

An architectural rendering of a city street scene. The scene features modern, multi-story buildings with large windows and balconies. The street is lined with lush green trees and has several cars parked along the side. The sky is a clear, bright blue. The overall atmosphere is one of a vibrant, modern urban environment.

Zoning for the Intensification Areas General Committee Public Meeting

Monday, March 31, 2014

**Aslam Shaikh, Policy Planner
Merwan Kalyaniwalla, Manager of Policy Planning
Planning Services Department**

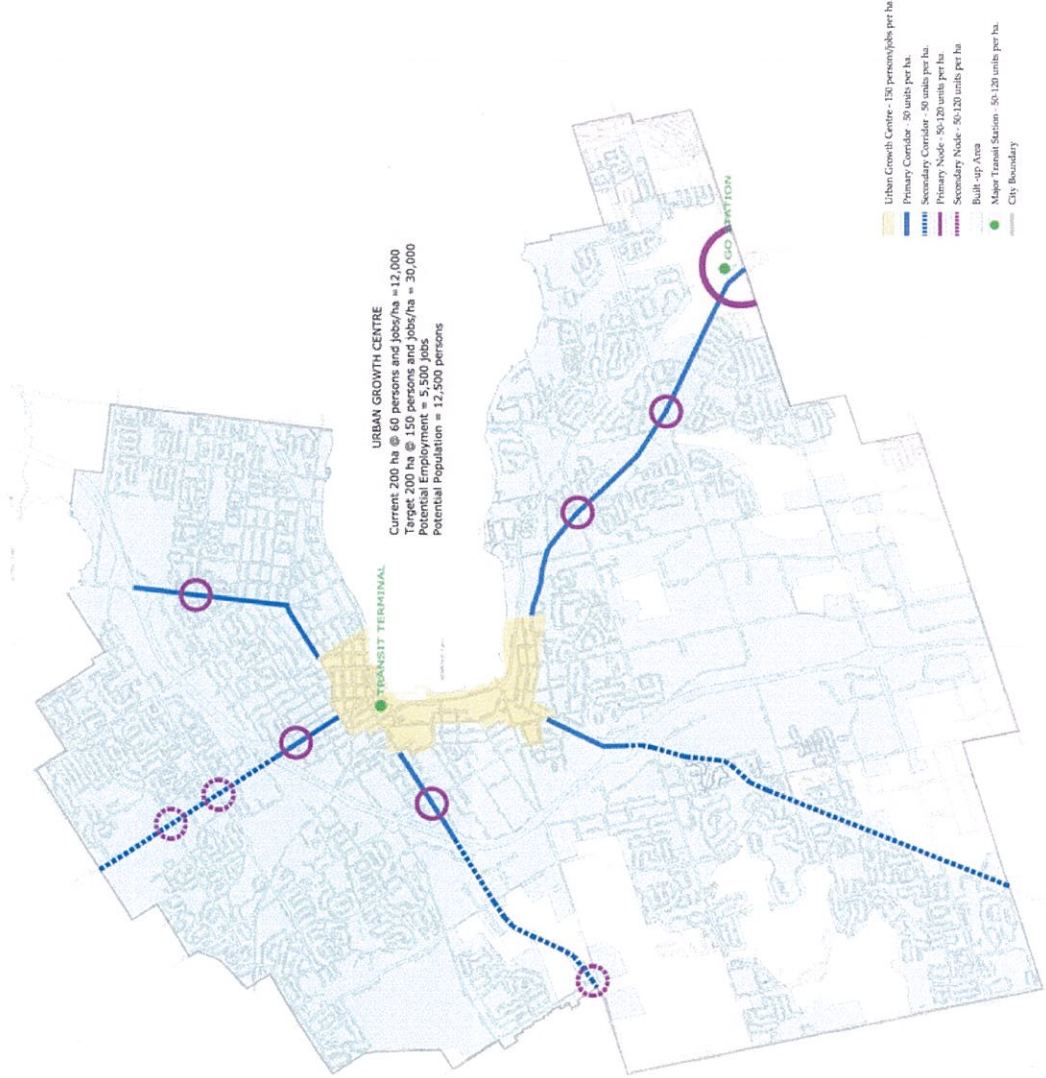
The City of
BARRIE

Timeline...

- 1st Staff Report: December 9
- Open Houses: February & March
- Council Public Meeting Today: March 31st
- 2nd Staff Report this Spring

- **2006: Places to Grow**
- **2009: Intensification Study**
- **2009: Official Plan**
- **2013: Design Guidelines**
- **2014: New Zoning**





Why do we need new zoning standards?

**More choice for
Barrie residents**

Greater efficiencies

**Health benefits &
Sustainability**



Source: Ken Greenberg, *Walking Home: The Life and Lessons of a City Builder*, Random House Publishing, 2011



Source: Ken Greenberg, *Walking Home: The Life and Lessons of a City Builder*, Random House Publishing: 2011



Source: Ken Greenberg, *Walking Home: The Life and Lessons of a City Builder*, Random House Publishing: 2011



Source: Ken Greenberg, *Walking Home: The Life and Lessons of a City Builder*, Random House Publishing, 2011

Restrictions in Existing Zones

- Existing medium & high density residential zones are **designed for compatibility with low density areas**
- They do not permit a wide range of uses
- Are not conducive to the pedestrian-oriented urban character

What will the Intensification Areas look like?

Intensification Node Zoning Standards

HEIGHT

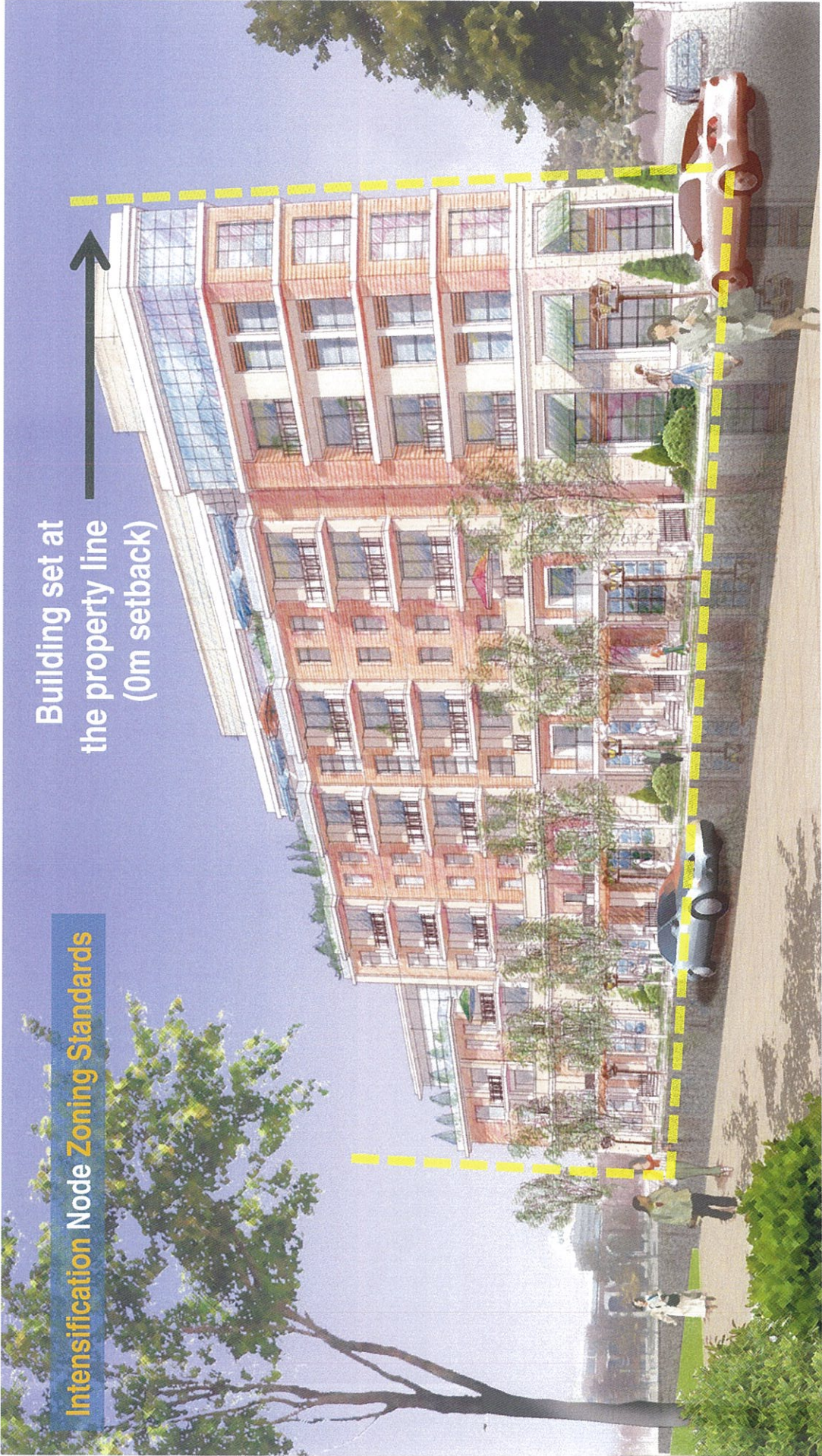
**MIN: 3 storeys
MAX: 8 storeys**

GROUND FLOOR COMMERCIAL USES



Intensification Node Zoning Standards

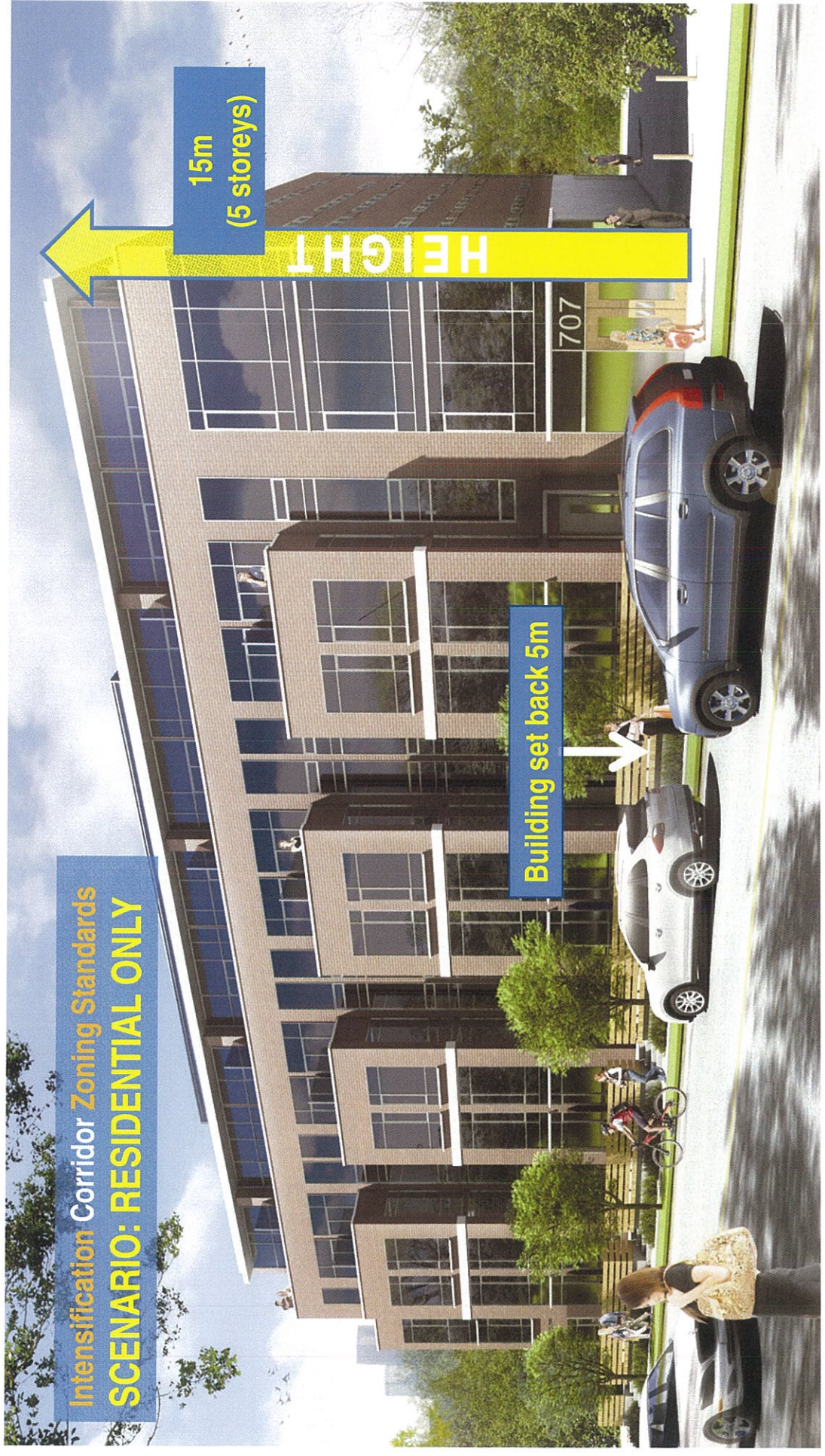
Building set at
the property line
(0m setback)



Intensification Corridor Zoning Standards



Intensification Corridor Zoning Standards
SCENARIO: RESIDENTIAL ONLY



15m
(5 storeys)

HEIGHT

Building set back 5m

707

Intensification Corridor Zoning Standards
SCENARIO: MIXED USE

Building set back 0m

GROUND FLOOR COMMERCIAL USE

HEIGHT

15m
(5 storeys)

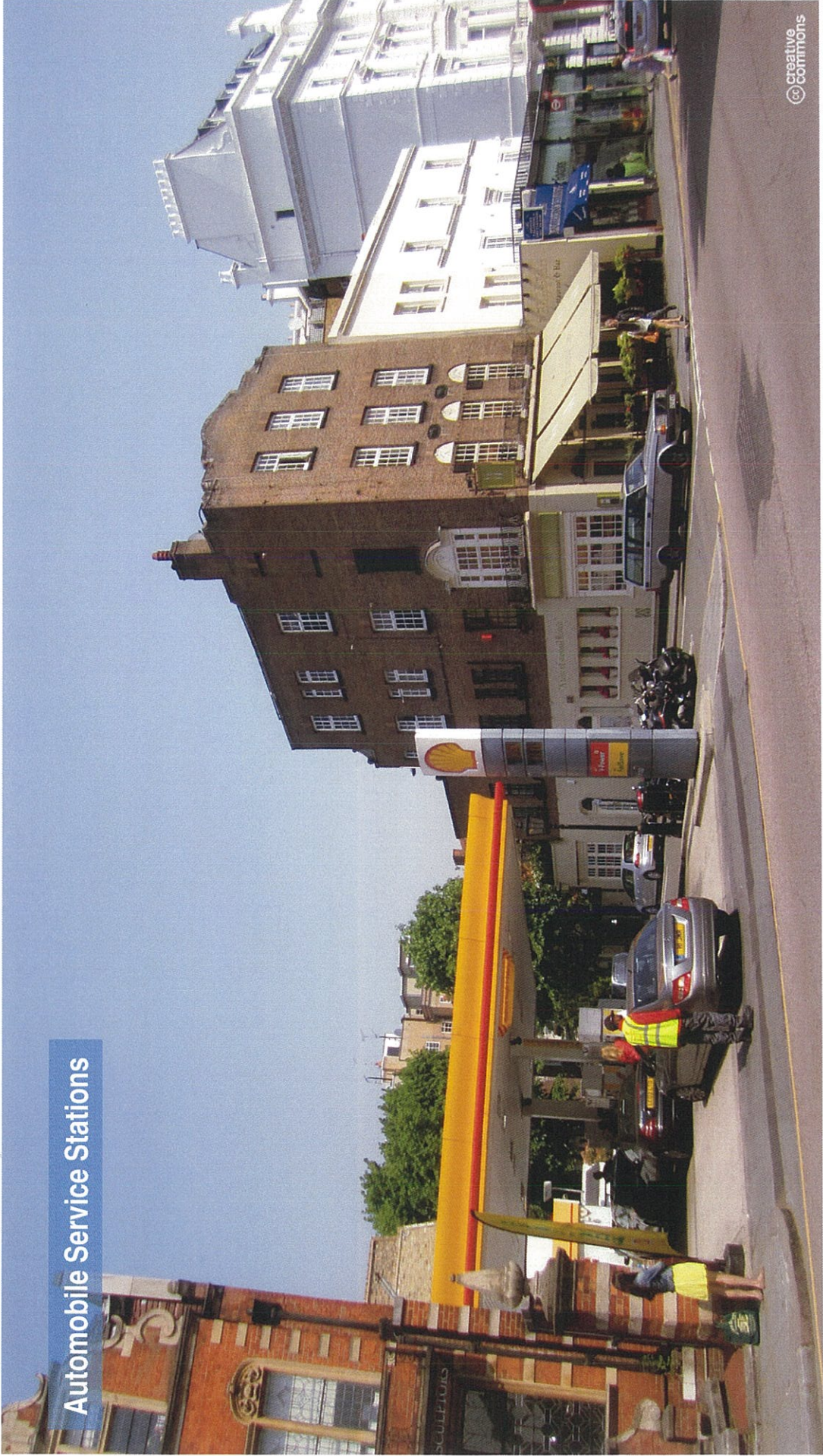
25.5m
(8 storeys)





Reducing Parking Standards

Automobile Service Stations



Next Steps...

- **Prepare the implementing Staff Report**

Beyond...

- **Pre-Zoning the Intensification Nodes & Corridors**

Thank you

Zoning for the Intensification Areas
Planning Services Department