



---

**TO:** PLANNING COMMITTEE

**SUBJECT:** PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW

**WARD:** ALL

**PREPARED BY AND KEY CONTACT:** T. WIERZBA, PLANNER, EXT. 4403  
A. SAJECKI, SUPERVISOR OF GROWTH MANAGEMENT, EXT. 4705

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

---

**RECOMMENDED MOTION**

1. That the proposed City of Barrie Official Plan 2051, provided as Appendix "A" to Staff Report DEV001-22, be approved as the new Official Plan being presented to Council for adoption as per Section 17(22) of the *Planning Act*.
2. That the municipal comprehensive review that is comprised of the following, be accepted and endorsed:
  - a) A table demonstrating policy conformity with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "*Growth Plan*") provided as Appendix "C" to Staff Report DEV001-22;
  - b) The Barrie land needs assessments provided as Appendix "D" to Staff Report DEV001-22; and
  - c) The Municipal Comprehensive Review Report: Servicing Growth, provided as Appendix "E" to Staff Report DEV001-22.
3. That the written and oral submissions received relating to the application and provided as Appendix "B" to Staff Report DEV001-22, have been, on balance, taken into consideration as part of the deliberations and the final decision related to the adoption of the City of Barrie Official Plan 2051, and includes the consideration of the oral and written submissions leading up to and at the Public Meeting held on June 2, 2021.
4. That the requirements set out in Section 16 of the *Planning Act* have been met, meaning:
  - a) No further public meeting or open house is required;
  - b) Adequate information and material, including a copy of the City of Barrie Official Plan 2051, have been made public; and

- c) The prescribed public bodies and the approval authority have been consulted on the preparation of the Plan and given an opportunity to review all supporting information and material.
5. That Council permits staff to prepare a City of Barrie Official Plan 2051 adoption package, which will be delivered to the Approval Authority, being the Minister of Municipal Affairs and Housing.

## **PURPOSE & BACKGROUND**

### **Purpose**

6. The purpose of this Staff Report is to present a new official plan to City of Barrie Council for adoption, as well as the accompanying and supporting materials, which namely includes the findings of municipal comprehensive review.
7. As stated in the *Planning Act*, “an official plan shall contain ... the goals, objectives and policies established primarily to manage and direct physical change and effects on the social, economic, built and natural environment of the municipality...” (Section 16[1]). The document sets out the vision for a municipality’s approach to land use planning up to 2051.
8. This Staff Report also presents for endorsement the City’s municipal comprehensive review, which is the tool used by a municipality, where applicable, to ensure that its new official plan comprehensively applies the policies and schedules of the *Growth Plan*.
9. The findings of the municipal comprehensive review have been captured in the *Growth Plan* policy conformity table (Appendix “C”), which summarizes the conformity of Barrie’s new official plan with policies of the *Growth Plan*; in the Municipal Comprehensive Review Report: Servicing Growth, which summarizes Barrie’s ability to service future growth (Appendix “E”); and via the land needs assessment work done, which is attached for reference as Appendix “D”.

### **Background**

#### **Official Plan Kick-Off and Conception: September 2018 to September 2020**

10. On September 10, 2018, a memorandum was circulated announcing the kick-off of the City’s official plan update. Following the City’s procurement process, a successful bid to complete work on the new official plan was submitted by Dillon Consulting Ltd., who were supported in their submission by Tate Economic Research Inc. and Watson and Associates.
11. Initial consultation with staff and the public on the new official plan, as well as preliminary work on a land needs assessment as part of the municipal comprehensive review, began in fall 2018. At the time, the Province forecasted that Barrie would grow to 253,000 persons and 129,000 jobs by 2041; part of the work of the new official plan, as supported by the land needs assessment, has been to plan for how Barrie can meet the growth targets assigned by the Province.
12. Following completion of the lands needs assessment, staff presented to Council on October 8, 2019 three growth management scenarios. These scenarios presented three different ways of meeting the density targets set by the Province for Barrie, in alignment with the *Growth Plan*. Council endorsed Growth Scenario 2 in the report, which represented a 50% intensification target – meaning both the built-up areas of the city (those neighbourhoods already generally established) and the designated greenfield areas (those areas that used to be rural lands but are now positioned for new development) would each equally be planned to see half of the annual residential growth.

- 
13. Subsequently, further work was completed to validate an employment land conversion process, and as part of this process it was determined that the city's settlement area boundary would need to be expanded to create new employment area land to accommodate the forecasted employment growth. The process and findings were presented to council in two memorandums: firstly, a May 25, 2020 memorandum entitled "Employment Land Conversion Process" and then, secondly a June 15, 2020 memo that presented the findings entitled "Update on Official Plan Project and Land Needs Assessment Report Addendum."
  14. In August 2020, the Province finalized a new version of the *Growth Plan*. This update to the *Growth Plan* extended the planning horizon to 2051 and increased the growth targets for Barrie to 298,000 people and 150,000 jobs. Given that the official plan and municipal comprehensive review work done up to then was in conformity with the provincial growth targets into 2041, revisions were needed. Staff updated Council on the new *Growth Plan* targets in a September 14, 2020 memo. The decision was made to go ahead and release the first draft of the Official Plan, which remained in conformity with the 2041 growth targets, with the understanding that draft two of the official plan would be revised to be in conformity with the 2051 growth targets.

#### **Developing, Releasing and Improving Official Plan Drafts: September 2020 to December 2021**

15. The first draft of the new official plan was released for a 90-day statutory public consultation period beginning in September 2020 and concluding on December 23, 2020.
16. Following the closing of the 90-day statutory public consultation, feedback was used to help formulate the second draft. Staff also worked with Dillon Consulting to update the land needs assessment work done by Watson & Associates to ensure the draft official plan's alignment with the Province's 2051 growth targets. As part of this, it was determined that the settlement boundary be expanded to be contiguous with the municipal boundary. The second draft of the new official plan was released on May 6, 2021.
17. Following the release of draft two of the official plan, a virtual open house was held on May 19, 2021, followed by a statutory public meeting on June 2, 2021. Staff then gathered all the comments submitted on draft two of the official plan and worked to address those comments, as well as other comments received from Council, internal stakeholders and other partners.
18. On September 23, 2021, staff released a comment matrix that provided direct responses to each of the public comments received on draft two of the official plan and released a working version of the official plan that – through tracked changes – identified how each of the comments had been addressed directly in the Plan.
19. Following the release of the comment matrix and the working version of the official plan, the Director of Development Services gave an update in the form of a presentation to Planning Committee on October 19, 2021, which was directly followed by a virtual town hall. Council members attended the town hall, which was a final opportunity for members of the public to provide a deputation on the latest version of the new official plan.
20. Following the town hall, staff received additional comments from stakeholders. These comments were reviewed accordingly, and where appropriate, final changes were made to the official plan. The City of Barrie Official Plan 2051 (final version) was released to the public, ahead of this Staff Report, in mid-December 2021.

---

### Final Changes to the Official Plan: January 2022

21. A staff memo, entitled “Barrie’s Draft New Official Plan and Municipal Comprehensive Review,” was circulated on January 17, 2022, which detailed minor adjustments made to the Official Plan subsequent to the Plan’s final release in December 2021.
22. Following the circulation of the staff memo on January 17, 2022, additional changes were made to the Official Plan and are incorporated into the version attached as Appendix “A”. These changes include:
  - a) Policy 2.6.1.3(d) has been revised to clarify that it only applies to new development (not redevelopment) on vacant lands, and to further clarify transition requirements.
  - b) Policies 2.6.10.2(g) and (h) have been further clarified (e.g., by adding adjectives “new” and “non-industrial”).
  - c) Policy 2.6.10.2(j) has been added, stating: “Retail and/or commercial uses that existed in Employment Industrial areas prior to the implementation of this Plan may be permitted to expand, change, and redevelop.”
  - d) A change has been made to Map 6 to clarify the category “Other Open Space.”
  - e) The title “Celebration” on Map 8 has been corrected (spelling error).
  - f) A title on Map 8 has been adjusted to read “Treaty Lands.”
  - g) Referent acronyms have been added to each conservation authority name on Appendix I.

### Structure of the Official Plan

23. The City of Barrie Official Plan 2051 is a land use planning document designed to bring Barrie’s community vision to life. It is guided by the philosophy of “one city, one vision, one plan” and by the themes of the plan, which will shape and guide how the city will evolve. These themes include:
  - a) urban & complete city;
  - b) attractive city;
  - c) connected & mobile city;
  - d) waterfront & green city;
  - e) resilient city; and,
  - f) prosperous city and cultural city.
24. Additionally, the new official plan directs Barrie’s growth through community structure elements, found on Map 1 of the City of Barrie Official Plan 2051, which are the elements that make up and guide how the city will be shaped. The main community structure elements best positioned and earmarked for growth are:
  - a) the Urban Growth Centre (essentially the downtown);
  - b) Major Transit Station Areas (Allandale GO & Barrie South GO);
  - c) Strategic Growth Areas (e.g., Yonge & Big Bay Point); and,
  - d) Intensification Corridors (e.g., Yonge, Essa).

Other community structure elements that receive special policy considerations to preserve and enhance the land use include: natural heritage system and greenspace, employment areas and neighbourhoods.

25. Complementary to the community structure elements and their policy direction are the land use designations. The land use designation policies in the official plan determine how different types of land can be used and developed with one another. The land use designations in the official plan are:

- a) Neighbourhood Area;
- b) Medium Density;
- c) High Density;
- d) Community Hub;
- e) Commercial District;
- f) Natural Heritage System;
- g) Greenspace;
- h) Strategy Employment and Economic District;
- i) Employment Area – Non-Industrial;
- j) Employment Area – Industrial;
- k) Employment Area – Restricted Industrial; and,
- l) Infrastructure and Utilities.

26. Further policy direction is provided through the application of land use best practices related to built form and urban design, mobility and active transportation, environmental protection and sustainability, planning for resilience and climate change, economic prosperity and cultural celebration and preservation. These policies are found throughout the Plan.

#### **Summary of Official Plan Engagement**

27. A full summary and details of the public consultation and engagement conducted throughout the development of the official plan can be found in Appendix “B”. The engagement process took place over three phases.
28. Phase 1 of consultation and engagement took place between November 2018 and February 2019. During this time, the official plan project was introduced to stakeholders and feedback on the public’s priorities and the overall approach for the new official plan was sought. Polling questions and surveys were offered through the Building Barrie webpage, workshops were held, and a special general committee meeting was held on February 4, 2019. The seven major themes of the official plan, as identified in paragraph 23, were identified as a result of this engagement.
29. Phase 2 of consultation and engagement took place between April 2019 and August 2019; work was done to build on the seven key themes and to gather feedback and input that could aid in the development of official plan policy directions. During this phase, focus groups were held, as well as a waterfront city walk, a movie night, summer outdoor booth sessions and an online survey.
30. Phase 3 of consultation and engagement took place between September 2020 and December 2021. This final phase incorporated consultation after each subsequent draft to solicit feedback on how to improve each draft. As part of this, a 90-day consultation phase was held after the release of draft one of the official plan; an open house and statutory public meeting were held after the release of draft two of the official plan; and a town hall was held after the release of the working version of the official plan, which incorporated edits based on comments received on draft two.
31. During the engagement process, the City of Barrie also repeatedly met with the Province to discuss the official plan and provided the Province with drafts of the official plan to review. In February 2021, the Ministry of Municipal Affairs and Housing provided comments from all provincial ministries on draft one.
32. The municipality also reached out to those First Nations and Indigenous communities with current and traditional connections to the lands known as Barrie. A summary of this engagement is provided for in Appendix “B”; recommendations provided to City of Barrie staff have been incorporated into the City of Barrie Official Plan 2051.

---

### **Summary of the Municipal Comprehensive Review**

33. As part of the municipal comprehensive review mandated by the Province, City staff have done the necessary assessments to determine how the city can meet the Province's 2051 growth targets, to distinguish whether Barrie's existing infrastructure and public facilities are sufficient for servicing that projected growth, and to ensure the City of Barrie Official Plan 2051 is in alignment with the policies presented in the *Growth Plan*.

### **Land Needs Assessment**

34. A land needs assessment was first completed in June 2019 to identify how Barrie could meet the Province's 2041 growth targets for the city of 253,000 persons and 129,000 jobs. Following this, members of Council voted for a 50% intensification target and a Designated Greenfield Area density of 63 people and jobs per hectare.
35. Subsequently, as referenced in paragraph 13, some properties in Barrie began to request employment land conversions that were not considered in the initial land needs assessment and thus further work had to be done to reconcile this potential change. Watson determined that, were existing employment land to be converted to non-employment uses, the City would need to expand the settlement area boundary for the creation of new employment land. It was determined that this course of action should be taken, and as a result Watson also recommended reducing the Designated Greenfield Area density target to 62 persons and jobs per hectare.
36. When the Province's growth targets were revised to 298,000 people and 150,000 jobs by 2051, City staff worked with Dillon Consulting to update the land needs assessment work done by Watson. It was determined that the settlement boundary be expanded to be contiguous with the municipal boundary, meaning that the Secondary Plan Areas have now been completely incorporated as per the new Official Plan and their phasing is referenced as areas East and West (see Official Plan Appendix 2: Phasing Plan). Dillon Consulting then worked to adapt population and job density targets across the city in order to meet the Province's growth mandates for Barrie. This included a revision to the Designated Greenfield Area density target, which increased to 79 people and jobs per hectare. Phasing of development in the Designated Greenfield Area does remain in place to ensure that future infrastructure and servicing needs can appropriately be met and tied to the pace of proposed development.
37. Building on the information provided by Dillon and Watson, the City worked to strategically map which areas were best positioned across Barrie for growth and intensification. This information fed into the creation of the community structure elements, as found on Map 1 of the City of Barrie Official Plan 2051, and has helped to guide the growth management policy direction provided in the Plan.

### **Servicing Growth Needs**

38. As directed by the *Growth Plan*, municipalities conducting a municipal comprehensive review must demonstrate whether they can meet the servicing and public service facility needs projected by the provincial growth targets. As demonstrated in the Municipal Comprehensive Review Report: Servicing Growth (Appendix "E"), Barrie's current and planned infrastructure and public service facilities do not have the capacity to accommodate growth needs into 2051.
39. The City's current master plans anticipate growth into 2041 and therefore align with the previous growth targets provided by the Province. As the *Growth Plan* targets for Barrie were changed midway through the development of the new official plan, it was determined it would not be prudent to pause the official plan process while new master plans were created (given that the creation of

---

a master plan is itself a multi-year process). While a high-level estimation of needs in order to properly accommodate growth is provided in Appendix "E", more work must be done through future master plans to determine a strategy for how the city can accommodate future growth properly through the appropriate provision of and access to both infrastructure and public service facilities. Work on new master plans will begin imminently and will be a large portion of the implementation of the new official plan.

### **Growth Plan Conformity**

40. As presented in Appendix "C", Barrie's new official plan is in conformity with the relevant policies contained within the *Growth Plan*. At the same time, it should be noted that certain *Growth Plan* policies related to servicing via infrastructure and public service facilities can only be fully met once the City of Barrie updates its master plans.

### **Next Steps**

41. Should Members of Council adopt Barrie's new official plan, the document will then be sent to the Province for review and approval. The Province of Ontario is the approval authority for the City's official plan and may make modifications to the City of Barrie Official Plan 2051 before granting its approval. Once approval is granted, City staff are then able to implement the new plan. Until the new official plan is implemented, the current Official Plan remains in effect.
42. As the new Official Plan bring the planning policy for the City into conformity with the Growth Plan, no appeals to the Ontario Land Tribunal (OLT) are permitted.
43. Once the new official plan is implemented, a two-year moratorium on Official Plan amendments is in effect. This is intended to allow some time for the new Official Plan to be implemented and the vision to become a reality. However, Council can pass a resolution to allow an application for an Official Plan amendment to proceed within that time frame should they so wish on a case by case basis.
44. Concurrent with the development of the new official plan and its potential approval and implementation, Development Services staff are continuing work on a series of related documents, most notably the city-wide urban design guidelines and the comprehensive zoning by-law. These documents are intended to carry forward the high-level vision of the City of Barrie Official Plan 2051 through more specific and finer-grained guidelines and/or policies.
45. In order to fully plan for the impact that meeting the Province's 2051 growth targets will have on Barrie, the City of Barrie Official Plan 2051 must serve as a foundation for the updating of master plans. Additionally, the new official plan suggests that the creation of secondary plans may be a tool that would better guide strategic development of areas that may need special policy guidance (e.g., the downtown).
46. According to provincial guidelines, the City of Barrie's official plan must be updated every five years, and a new official plan must be completed every 10 years. Therefore, while the City of Barrie Official Plan 2051 sets out the vision for Barrie's growth over the next 30 years, it will not be the only official plan between now and 2051.

---

## **ANALYSIS**

### **Conformity with the Province**

47. To ensure that the official plan conforms with direction given by the Province and that policy and regulatory alignment was in place, Barrie's draft official plan underwent a process that involved review from multiple provincial ministries, including the Ministry of Municipal Affairs and Housing, Ministry of the Environment, Conservation and Parks, Ministry of Transportation and Ministry of Heritage, Sport, Tourism and Culture Industries.
48. While the City has strived for full conformity, the Province is the approval authority and may make revisions to the City of Barrie Official Plan 2051 prior to approving the new official plan.

### ***The Planning Act***

49. The City of Barrie Official Plan 2051 is in conformity with the *Planning Act*.
50. In addition to the conformity stated in paragraph 4, the overall contents of the Official Plan prescribed in 16(1) and 16(3) have been met.
51. While sections 16(4) and 16(5) of the *Planning Act* authorize the inclusion of policies related to inclusionary zoning and protected major transit station areas, consideration of their adoption as an amendment may be pursued at a future date via the process outlined in 16 (5.1).
52. As per section 16(14) of the *Planning Act*, the City of Barrie Official Plan 2051 contains policies that identify goals, objectives and actions for mitigating greenhouse gas emissions and providing for adaptation to a changing climate, including through resiliency.

### ***The Provincial Policy Statement***

53. The City of Barrie Official Plan 2051 is in conformity with the *Provincial Policy Statement (PPS)*, given that the direction in the *Growth Plan* is that "where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the *PPS*, applying the more specific policies of this Plan satisfies the requirements of the more general policies in the *PPS*." Following from this, conformity with the *PPS* follows from conformity to the *Growth Plan* as stated below in paragraph 54 and as conveyed in Appendix "C".

### ***The Growth Plan***

54. As demonstrated in Appendix "C", and as stated in paragraph 40, the City of Barrie Official Plan 2051 is in conformity with the *Growth Plan*.

### **Conformity with Municipal Documents and Plans**

55. Official plans function as foundational land-use planning documents that set a vision to be carried forward through closely aligned documents such as a city-wide zoning by-law. The City of Barrie's Zoning By-law 2009-141 came into effect in 2009 and needs to be updated to be in alignment with the new vision presented in the City of Barrie Official Plan 2051. This work has already begun, and City staff anticipate having a version of the new comprehensive zoning by-law ready for Council consideration before the end of 2022. Similarly, City staff currently have a draft of the new city-wide urban design guidelines and are working to refine the document so that it functions effectively as a companion document to the official plan.



- 
56. Moreover, as land use planning, including official plans, has implications for so many areas of City building, the engagement process with City of Barrie staff was critical for ensuring alignment between the vision of the new official plan and other municipal policies, standards, documents, plans and regulations. As part of the review process, Planning staff received feedback from City staff working in environmental sustainability, risk management, heritage, transportation, transit, finance, parks planning, infrastructure, facilities and operations, asset management and more.
57. Notwithstanding the work completed to ensure municipal alignment, the following should be noted: while all other existing plans and standards remain in effect once a new official plan is implemented, where there is conflict between an existing policy or standard and the policies provided for in an official plan, the policies of the official plan prevail. Because of this direction, either some documents will need to be updated and policies/standards amended to ensure alignment (e.g., the City's master plans).

### **Planning for Growth**

58. The City of Barrie is mandated to plan for growth and no revisions to the Province's growth targets can be made. As such, the City of Barrie Official Plan 2051 has been planned in alignment with these provincial growth targets.
59. The opportunity to plan for this growth is both a significant opportunity and responsibility. As such, the official plan is designed to offer flexibility, where appropriate, to encourage growth in appropriate areas, and to be prescriptive, where appropriate, to control and guide development. When compared with the in-effect official plan, the City of Barrie Official Plan 2051 offers fewer land use designations, which are designed – on balance – to do more and respond to the input from our community. However, more prescriptive language related to height and transitions is provided throughout the plan to ensure that higher-density areas do not negatively impact abutting lower-density areas.
60. The new official plan more firmly places Barrie as a regional centre within central Ontario and brings forth the benefits of urbanization. Building up the critical mass or population in neighbourhoods via planning direction makes it easier for the city to support more walkable and sustainable neighbourhoods, a greater diversity in built form and uses, the provision of services (e.g., health care services or grocery stores), and enhanced public transportation. Longer-term, the provision of services is ultimately more cost effective in higher-density areas.
61. At the same time, while higher-density growth can be more sustainable from both a built-form and financial perspective, the initial costs of accommodating and planning for growth requirements can be significant. While the City attempts to align the receipt of development charges with the building out of infrastructure and other assets required for servicing, that alignment is not always achievable and can result in the City taking on greater debt until development charges are received.
62. Furthermore, the costs of growth into 2051 will not fully be known until the City's master plans and fiscal plans have been updated.
63. The Official Plan is also limited in its scope to respond to future variables – whether these be new directions set out by provincial legislation, by economic trends or by other trends that may affect the municipality. At the same time, as the City is required to update the Official Plan every five years and create a new plan every 10 years, these evolving trends will be tracked and responded to in future iterations of the plan.

- 64. Growth, additionally, is not only about accommodating greater population – it is also about accommodating jobs. As elaborated on in Staff Report DEV007-21, Barrie Employment Lands Strategy and Considerations, there is a lack of larger parcels of employment lands in Barrie and Barrie’s employment lands need to be protected for general industrial uses to ensure their continued availability, especially as the City aims to meet the Province’s employment growth target. Therefore, the new official plan aims to protect more traditional industrial lands through the Employment Area – Industrial land use designation while conversely providing more flexibility via the Employment Area – Non-Industrial land use designation, whose lands are generally found abutting more traditional industrial lands.
  
- 65. As the City of Barrie Official Plan 2051 is built on several stages of consultation, the growth vision for Barrie that is set out in the plan is also one that prioritizes those values that are central to our residents, visitors, businesses and cultural identity. Thus, the new official plan grants significant protections for both the city’s built and natural heritage. There are protections for parks, the waterfront and other open spaces, and there are policies to protect those more naturalized areas that need conservation (e.g., the City’s Natural Heritage System). There are also protections for the City’s historic neighbourhoods, for the historic Dunlop streetscape corridor, and for cultural heritage and/or archaeological resources. As part of planning for growth, another priority carried forward throughout the new official plan is the mitigation of climate change and the fostering of greater resilience – whether, for example, to extreme storms or the affordable housing crisis.
  
- 66. As part of engagement, residents in Barrie also want a city that encourages walkable mixed-use communities which incorporate greater density through mid-rise built form in the right areas. Several land use designations – such as Medium Density, Commercial District and Community Hub – encourage a mid-rise built form, where appropriate. Developments that offer a mix of land uses are encouraged throughout any of the land use designations that permit residential development.
  
- 67. Finally, while the City of Barrie Official Plan 2051 is a foundational document for planning the City’s growth, as mentioned in paragraph 45, many other documents will be needed to carry this vision forward and bring it to life. This includes updates to the City’s master plans, asset management plans, a new long-range financial plan into 2051, the zoning by-law and more.
  
- 68. It should also be noted that while the new official plan provides direction for growth, at the time of its implementation, existing approvals and applications will have been permitted to continue under the in-effect official plan, as per policies 2.5.6 and 2.5.7, to allow for a smooth transition.

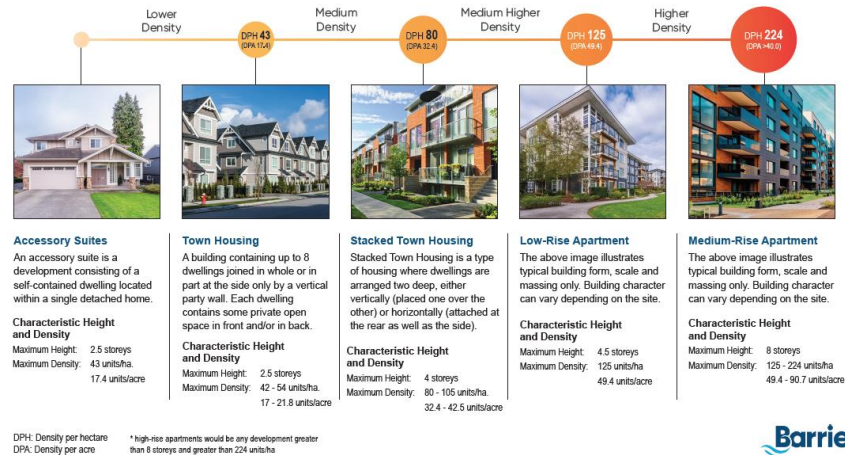
**Impact of Official Plan on Barrie’s Built Form**

- 69. The built form that will arise in Barrie as a result of the new official plan will look different from what is currently permitted and encouraged, specifically as the City is planning for intensification in order to meet the Province’s growth targets. This built form direction is provided for through the Plan’s community structure elements, through the land use designations, through the density targets, and through the height permissions and limitations given throughout the Plan. However, the protection and enhancement of our existing neighbourhoods remain a priority for our community.
  
- 70. The below outlines the height and density permissions given in the City of Barrie Official Plan 2051:

<b>Growth (Into 2051): Built-Up Area vs Designated Greenfield Area</b>	
Built Up Area	To see 50% of annual residential growth
Designated Greenfield Area	To see 50% of annual residential growth

<b>Density Targets (Into 2051)</b>	
Designated Greenfield Area (excepting in Employment Areas):	79 persons and jobs per hectare (min)
Urban Growth Centre (UGC):	150 persons and jobs per hectare (min)
Allandale Major Transit Station Area (MTSA):	130 persons and jobs per hectare (min)
Barrie South Major Transit Station Area (MTSA):	145 persons and jobs per hectare (min)
Employment Areas:	31 jobs per hectare (min)
Strategic Employment and Economic Districts:	50 units per hectare (min) for residential uses
Neighbourhood Areas (fronting collectors, arterials and Intensification Corridors):	50 units per hectare (min) is encouraged
Medium Density:	125 to 300 units per hectare (range)
Commercial District:	125 units per hectare (min) for residential uses
Community Hub:	125 to 300 units per hectare (range) if within or adjacent to the UGC, an MTSA or a strategic growth area (SGA); otherwise, 50 units per hectare (min)
High Density:	300 units per hectare (min) in the UGC or an MTSA; 225 units per hectare (min) outside the UGC or an MTSA.
<b>Height Limitations and Ranges</b>	
Neighbourhood Areas fronting local streets:	Up to 3 storeys
Neighbourhood Areas fronting collectors and arterials:	Up to 4 storeys (though in Historic Neighbourhoods, must be no more than 2 storeys higher than adjacent buildings)
Neighbourhood Areas that are comprehensively planned on vacant lands:	Up to 6 storeys
Neighbourhood Areas fronting an Intensification Corridor:	Up to 8 storeys with limitations based on heights of adjacent buildings (development can be no more than 50% higher than adjacent building); otherwise up to 6 storeys
Strategic Employment and Economic District	Generally limited to 6 storeys
Employment Area – Non-Industrial	Limited to 12 storeys
Employment Area - Industrial	Will be directed by the Zoning By-law
Community Hub:	Limited to 12 storeys max if within or adjacent to the UGC, an MTSA or an SGA; in other areas, height will be directed by the Zoning By-law
Medium Density:	Limited to 12 storeys max
Commercial District:	Outside of the UGC, MTSAs and SGAs, limited to 12 storeys Inside the UGC, MTSAs and SGAs, shall be directed by the Zoning By-law
High Density:	Limited to 20 storeys max outside of the UGC and the MTSAs; heights in the UGC and the MTSAs in excess of 25 storeys may only be permitted if justified

71. The image below provides a depiction of what varying densities look like actualized as built form:



**ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

72. In addition to the environmental and climate change policies contained within the new official plan, the following environmental and climate change impact matters have been considered in the development of the recommendation:

- a) Plans, policies and guidelines developed by the Province of Ontario (e.g., the Lake Simcoe Protection Plan, 2009);
- b) Plans, policies and guidelines established by the regional Conservation Authorities (e.g., the Lake Simcoe Phosphorous Offset Program); and,
- c) Plans, policies and guidelines established by the City of Barrie (including the Climate Change Adaptation Strategy, the Community Energy and Greenhouse Gas Reduction Plan, and the City’s Circular Economy Policy Framework).

---

## ALTERNATIVES

73. The following alternatives are available for consideration by General Committee:

### Alternative #1

General Committee could not adopt the official plan, but still accept the municipal comprehensive review.

This alternative is not recommended as the Province requires that regional and single-tier municipalities, through the completion of both an official plan and municipal comprehensive review, achieve conformity by July 1, 2022. Moreover, Staff have ensured that the work done to support both documents provides an appropriate foundation for realizing a Barrie in 2051 with a population of 298,000 and with 150,000 jobs, while contemplating community and stakeholder input.

### Alternative #2

General Committee could adopt the official plan, but not endorse the municipal comprehensive review.

This alternative is not recommended as the Province requires that regional and single-tier municipalities, through the completion of both an official plan and municipal comprehensive review, achieve conformity by July 1, 2022. Moreover, Staff have ensured that the work done to support both documents provides an appropriate foundation for realizing a Barrie in 2051 with a population of 298,000 and with 150,000 jobs, while contemplating community and stakeholder input.

### Alternative #3

General Committee could not adopt the official plan, nor accept the municipal comprehensive review.

This alternative is not recommended as the Province requires that regional and single-tier municipalities, through the completion of both an Official Plan and municipal comprehensive review, achieve conformity by July 1, 2022.

## FINANCIAL

74. The financial implications for the Corporation that would result from the adoption of the City of Barrie Official Plan 2051 and endorsement of the municipal comprehensive review are longer term in nature and primarily are those directly related to the cost of growth.
75. The City of Barrie plans for and accommodates growth through a variety of financial tools, which include master and strategic plans, capitals plans, asset management plans and long-range financial plans. In addition, the City relies on funding growth primarily through development charges and taxation.
76. The Long-Range Financial Plan (2021) provides strategies for strengthening the City's financial position into 2041 and highlights some key information regarding the City's financial positioning as we enter into this new period of growth. While the City's credit rating remains strong, the City's tax supported reserves and future debt capacity limits will be under pressure with current projections showing the City surpassing its internally imposed debt service charge capacity limit of 20% of own source revenues by 2029. The debt capacity limit is anticipated to improve during the second decade. At the same time, the plan presents and Council has adopted options for strengthening the City's position as Barrie continues to grow into 2041.

77. With the Province’s *Growth Plan* targets now having been revised for 2051, the Long-Range Financial Plan (2021) will need to be updated to better account for the financial implications of that growth and to provide a path forward for a strong municipal fiscal response. While the municipal comprehensive review provides a very high-level estimation of the costs of servicing growth into 2051 (see Appendix “E”), these estimations must be validated through updates to master plans, and then – once validated – this information must be fed into the City’s updated fiscal planning.

**LINKAGE TO 2018–2022 STRATEGIC PLAN**

78. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- Growing Our Economy
  - Fostering a Safe & Healthy City
  - Building Strong Neighbourhoods
  - Supporting a Vibrant & Safe Downtown
  - Offering Innovation and Citizen-Driven Services
  - Improving the Ability to Get Around

**CHART OF APPENDICES**

APPENDIX	DOCUMENT NAME
“A”	City of Barrie Official Plan 2051
“B”	Official Plan Consultation and Engagement Summary
“C”	<i>Growth Plan</i> Conformity Chart
“D”	Barrie’s Land Needs Assessments
“E”	Municipal Comprehensive Review Report: Servicing Growth