

# NEW URBANISM PORTFOLIO

The quality of the built environment affects all aspects of our lives – our health, economics, culture and spiritual well-being. Accordingly, understanding and managing changes to the built environment can ultimately enhance peoples lives. We champion the formation of policy that encourages a mix of land uses, in a form that contributes positively to the public realm. Using urban design principles, we implement land use regulations to develop neighbourhoods in a manner that creates places of value that people love.

We believe how we build our cities affects all aspects of our lives. Designing our cities to use resources efficiently and create places for people to thrive is key to a sustainable planet.

Better Neighbourhoods Inc. values equality and choice and believes that diversity and walkability are key to sustainable neighbourhoods.





# OUR FIRM

At Better Neighbourhoods Inc., we believe that the development of diverse, mixed-use, walkable, neighbourhoods is essential to increasing property value and fostering sustainability. Our team of development consultants excels at creating traditional neighbourhoods that result in higher profits for developers and better streetscapes for residents. We carry our clients through each stage of their project, providing consistency and laser focus on the details that maximize opportunities and value.

# OUR PARTNERS



**Daniel Romanko MCIP, RPP, CNU-A**

Daniel Romanko is an urban designer and planner with over 25 years of experience shaping communities across Ontario. He has worked with Jones Consulting Group, Barr Associates, and Quartek Group, gaining hands-on expertise in urban planning, land development, and Traditional Neighbourhood Design. In 2015, he partnered with Glenn Barr to rebrand Barr Associates as Better Neighbourhoods Inc., challenging car-centric development and promoting walkable, connected, and human-scaled communities. Through his work, Dan continues to advocate for sustainable growth models that prioritize people, foster community connections, and create lasting urban change. Together, he and Glenn are building a legacy of better-designed neighbourhoods that serve both present and future generations.



**Glenn Barr, P.Eng, CNU-A**

Glenn Barr’s 50-year career spans engineering, urban design, and development, marked by entrepreneurial drive and a deep understanding of community-building. After earning his P.Eng. and starting in infrastructure design, Glenn founded Glenn E. Barr Associates Ltd. in 1975, growing it into a multi-office firm known for subdivision planning and municipal consulting. He later launched Upper Canada Consultants to expand municipal services and led several private development projects. A pivotal moment came in the 1990s when he embraced New Urbanism, leading to landmark projects like Village on the Twelve. In 2015, he partnered with Daniel Romanko to form Better Neighbourhoods Inc., focusing on infill and regeneration. Under his leadership, the firm has completed hundreds of projects across Niagara, proving that good design and financial viability can go hand in hand.

# OUR CORE VALUES



**Improve the built environment**



**Work on projects that we believe in**



**Enjoy what we do**



**Foster positive economic relationships**



**Act as an owner; design for the end user**



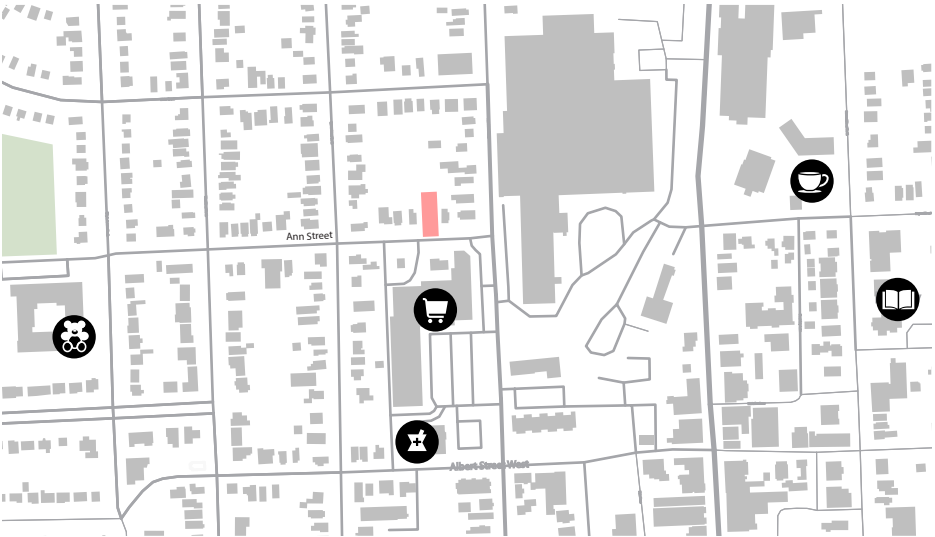
**Support team growth**





# 6 ANN STREET

Infill in Thorold Ontario



SOUTH ELEVATION: Facing Ann Street



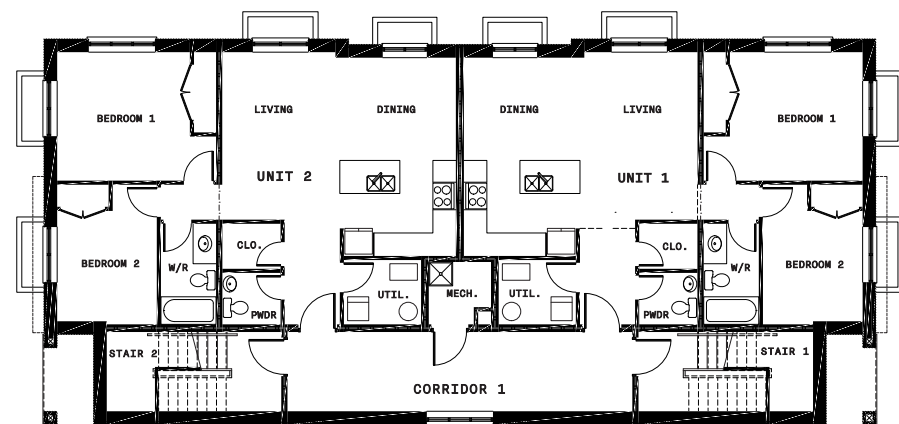
WEST ELEVATION

Located just a short walk from downtown Thorold and in close proximity to public transit, shopping, and everyday amenities, this infill project offers a straightforward approach to reintroducing missing middle housing into the urban fabric of the Niagara Region.

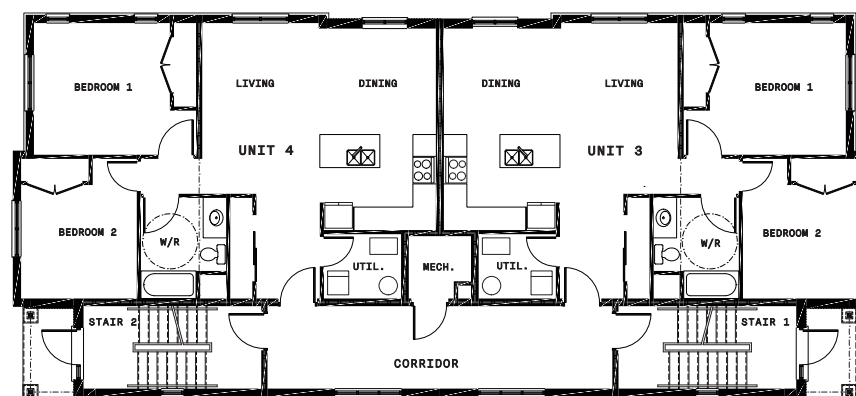
The three-storey building features a clean, efficient design with common entrances at both the front and rear. Situated near the local bus terminal and within walking distance of key services, the site supports a pedestrian-friendly lifestyle. Ten parking spaces are provided at the rear of the property to maintain curb appeal and support walkability. Initially draft-approved for condominium tenure, the development was ultimately delivered as a rental building.



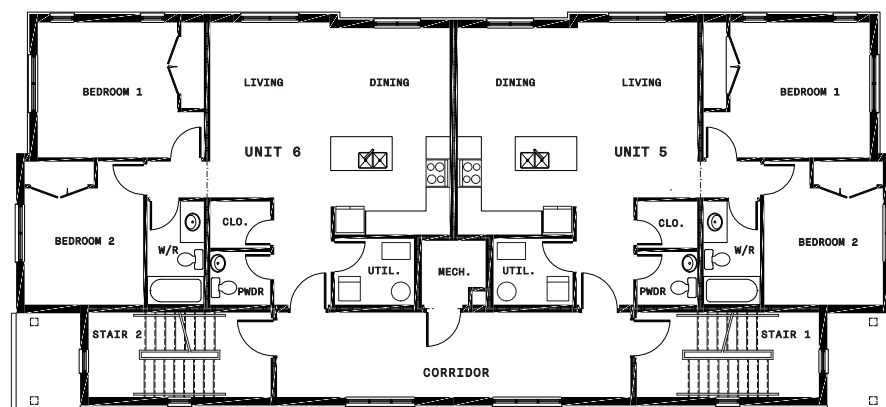




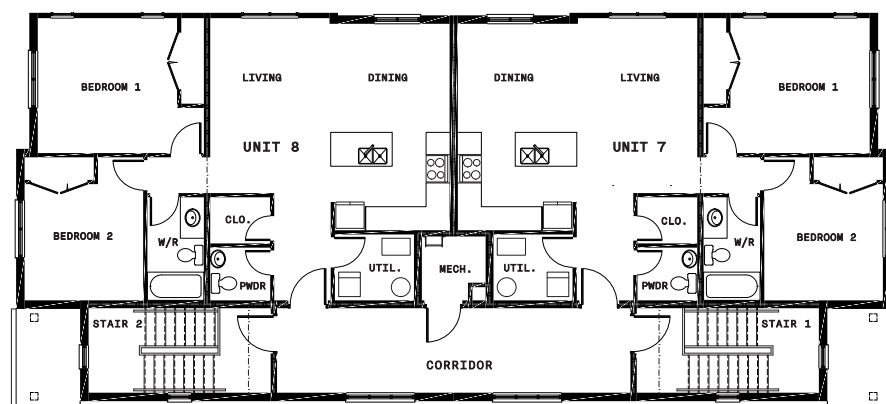
LOWER LEVEL FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



0.1 Ha  
8 Units  
80 Units/Ha  
1.25 Parking Spaces/Unit



6 1020 ft<sup>2</sup>  
2-BEDROOM APTS.  
1.5 BATH  
OPEN-CONCEPT LIVING

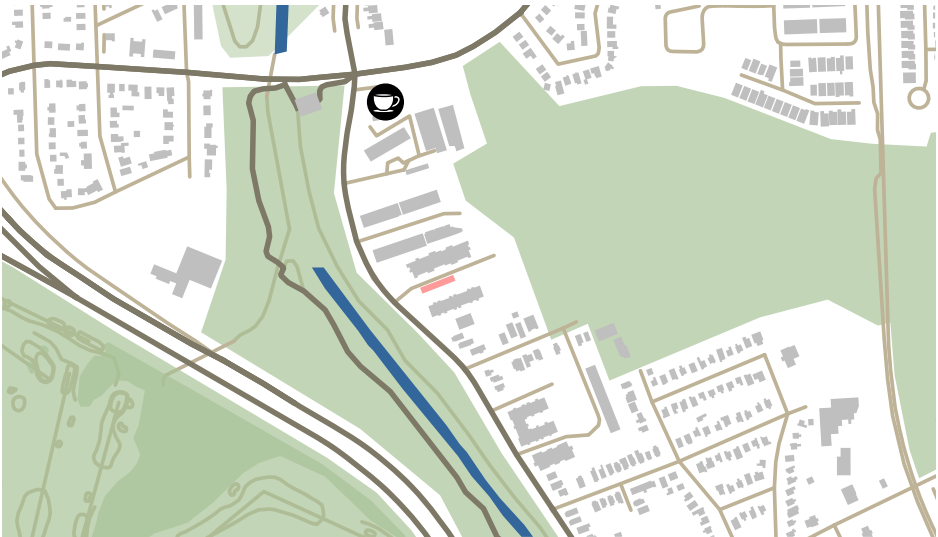


2 1020 ft<sup>2</sup>  
2-BEDROOM APTS.  
1 BATH  
WHEELCHAIR ACCESSIBLE

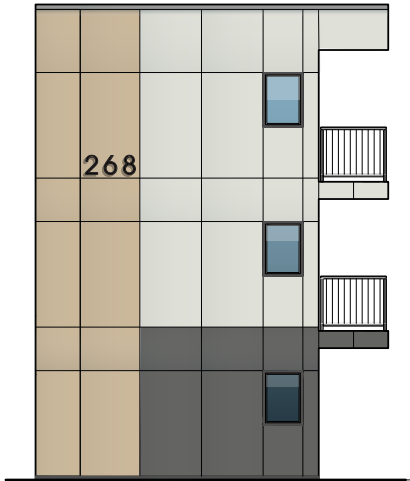


# 268 OAKDALE AVENUE

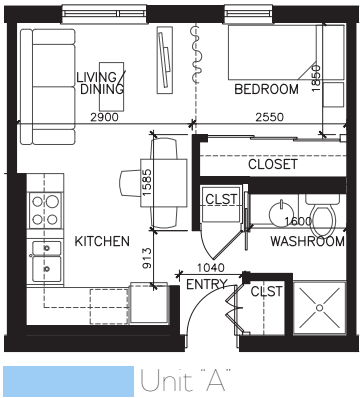
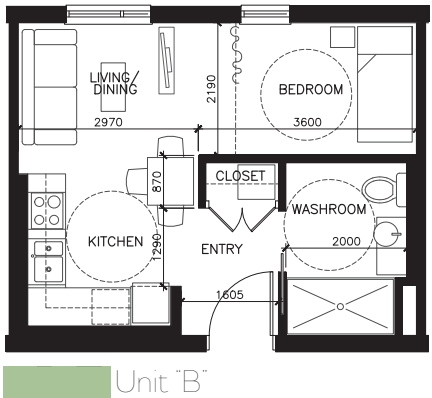
Infill in St. Catharines Ontario



This infill project delivered 28 micro-unit apartments on a narrow 13-metre-wide lot, creatively addressing site constraints with a single-lane access to rear at-grade parking. The three-storey, net-zero ready building features efficient, studio-style layouts that maximize livability within a compact footprint. Located directly on a bus route and within biking distance to daily amenities, the project further reduced parking demand by incorporating a shared vehicle and bicycle facilities. Initially envisioned as an affordable ownership opportunity for first-time buyers, the project pivoted to rental housing in response to changing market conditions. Better Neighbourhoods led the site and preliminary building design, secured land use and site plan approvals, and provided civil engineering and site inspection services. The result is a high-density (167 units/ha) infill development that makes the most of a small remnant parcel while supporting sustainable urban living.



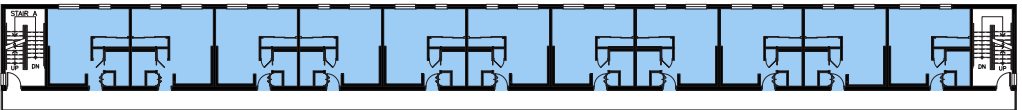
Plans



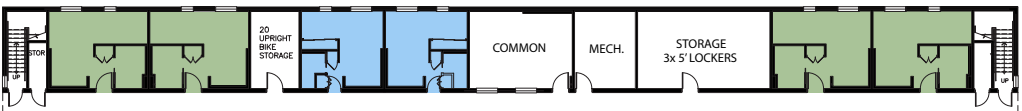
Renders



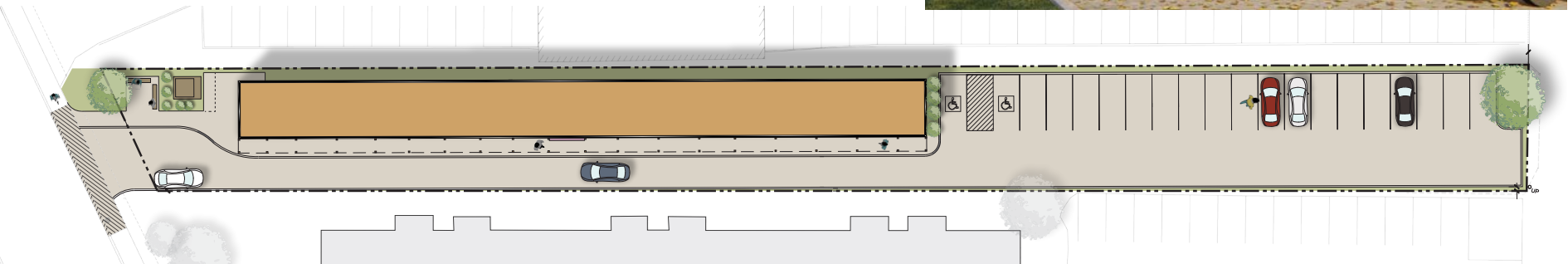
Third Floor



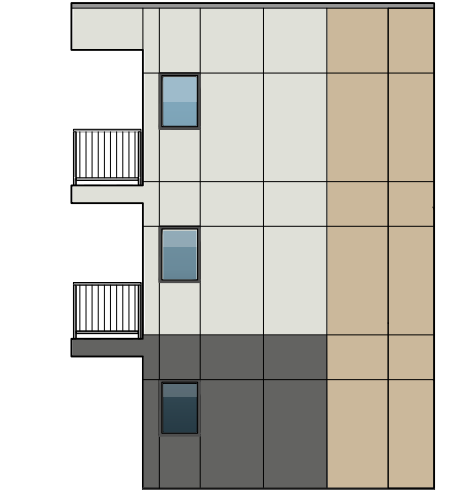
Second Floor



Ground Floor







0.17 Ha  
28 Units  
165 Units/Ha  
1.6 Parking Spaces/Unit

## Photos



4 355 ft<sup>2</sup>  
STUDIO APTS.  
1 BATH  
WHEELCHAIR ACCESSIBLE



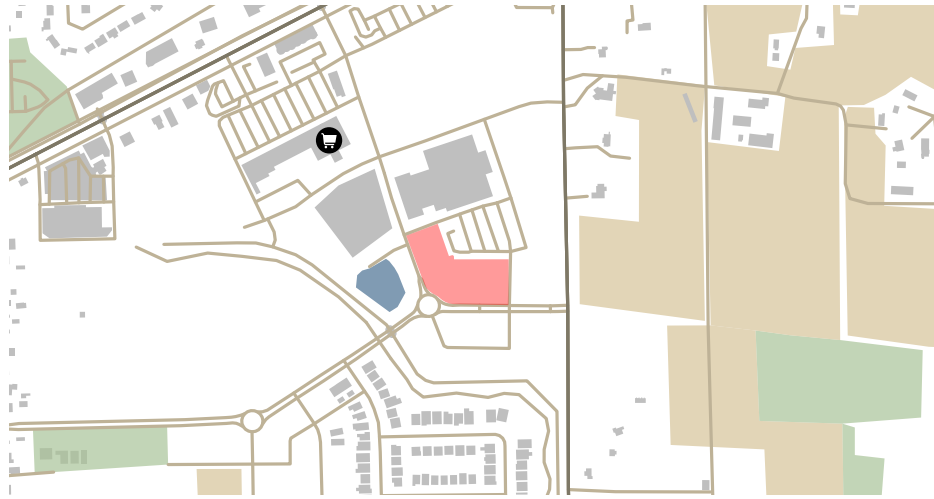
2 290 ft<sup>2</sup>  
STUDIO APTS  
1 BATH





# SUMMERSIDE MEWS

Residential Neighbourhood in Pelham Ontario



Summerside Mews is a 35-unit residential development located in East Fonthill, a new greenfield neighbourhood anchored by the Meridian Community Centre. Situated at the corner of Wellspring Way and Summersides Boulevard, the site—once surplus municipal land—offers convenient access to Highways 20 and 406, as well as walkable access to nearby shops, services, and recreation. Designed using Traditional Neighbourhood Design principles, the project includes a mix of 18 townhomes with rear lane detached garages, 12 townhomes with attached garages, and a 5-unit apartment building. Buildings are oriented to the street to promote walkability and a vibrant streetscape, with all residents accessing their homes via a shared rear laneway. Notably, separate deeded units above the garages offer attainable housing options within the community. Better Neighbourhoods led the urban design, planning approvals, civil engineering, and project management to bring this vision to life.





Photos



0.7 Ha  
41 Units  
58 Units/Ha  
1.5 Parking Spaces/Unit



12 1600ft<sup>2</sup> (+ 800ft<sup>2</sup>  
Basement Unit) Townhouse  
Dwellings

Detached Single-Car  
Garage + Exterior Parking  
Space  
Rear Yard Amenity Space



12 1200ft<sup>2</sup> Townhouse  
Dwellings

Attached Single-Car  
Garage  
Rear Yard Amenity Space



6 1600ft<sup>2</sup> Townhouse  
Dwellings

Detached Single-Car  
Garage + ADU  
Rear Yard Amenity Space



6 483ft<sup>2</sup> Accessory Dwelling  
Units

Above Detached Garage



1 1400ft<sup>2</sup> + 4 750ft<sup>2</sup>  
Apartment Units

Exterior Parking Space



# ASPEN COMMONS

Residential neighbourhood on Rykert Street in  
St. Catharines, Ontario



Aspen Commons is an infill project located on Rykert Street in the neighbourhood of Western Hill. Better Neighbourhoods was approached to consult, plan, and design best uses for the site and worked with local landowners who acted as ongoing project managers through the urban design, site approval, and further phases. The site features 10 townhouse units in three unique blocks. Residents of the development utilize a central shared parking area in the middle, which frees the streetscape of large garages. Additionally, each unit is designed with a unique facade. This contributes to the unique sense of place within the site yet remains cohesive with the character of the surrounding neighbourhood. Among other infill benefits, the development provides a significant increase in tax revenue, increasing the site's tax assessment by \$3,200,00 which equates to an additional \$45,760 in annual property tax revenue.

Renderings





Photos



0.27 Ha  
10 Units  
34 Units/Ha  
1.5 Parking Spaces/Unit



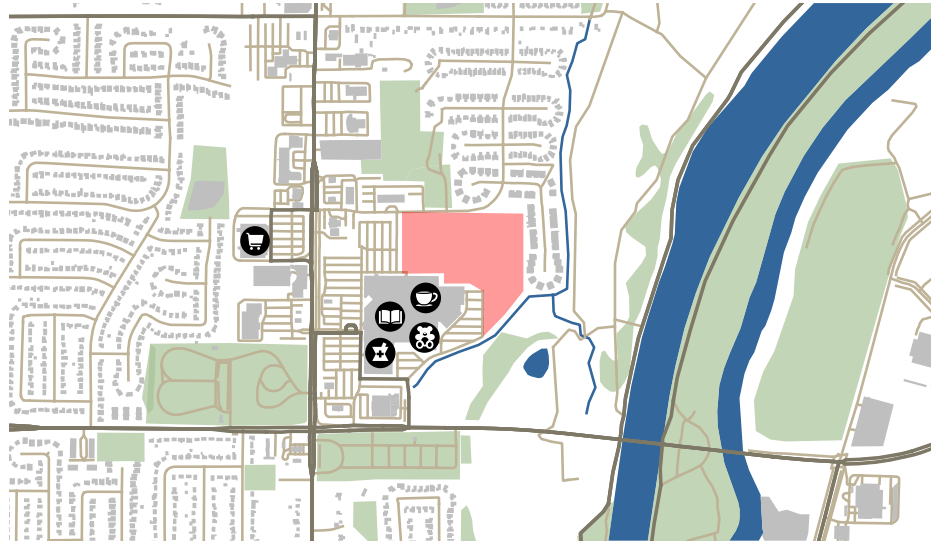
10 1400-1680 ft² Low-Rise  
Townhouse Dwellings  
Rear Yard Amenity Space  
Exterior Parking Space





# WARBLER PLACE

Residential neighbourhood on Lancaster Drive in Welland, Ontario



Warbler Place Urban Village is a new residential infill development next to the Seaway Mall in Welland, Ontario. It features a variety of housing types including stacked towns, traditional towns, and condos to suit the diverse needs of the community.

Nestled in the heart of Niagara, Warbler Place is where families, seniors and singles can live, work, play, and create lasting memories. The development takes advantage of its proximity to Seaway Mall to create pedestrian and cyclist-friendly streets featuring wide sidewalks and complete tree canopies to animate the streetscape and create a sense of community and place. Elegant architectural spaces that have been inspired by the most sought-after neighbourhoods in the world.





Renderings



View 3



View 4



View 5



View 2



View 1

5.85 Ha  
1387 Units  
237.1 Units/Ha  
0.5 Parking Spaces/Unit

295 Low-Rise Dwellings  
2.5 Storey Buildings

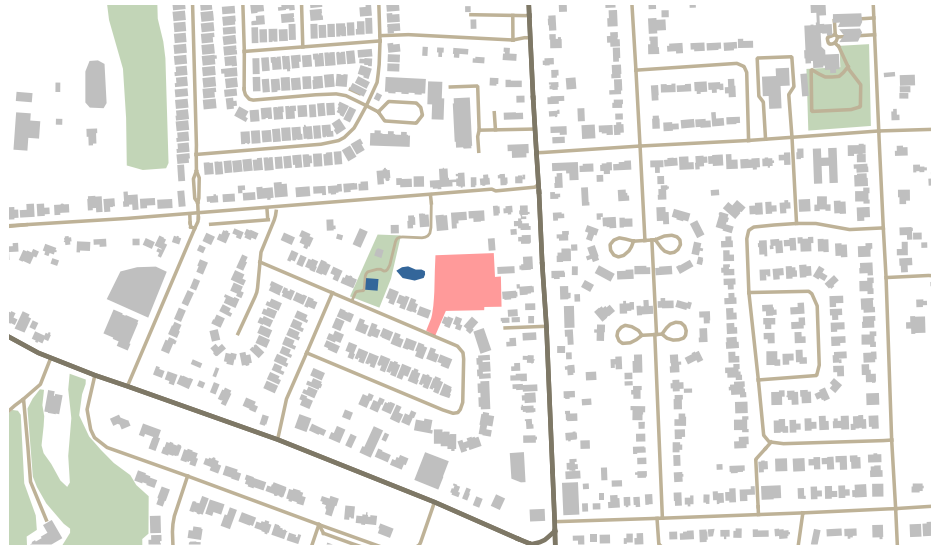
95 Mid-Rise Dwellings  
3 Storey Buildings

832 High-Rise Dwellings  
16 Storey Buildings



# SOLERA PLACE

Residential neighbourhood on Azalea Crescent in  
Lincoln, Ontario



The Solera Place development is a unique infill project tucked away within a suburban Lincoln, Ontario community. Created with new-urbanist concepts in mind, the development has 17 townhouse units that are individually distinguished from the others by differences in the architectural form, materials, and inclusion of porches, balconies, and verandas. The inclusion of landscaped street parking for the residences on the north side significantly reduces vehicle-centric design by bringing the built form closer to the sidewalks and engaging with the streetscape. Additional basement living units are also included in Solera Place, diversifying Lincoln residents' housing options even more. Solera Place will significantly benefit and improve the local neighbourhood for years to come, as it offers both aesthetic and economic diversity as well as a variety of dwellings.

Renders







5.85 Ha  
1387 Units  
237.1 Units/Ha  
0.5 Parking Spaces/Unit



4 Raised Bungalow Dwellings

1167ft<sup>2</sup>

Backyard Amenity Space

Exterior Parking

## Renders



4 Raised Bungalow Basement  
Accessory Dwelling Units

766ft<sup>2</sup>

Backyard Amenity Space

Exterior Parking



5 Two-Storey Townhouse  
Dwellings

819ft<sup>2</sup>

Backyard Amenity Space

Exterior Parking



2 Bungalow Dwellings

1328ft<sup>2</sup>

Backyard Amenity Space

Two-Car Garage



6 Two-Storey Townhouse  
Dwellings

789ft<sup>2</sup>

Backyard Amenity Space

One-Car Garage





# SHAMROCK COMMON

Residential neighbourhood on Rykert Street in St. Catharines, Ontario



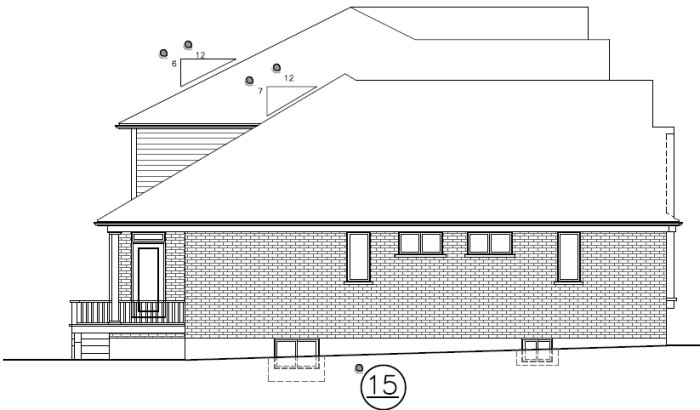
The vision for Shamrock Common was to create a diverse mix of homes within a thoughtfully landscaped setting that preserves many of the site’s existing mature trees. The plan includes four distinct housing forms, each featuring varied porches, verandas, and exterior materials to enhance visual interest and establish a unique neighbourhood character. Garage-dominated architecture is minimized through strategic setbacks and integrated landscaping, allowing the streetscape and natural environment to take priority.

Elevations





Elevations



0.34 Ha  
9 Units  
26 Units/Ha  
2.3 Parking Spaces/Unit

2 Bungalow Townhouse  
Dwelings  
1342ft<sup>2</sup> and 1481ft<sup>2</sup>  
One-Car Garage



2 Two-Storey Townhouse  
Dwelings  
840ft<sup>2</sup>  
Backyard Amenity Space  
One-Car Garage



2 Two-Storey Townhouse  
Dwelings  
817ft<sup>2</sup>  
Backyard Amenity Space  
Exterior Parking

Photos



3 Two-Storey Townhouse  
Dwelings  
703ft<sup>2</sup>  
Backyard Amenity Space  
Exterior Parking



# VILLAGE ON THE TWELVE

Residential neighbourhood on Martindale Road in St. Catharines, Ontario



Village on the Twelve is a 16-acre master-planned community grounded in New Urbanist principles and designed to offer a diverse range of housing types tailored to the Niagara Region’s evolving market. Using Traditional Neighbourhood Design, the plan fosters a cohesive and vibrant sense of place—enhancing buyer appeal, supporting long-term property values, and maximizing returns for the developer. Better Neighbourhoods Inc. was engaged to lead the master planning, secure approvals, oversee engineering, and provide ongoing project management. With five stages complete and Stage VI currently under construction, the high quality of design and construction continues to drive the value and marketability of the remaining phases. The project has been recognized twice by the Niagara Community Design Awards, earning accolades for both its overall Master Site Plan and the implementation of Stage IV.

Elevations





Photos



0.34 Ha  
9 Units  
26 Units/Ha  
2.3 Parking Spaces/Unit

Stage I - Grenadier Place  
96 Apartment Units

Stage II - Winston Gables  
30 Townhouse Dwellings  
Front-Loaded Garages

Stage III - Ravine Townhomes  
16 Townhouse Dwellings  
Front-Loaded Garages

Stage IV - Ravine Townhomes  
18 Townhouse Dwellings  
Front-Loaded Garages

Stage V - North Lodge  
24 Apartment Units  
12 Townhouse Dwellings  
Laneway-Loaded Garages

Stage VI - Ravine Townhomes  
12 Townhouse Dwellings  
Front-Loaded Garages

Stage VII - Urban Townhomes  
7 Townhouse Dwellings  
Laneway-Loaded Garages

Stage VIII - Urban Townhomes  
12 Townhouse Dwellings

Stage IX - Wellington Place  
80 Apartment Units