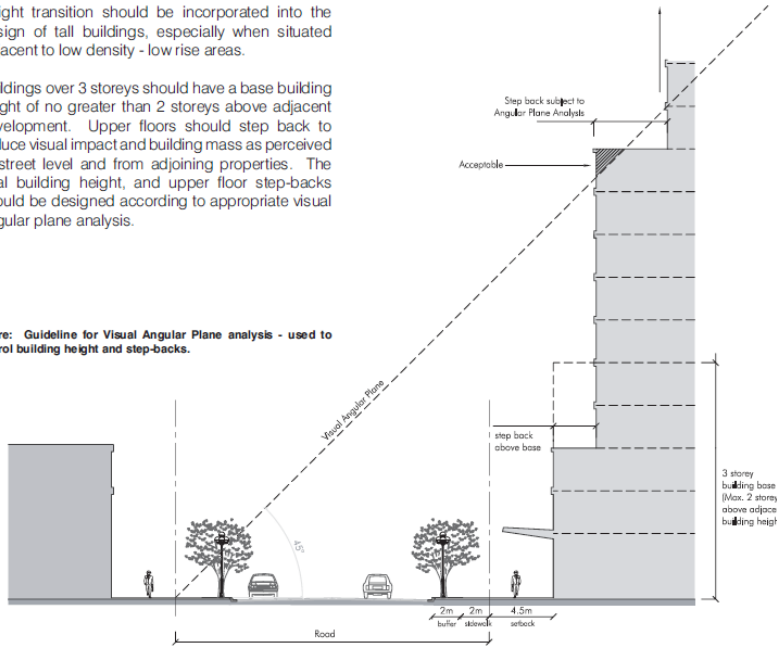


3.0/ Building Types / Mid-rise Buildings

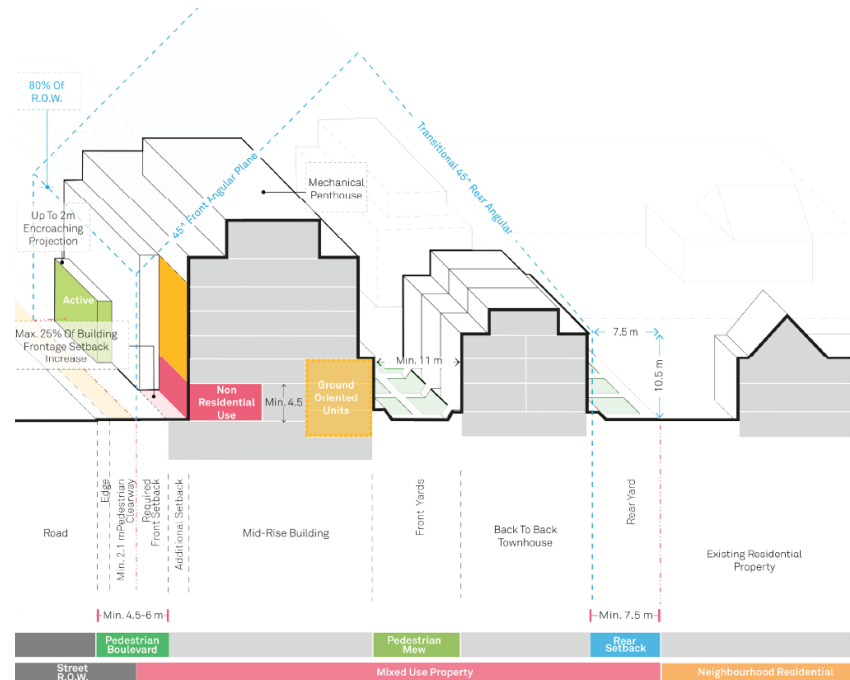
Existing Guidelines:

- c) Height transition should be incorporated into the design of tall buildings, especially when situated adjacent to low density - low rise areas.
- d) Buildings over 3 storeys should have a base building height of no greater than 2 storeys above adjacent development. Upper floors should step back to reduce visual impact and building mass as perceived at street level and from adjoining properties. The total building height, and upper floor step-backs should be designed according to appropriate visual angular plane analysis.

Figure: Guideline for Visual Angular Plane analysis - used to control building height and step-backs.



Opportunity:



3.0/ Building Types / Tall Buildings

Existing Guidelines:

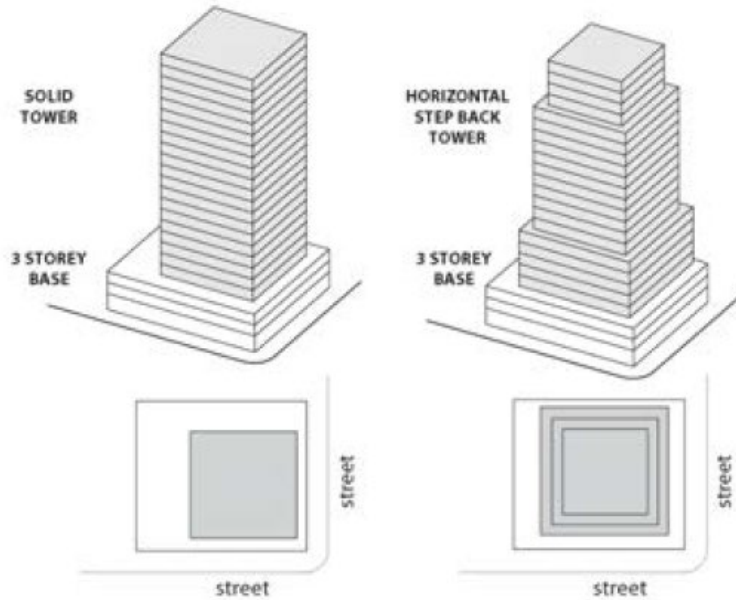
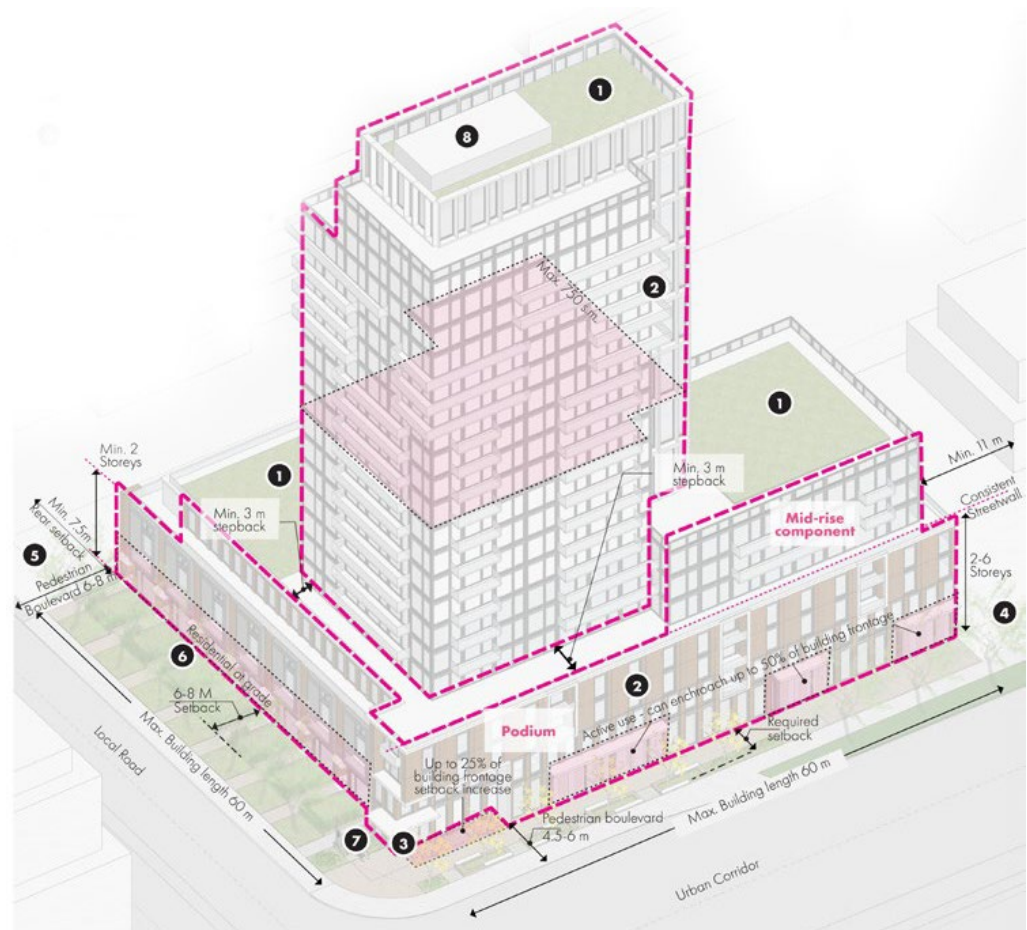


Figure: A 3 - 5 storey base should be provided for developments greater than 5 storeys. A variety of massing forms can be achieved through combining horizontal and vertical step backs.

Opportunity:

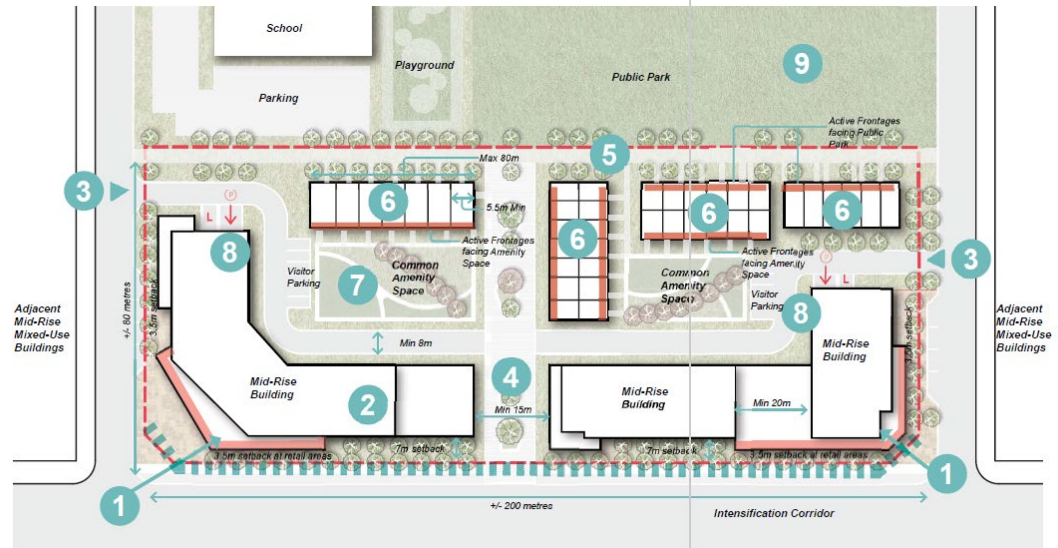


3.0/ Building Types / Infill Buildings

Existing Guidelines:

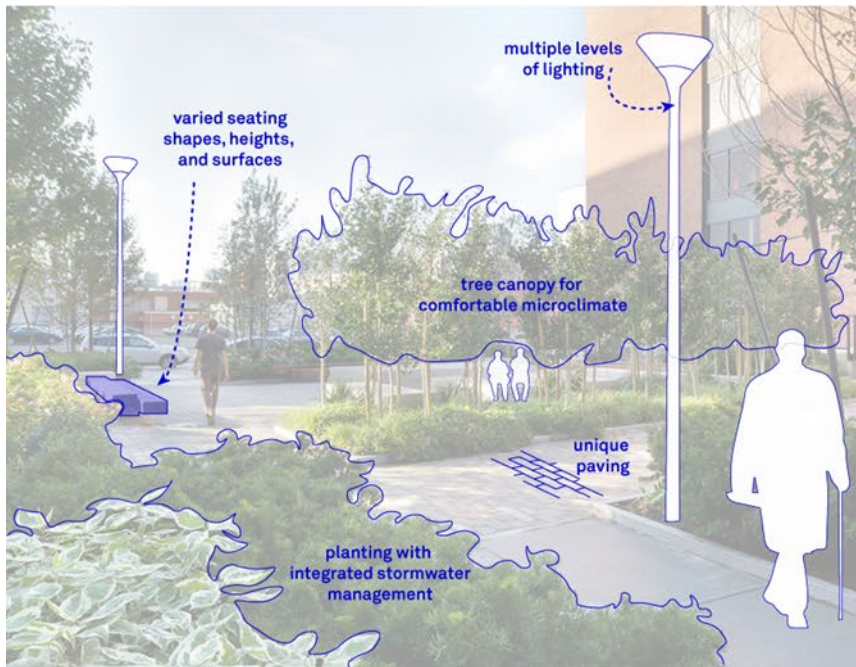


Opportunity:



3.0/ Open Spaces / Parks and POPS

Opportunity:



3.0/ Open Spaces / Public Squares

Opportunity:



3.0/ Sustainability

Design for Sun and Shadow

Existing Guidelines:

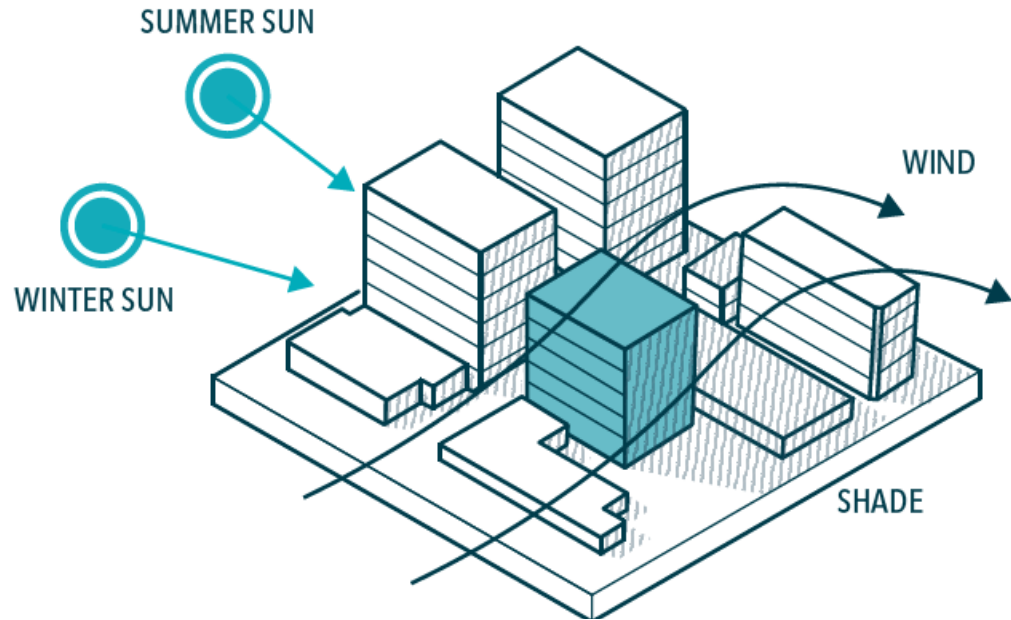
4g.6 Solar Orientation

- a) Solar access involves the planning of a site layout to maximize the unobstructed availability of direct sunlight into habitable rooms during the winter months and to minimize it during the summer months.
- b) Buildings should be designed to provide significant glazed surfaces that face south in order to maximize solar orientation.



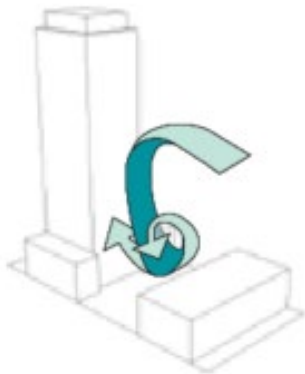
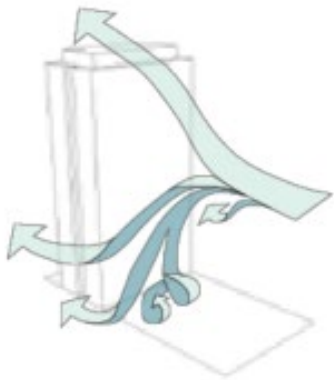
Figure: Sun louvres block high summer sun but allow low winter sunlight to enter windows.

Opportunity:



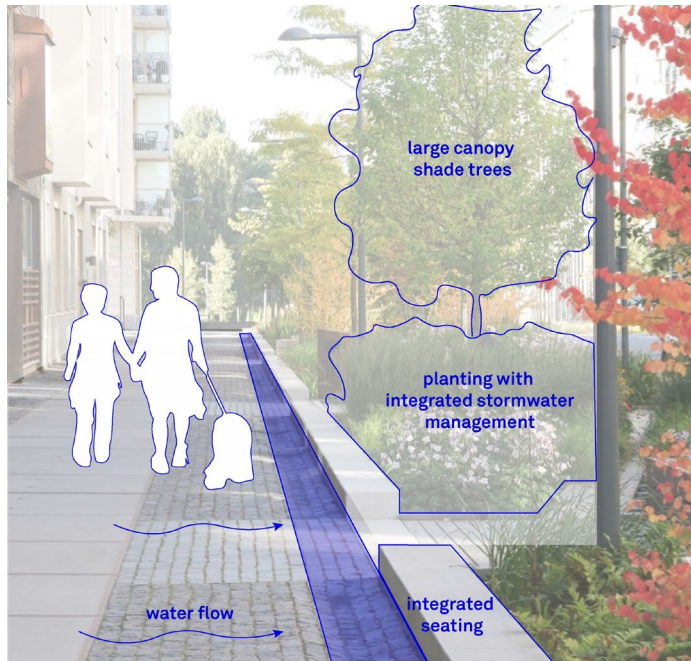
3.0/ Sustainability: Wind Mitigation

Opportunity:



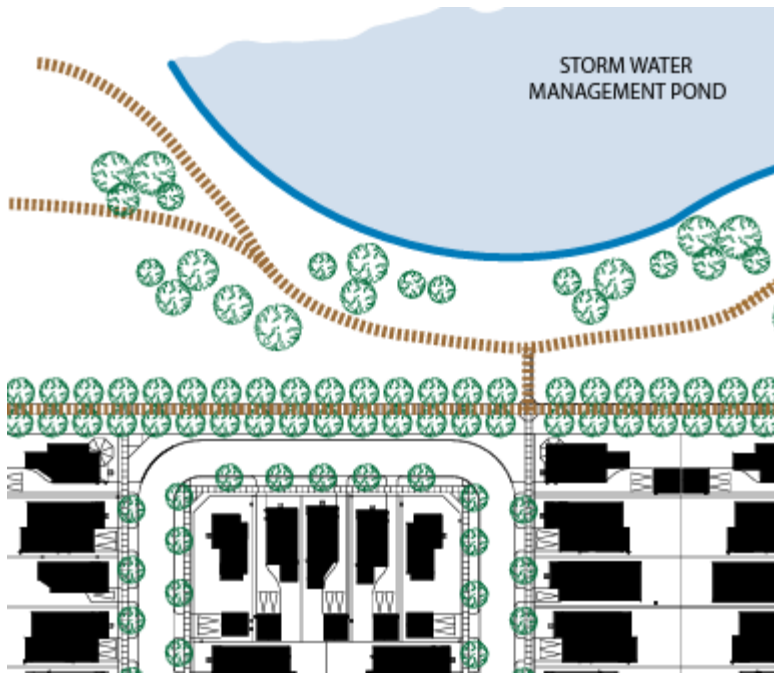
3.0/ Sustainability: Urban Heat Resilience

Opportunity:

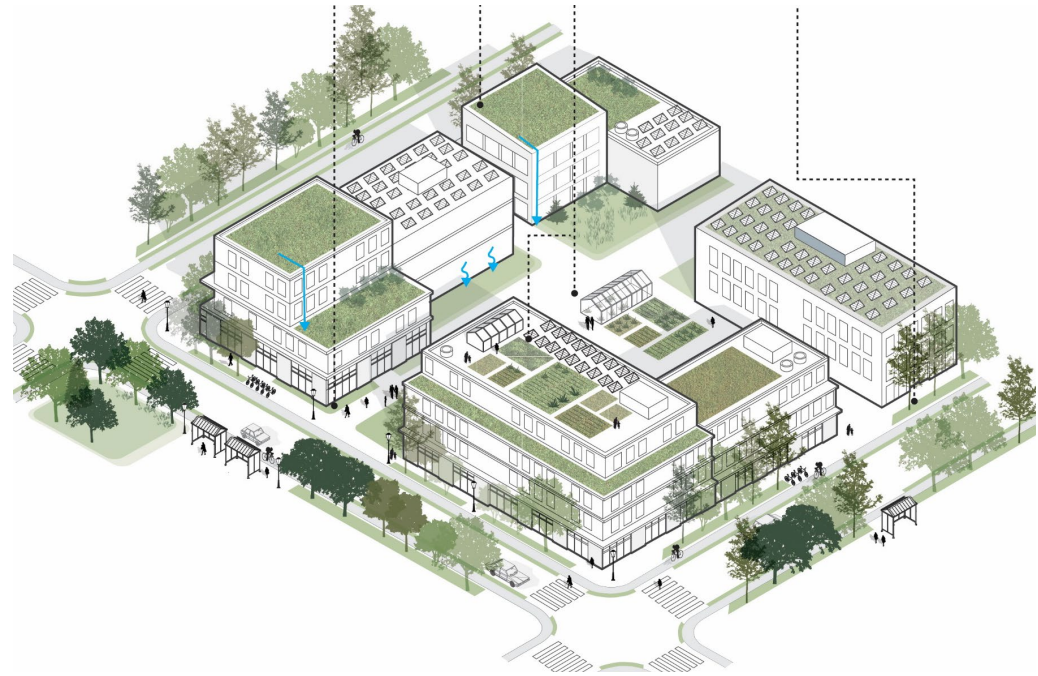


3.0/ Sustainability Stormwater Management

Existing Guidelines:

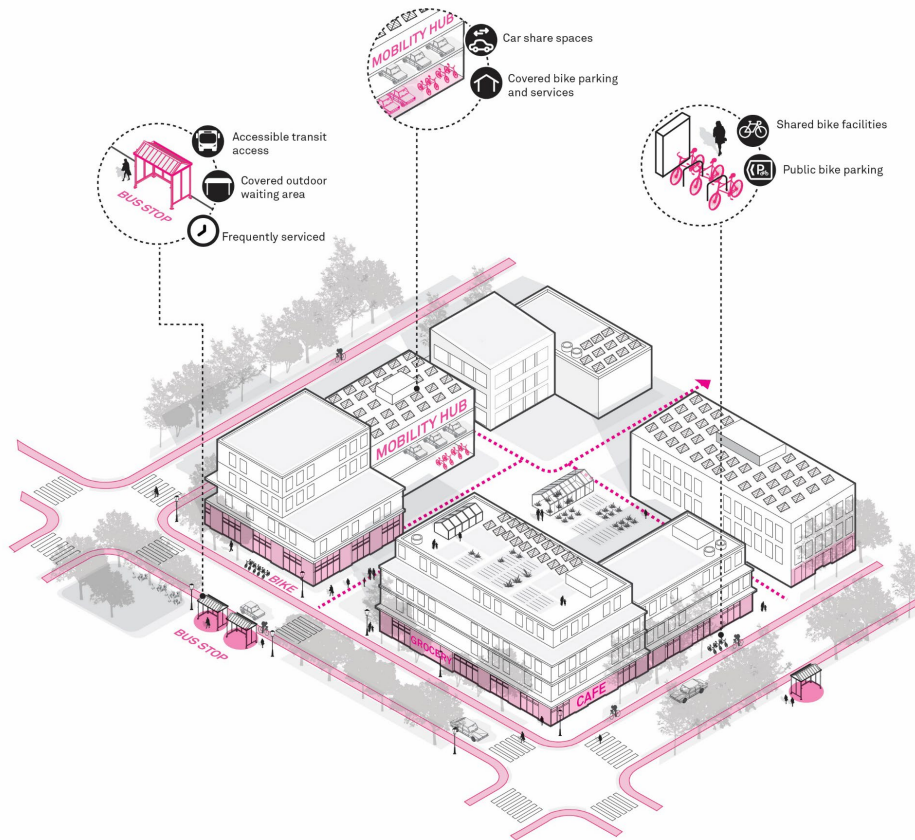


Opportunity:



3.0/ Sustainability: Transit-Oriented Communities

Opportunity:



4. Discussion



5. Next Steps





5.0/

Next Steps

Project Webpage:

<https://www.niagararegion.ca/projects/urban-design-guidelines/default.aspx>

Share Your Thoughts:

Khaldoon.Ahmad@niagararegion.ca