

# ONE CITY, ONE VISION, ONE PLAN

## BARRIE'S NEW OFFICIAL PLAN

Presented to: Planning Committee

Date: September 15, 2020

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# Presentation Outline

1. The Journey
2. A Strong Foundation
3. Clear Policy Direction
4. Ready for Release
5. Path Ahead
6. Conclusion/Questions



# The Journey

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Since September 2018 staff and the consulting team have worked to develop a transformative Official Plan and Zoning By-law

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Engaged in Unparalleled Community Engagement

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Embraced a holistic philosophy centered on a clear vision that provides direction and certainty as well as a framework for coordination

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Developed a growth management strategy that prepares Barrie for 20 years of significant growth, and beyond, while conforming to Provincial policy

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Prepared City-wide urban design guidelines that will ensure high quality built form and architectural design

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# A Strong Foundation



- Based on Policy Directions approved by Council in October 2019
  - centered on providing a clear vision that provides direction and certainty as well as a framework for coordination based on findings of the Land Needs Assessment Report (LNAR) from May 2019
  - 50% Intensification and a Settlement Area Boundary Expansion
  - Council directed staff to explore Employment Land Area conversions
  - Employment land conversions led to a revised land to 2041 and an Addendum to the original Land Needs Report
- Growth Management Strategy reflects results of Land Needs Assessment Report that is based on a rigorous methodology prescribed by the Province
- Total land need to 2041 = 304 hectares
  - 170 hectares for new Employment Area land
  - 134 hectares for new Community Area lands

# Clear Policy Direction



- The new OP recognizes that Barrie's future is in urbanization
  - we transition to city of over 250,000 residents in just 99 square kilometers!
- Reflects market-demand for Intensification target of 50%
- Need appropriate transitions for urban density to respect our existing community and neighbourhoods
- Minimum average density of 62 Persons and Jobs per hectare = efficient use of Barrie's limited amount of land and infrastructure
- The OP and City-Wide Urban Design Guidelines work hand-in-hand to address matters of compatibility as the city intensifies and sets a high standard for urban design of new development and re-development

# Clear Policy Direction

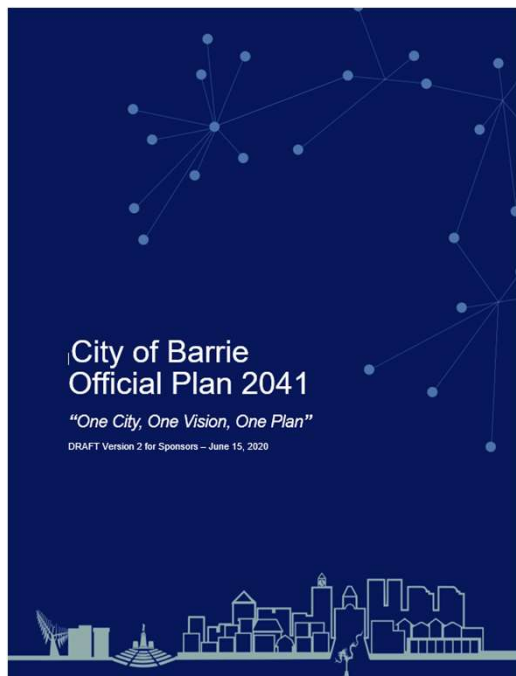


- The OP is centred around 7 inter-related and easy to understand themes
- Themes are supported by detailed map schedules
- A clear community structure lays the foundation of how and where Barrie will grow, providing clarity and certainty to residents, businesses, and development industry
- *'One City, One Vision, One Plan'* – summarizes the comprehensive and integrated approach and planning a philosophy that is enshrined in every policy of the Official Plan





# Draft Documents are Ready for Release!



## 00 DEMONSTRATION PLAN AREAS

- 01 - NEIGHBOURHOOD AREA INTENSIFICATION
- 02 - NEIGHBOURHOOD RETAIL PLAZA REDEVELOPMENT
- 03 - HIGH-DENSITY DEVELOPMENT IN THE UGC
- 04 - COMMERCIAL DISTRICT DEVELOPMENT IN A SGA
- 05 - EMPLOYMENT AREAS

### HOW TO USE

This section contains a series of demonstration plans that articulate the vision for development as outlined in this Plan. With each demonstration plan, there is also a summary of the key policies and design elements that support the principles and objectives of this document.

The demonstration plans show general site conditions, adjacencies, and key considerations that are found in existing conditions throughout the city. The five demonstration plan areas include:

1. Neighbourhood Area Intensification
2. Neighbourhood Area - Retail Plaza Redevelopment
3. High-Rise Development in the Urban Growth Centre
4. Commercial District Development in a Strategic Growth Area
5. Employment Areas

Each demonstration plan is followed by a description of how the demonstration plan meets the design priorities outlined in this document. It is anticipated that future development applications requiring an Urban Design Brief will need to demonstrate how they achieve the principles, objectives and policies of this Plan.

# The Path Ahead



- **External Stakeholder engagement** ~ September 16/17
- **Release of Draft Documents** (minimum 90-day consultation) ~ Thursday September 24
- **Conclusion of 90-Day consultation** ~ January 2021
- **Public Open House (Statutory Milestone)** ~ Spring 2021
- **Public Meeting (Statutory milestone)** ~ Spring 2021
- **Staff recommend Adoption of new OP (Critical Statutory Milestone)** ~ Fall 2021
  - If Adopted, staff will prepare an Adoption package for the Ministry of Municipal Affairs and Housing. Package will include all work completed as part of a Municipal Comprehensive Review that supports the new OP. Ministerial review period= 120 days)
- **Preliminary zoning by-law work** ~ beginning in 2020 and into 2021



We are READY to engage!



# Thank you



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