



GROWTH OPTIONS & LAND USE PLANNING DIRECTIONS

City Building Committee

October 8, 2019

Presented by:

Tomasz Wierzba – Planner

Kathy Suggitt, RPP – Manager of Strategic Initiatives, Policy and Analysis

Andrea Miller, RPP – General Manager of Infrastructure and Growth Management



Presentation Overview

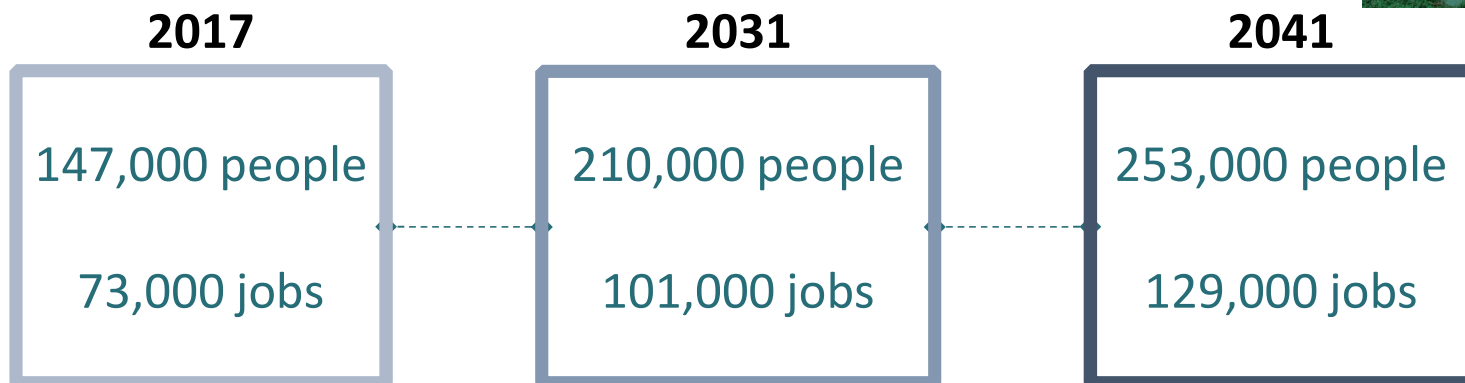


- Official Plan Project Status Update & Policy Context review
- Answering a Critical Question: *How and where should Barrie grow and intensify?*
- Growth Management Scenario Options: A comparative analysis
- Staff Recommended Scenario – A ‘Made in Barrie’ approach
- Decision Point: Answering the critical question
- Recommended Policy Directions

Official Plan Project Status & Policy Context Review



- June 11th City Building Committee Report
 - Growth Plan Targets, Land Needs Assessment Methodology, and results of Land Needs Assessment Report.
- Need direction regarding growth management to begin drafting of new OP
- First draft of new OP expected early 2020



Critical Question

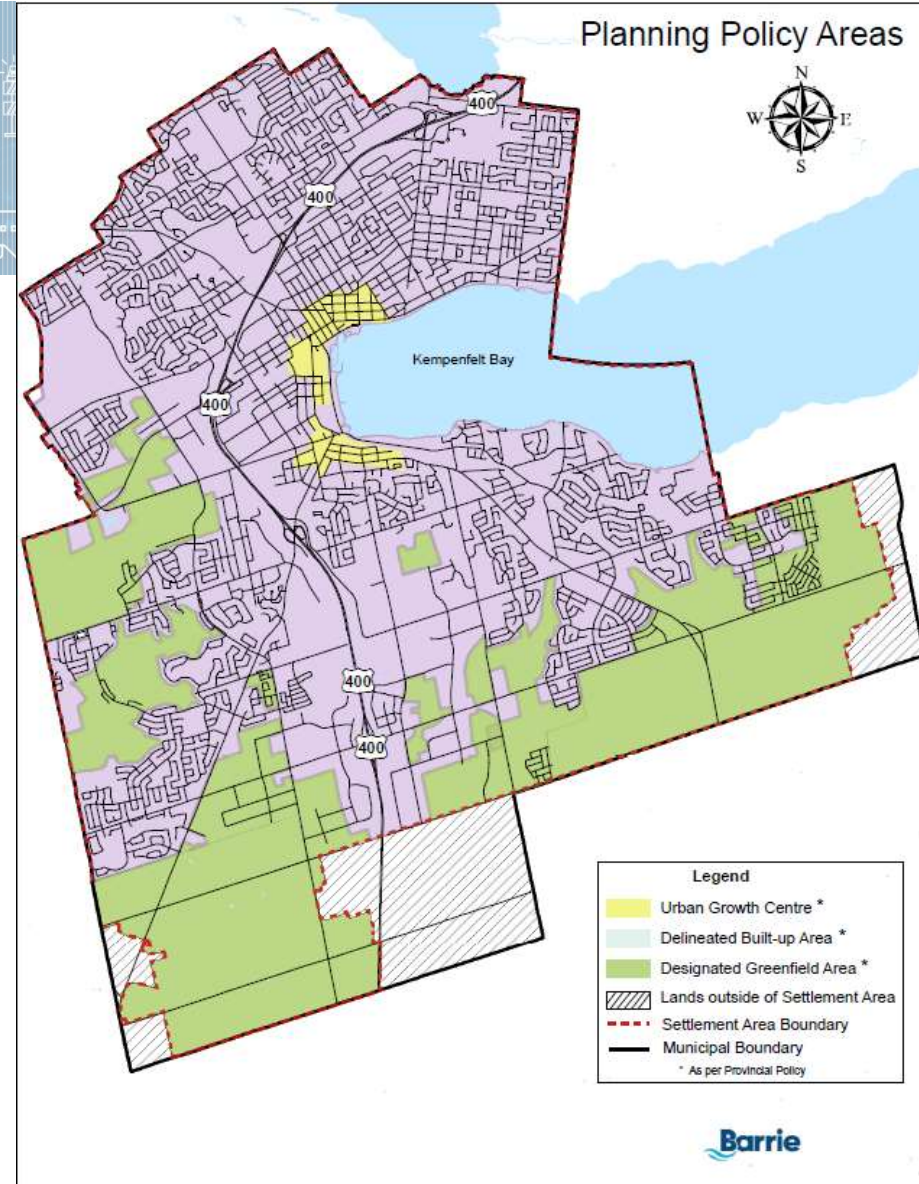


- We now need to answer a **critical question**:
How and where should Barrie grow and intensify?
- Three growth management scenarios
- A scenario must be chosen as it will establish a community vision and lay the foundation of the new OP
- Need to provide Certainty, Clarity, & Direction through a 'Made-in-Barrie' approach



Growth Management Scenarios

- All scenarios include employment land conversion component
- Key differences between the scenarios are:
 - Intensification rate;
 - DGA Densities;
 - Size of Settlement Area Boundary Expansion, and;
 - Amount of post-2041 land remaining.
- Key Terms - Settlement Area vs. Employment Area vs. Community Area



Growth Management Scenarios



- Three Scenarios have been described
- Intensification Target and DGA density impact:
 - land need;
 - size of Settlement Area expansion, and;
 - post-2041 lands remaining.

Scenario	Scenario 1	Scenario 2	Scenario 3
Intensification Target	47%	50%	50%
DGA Density Target	62 Persons and Jobs per Hectare	63 Persons and Jobs per Hectare	68 Persons and Jobs Per Hectare
Community Area Land Need	165 Hectares	155 Hectares	None
Employment Area Land Need	116+ Hectares	116+ Hectares	103+ Hectares
Total Post 2031 Land Required	281+ Hectares	271+ Hectares	103+ Hectares
Post 2041 Lands Remaining (at maximum)	137 Hectares	147 Hectares	315 Hectares

Scenario 1 Overview



Summary

- Based on Draft Land Needs Assessment Report
- Intensification = 47%
- Community Area land need = 165 hectares
- Employment Area land need = 116+ hectares (no conversions)
- DGA Density = 62 persons + jobs per hectare

Analysis

- 137 ha of Post-2041 land remaining
- Alternate intensification target request required (minimum is 50%)
- Continues existing outward extension of housing
- Requires Ministerial approval of Settlement Area expansion

Scenario 2 Overview



Summary

- Based on amended Draft Land Needs Assessment Report to conform to Growth Plan
- Intensification = 50%
- Community Area land need = 155 hectares
- Employment Area land need same as Scenario 1 (116+ ha, no conversions)
- DGA Density target = 63 persons + jobs per hectare

Analysis

- 147 ha of Post-2041 land remaining
- Achieves Growth Plan conformity
- DGA density does not optimize land and infrastructure assets, especially in the Community Area land
- Requires Ministerial approval of Settlement Area expansion

Scenario 3 Overview



Summary

- A 'Made in Barrie' approach
- Intensification = 50%
- Community Area land need eliminated
- Employment Area land need = 103+ hectares
- Density of new DGA lands = 68 persons and jobs per hectare

Analysis

- 315 ha of Post-2041 land remaining
- Optimizes land and infrastructure assets; no additional Community Area land required
- Optimizes location of employment uses; reduced Employment Area land need
- Highest level of DGA intensification translates into wise use of municipal assets
- Requires Ministerial approval of Settlement Area expansion



Recommended Growth Option

- Planning Staff recommend Scenario 3 – the ‘Made in Barrie’ Scenario
- This Scenario:
 - Aligns with Community Vision = Barrie to be a complete and compact community;
 - Takes on an ‘Intensification First’ approach while respecting the need for appropriate transitions
 - Achieves Growth Plan conformity with respect to intensification (no alternative target request);
 - Eliminates need for additional Community Area Land, and;
 - Makes efficient use of land as well as existing and planned infrastructure.



Decision Point

- Committee/Council needs to answer the **critical question**:
How and where should Barrie grow and intensify?
- The answer to this question will establish a community vision that will be the foundation of the City's urban structure and land use policy framework
- Next Steps:
 - Staff to draft New OP around preferred growth scenario & land use policy directions.

Land Use Policy Directions

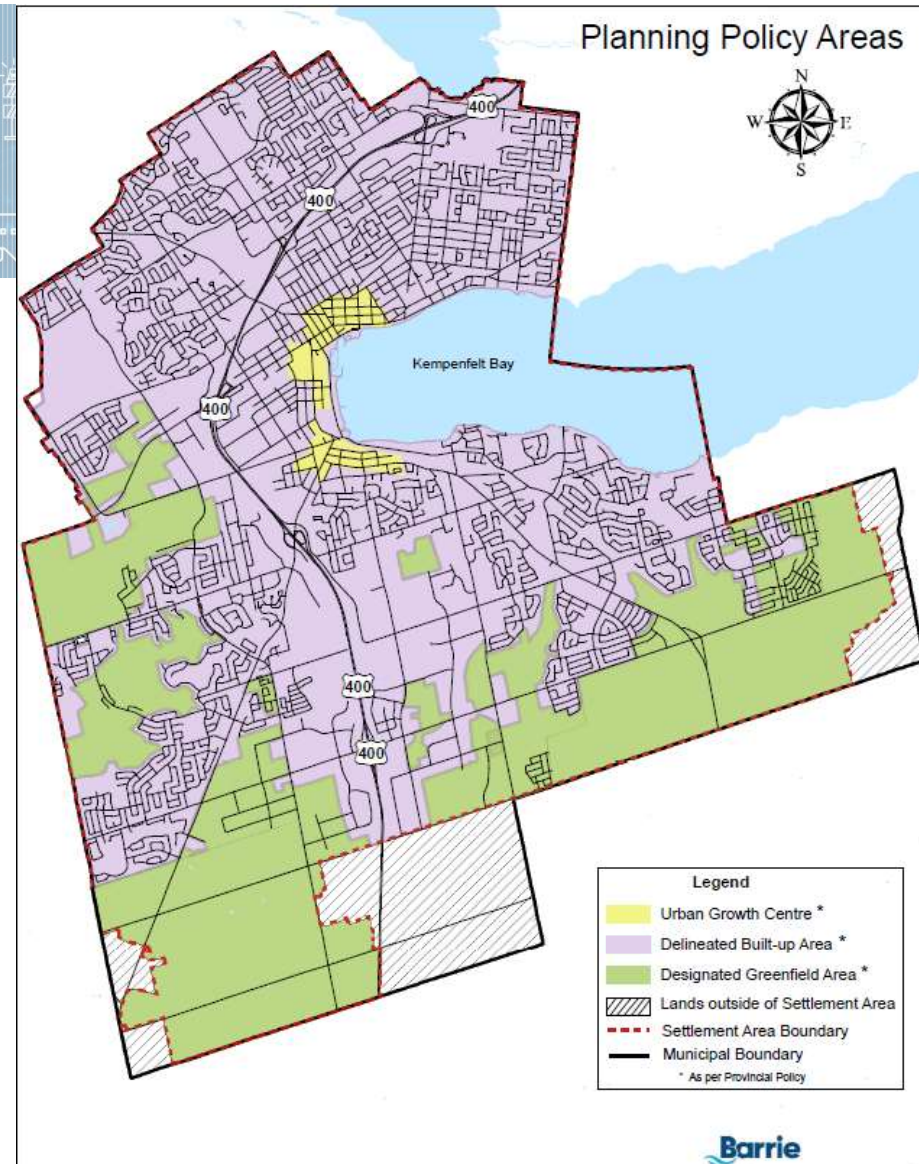


- Based on the 7 Discussion Papers released part of Phase 2 of the OP project
- The recommended Policy Directions integrate:
 - public feedback;
 - staff research, and;
 - contemporary planning theory and practice.
- Will reflect growth management direction and to form basis of new OP



Summary

- Three Growth Management Scenarios have been presented
- Staff Recommend Scenario 3
- Development in Barrie will be efficient and compact; wise use of land, infrastructure and financial resources
- *Complete Community* principles supported by community feedback
- A complimentary series of land use policy directions are proposed





Thank you
Questions?