

Planning Barrie's Future – *today*

What's UP with Intensification?

Presented By: Andrea Miller, RPP

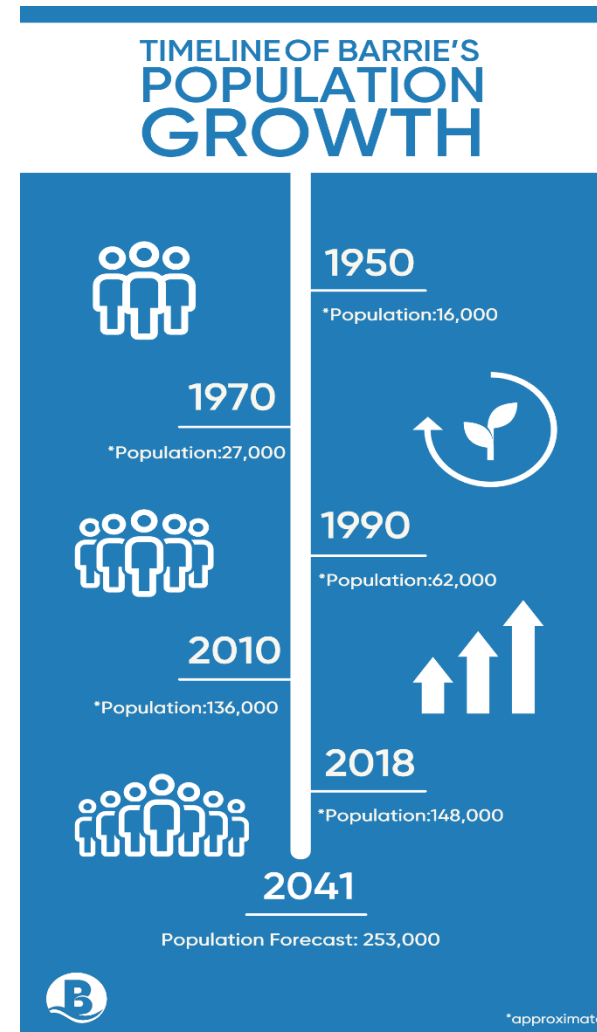
Michelle Banfield, RPP

Date: Monday January 20, 2020 at General Committee



Barrie in the year 2041

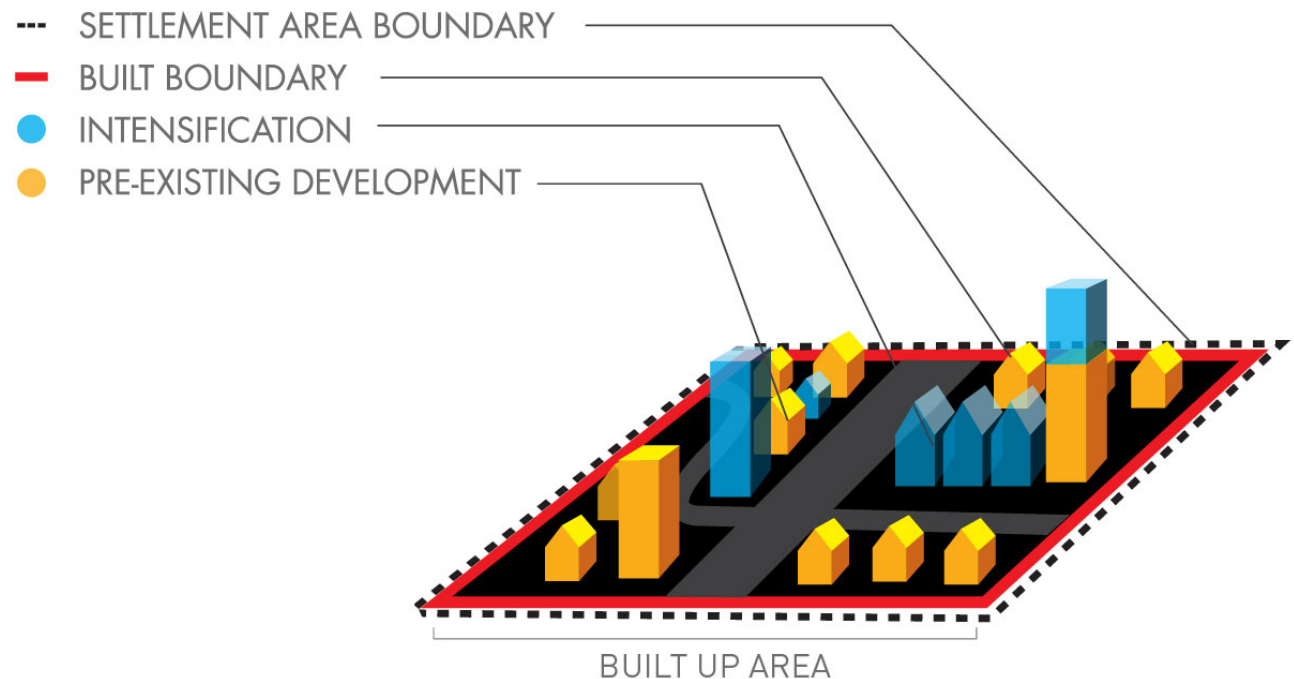
- Barrie is forecasted to grow by more than 107,000 people by 2041
- The City's economy is forecasted to add 53,900 jobs by 2041



What is Intensification?

Putting ***more people and jobs*** in a community than currently exists by development, redevelopment, infill, and expansion or conversion of existing buildings.

Planners call this more ***density***.



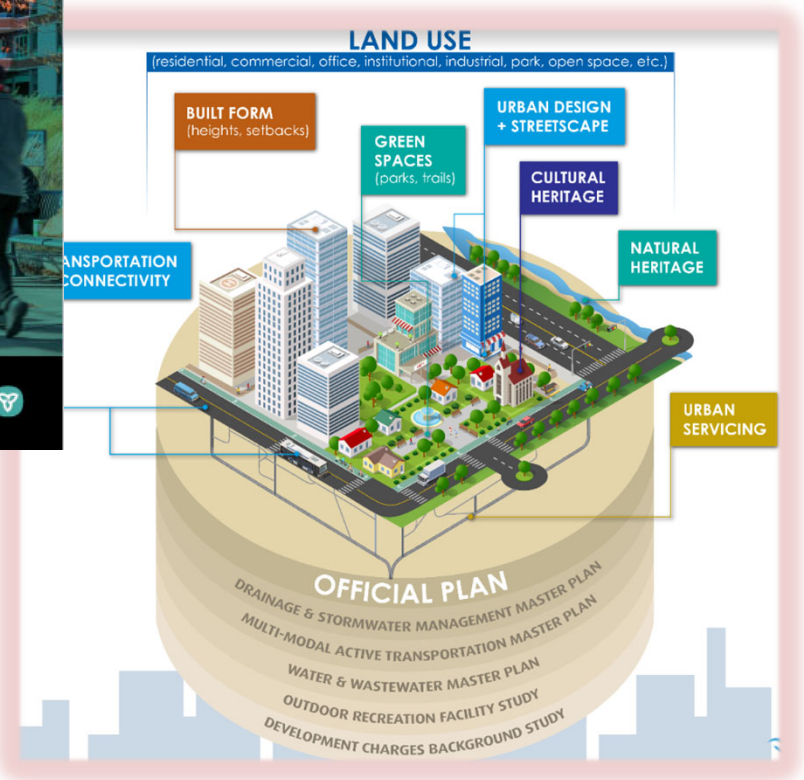
Why Intensification?

- **More efficient use of land** = cuts operating costs, and reduces development pressure on agricultural and environmental lands
- **More compact urban form** = reduces travel times and car dependency and increases active and public transportation
- **More vibrancy, choice, opportunity** = provides more options to satisfy our needs, adds vibrancy and amenity, and contributes to creating healthy and complete communities



A Place to Grow - Growth Plan, 2019

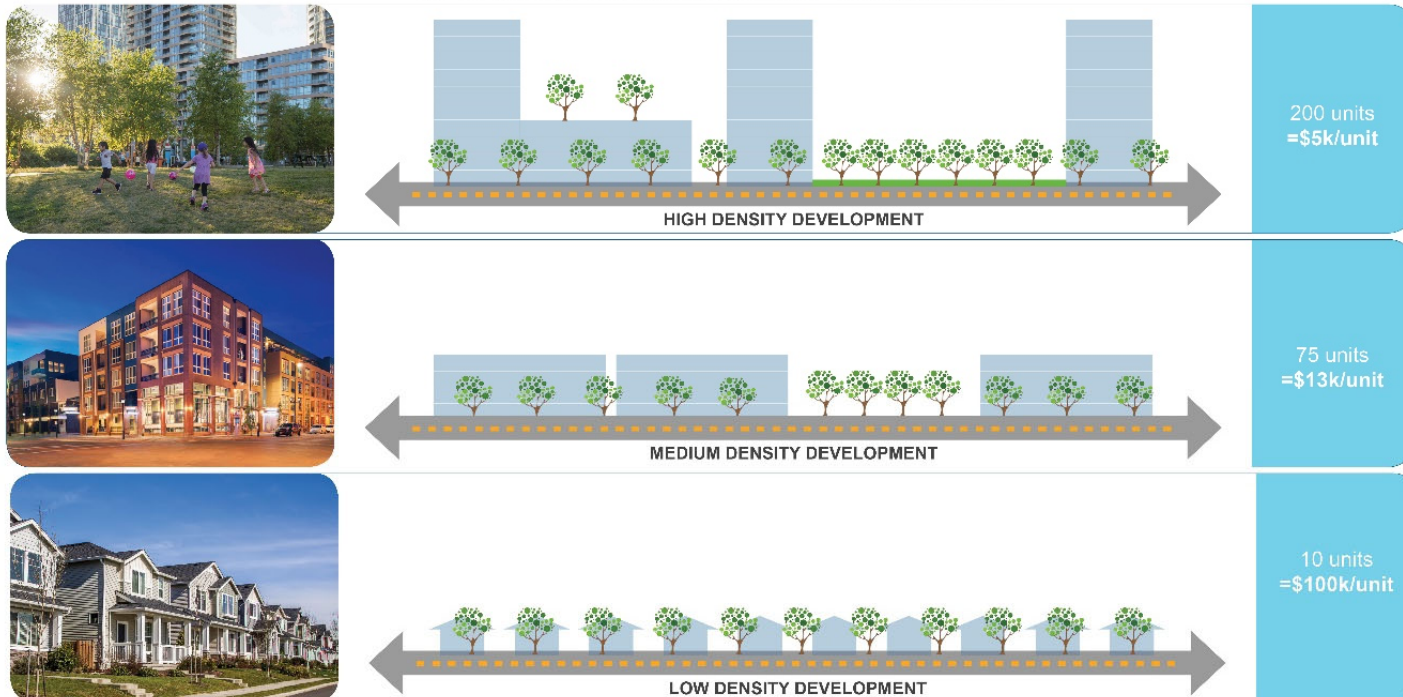
- Planning to meet the targets in the Growth Plan is required
- Where & How to Grow
- Appropriate Infrastructure to support growth
- Protect what is valuable
- Simcoe County Sub-Area
- Designates Barrie's Urban Growth Centre



COSTS OF DEVELOPMENT

Population density vs. cost of City services

for \$1 million section of road and infrastructure



*NOTE: Images and values presented for illustration purposes only



BUILDINGBARRIE

Why Intensification?

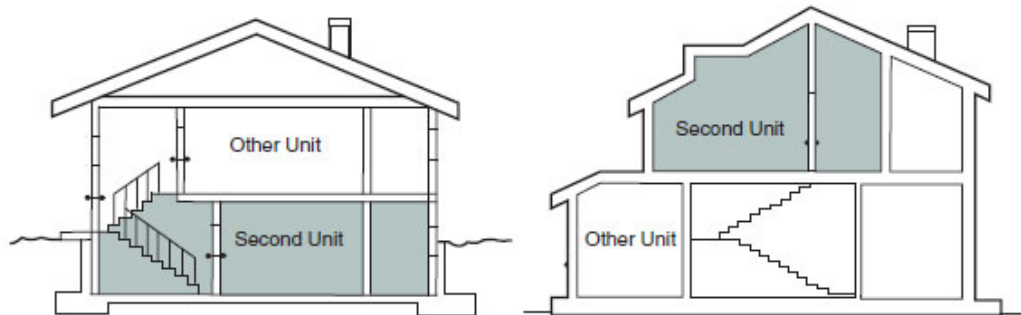
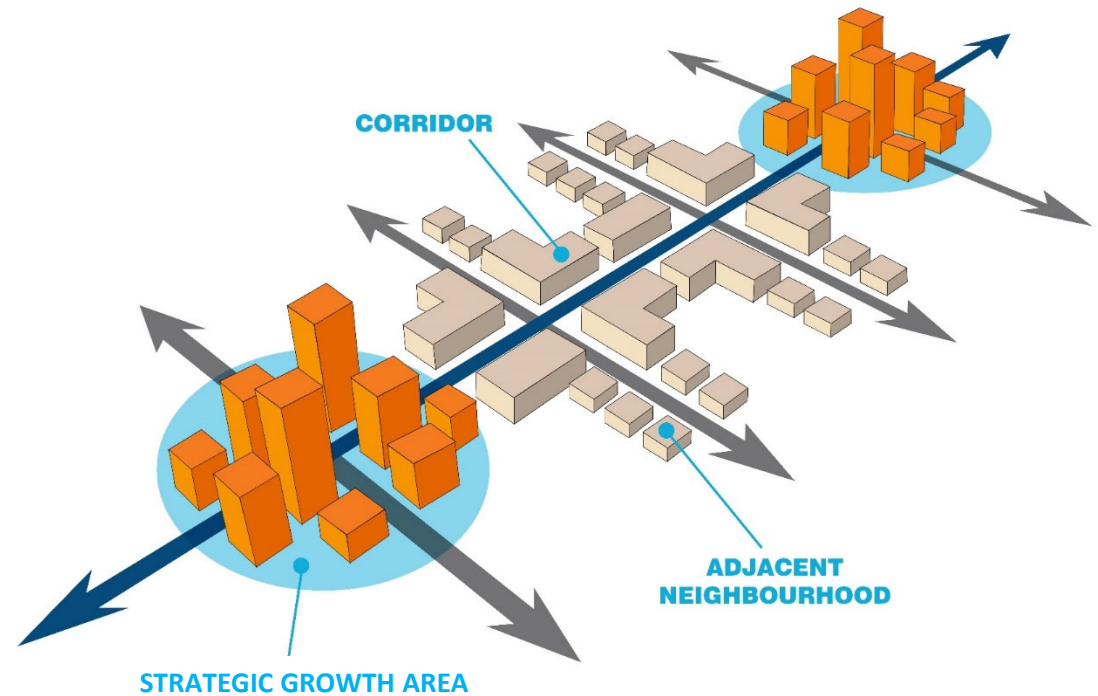
We see intensification as
creating a lifestyle!



It is a key driver of the transformation that continues to shape the City's future.

What does intensification look like?

Takes many forms.....



Examples of Second Unit Locations

Housing types and Densities

Range of Densities
and Built Forms



Town Housing



Stacked Town
Housing



Low-Rise
Apartment



Medium-Rise
Apartment

Lower
Density

DPH 43
(DPA 17.4)

Medium
Density

DPH 80
(DPA 32.4)

Medium Higher
Density

DPH 125
(DPA 49.4)

Higher
Density

DPH 224
(DPA >40.0)



Accessory Suites

An accessory suite is a development consisting of a self-contained dwelling located within a single detached home.

Characteristic Height and Density

Maximum Height: 2.5 storeys
Maximum Density: 43 units/ha.
17.4 units/acre



Town Housing

A building containing up to 8 dwellings joined in whole or in part at the side only by a vertical party wall. Each dwelling contains some private open space in front and/or in back.

Characteristic Height and Density

Maximum Height: 2.5 storeys
Maximum Density: 42 - 54 units/ha.
17 - 21.8 units/acre



Stacked Town Housing

Stacked Town Housing is a type of housing where dwellings are arranged two deep, either vertically (placed one over the other) or horizontally (attached at the rear as well as the side).

Characteristic Height and Density

Maximum Height: 4 storeys
Maximum Density: 80 - 105 units/ha.
32.4 - 42.5 units/acre



Low-Rise Apartment

The above image illustrates typical building form, scale and massing only. Building character can vary depending on the site.

Characteristic Height and Density

Maximum Height: 4.5 storeys
Maximum Density: 125 units/ha
49.4 units/acre



Medium-Rise Apartment

The above image illustrates typical building form, scale and massing only. Building character can vary depending on the site.

Characteristic Height and Density

Maximum Height: 8 storeys
Maximum Density: 125 - 224 units/ha
49.4 - 90.7 units/acre

DPH: Density per hectare
DPA: Density per acre

* high-rise apartments would be any development greater than 8 storeys and greater than 224 units/ha

Transitioning Built Form



- Essa Road & Burton Avenue

Strong Urban Design



- Essa Road & Highway 400

Complete Community



- Essa Road & Harvie Road

Thank you!

Helpful planning links...

www.Barrie.ca > Doing Business > Planning & Development

Buildingbarrie.ca

