

Annexed Lands Secondary Plan and Citywide Infrastructure Master Plans Project Update

**Presented to Development
Services Committee**

**Eric Hodgins, MCIP, RPP
Growth Management Coordinator**

June 11, 2013

Presentation Outline

- Where Things Stand: A Recap
- Secondary Plans and Infrastructure Master Plans
- Fiscal Impact Assessment
- Schedule and Next Steps



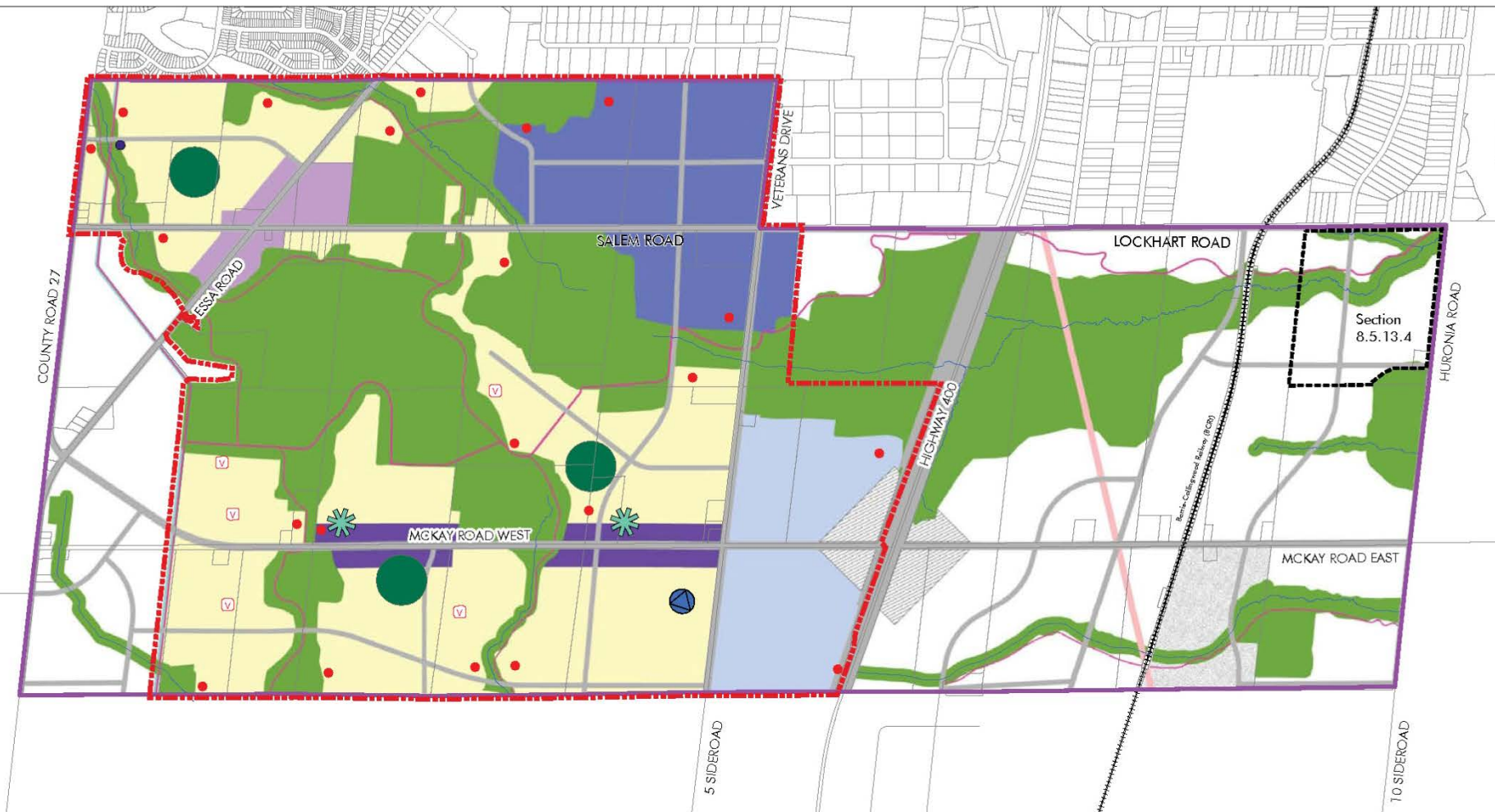
Secondary Plan/Infrastructure Master Plans Chronology

- September 2012: Preliminary Draft Salem and Hewitt's Secondary Plans and Public Information Meeting
- February 2013: Consultant Team Response to Public Submissions and Revised Draft Salem and Hewitt's Plans
- March 6, 2013: Class EA PIC #3 and Planning Act Open House
- March 18, 2013: Planning Act Public Meeting
- April 3, 2013: Class EA PIC #4

Draft Secondary Plans: Feedback

- Public sessions held on September 27, 2012 and March 6, 2013 both very well attended: +125 persons
- More than 35 written submissions in response to Revised Draft Secondary Plans
- More than 75 comment sheets from PIC #3 and PIC #4
- Provincial (MAH/MTO) and agency comments (LSRCA, NVCA, SCDSB, SMCDSB)



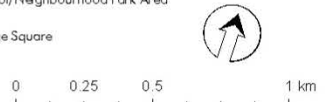


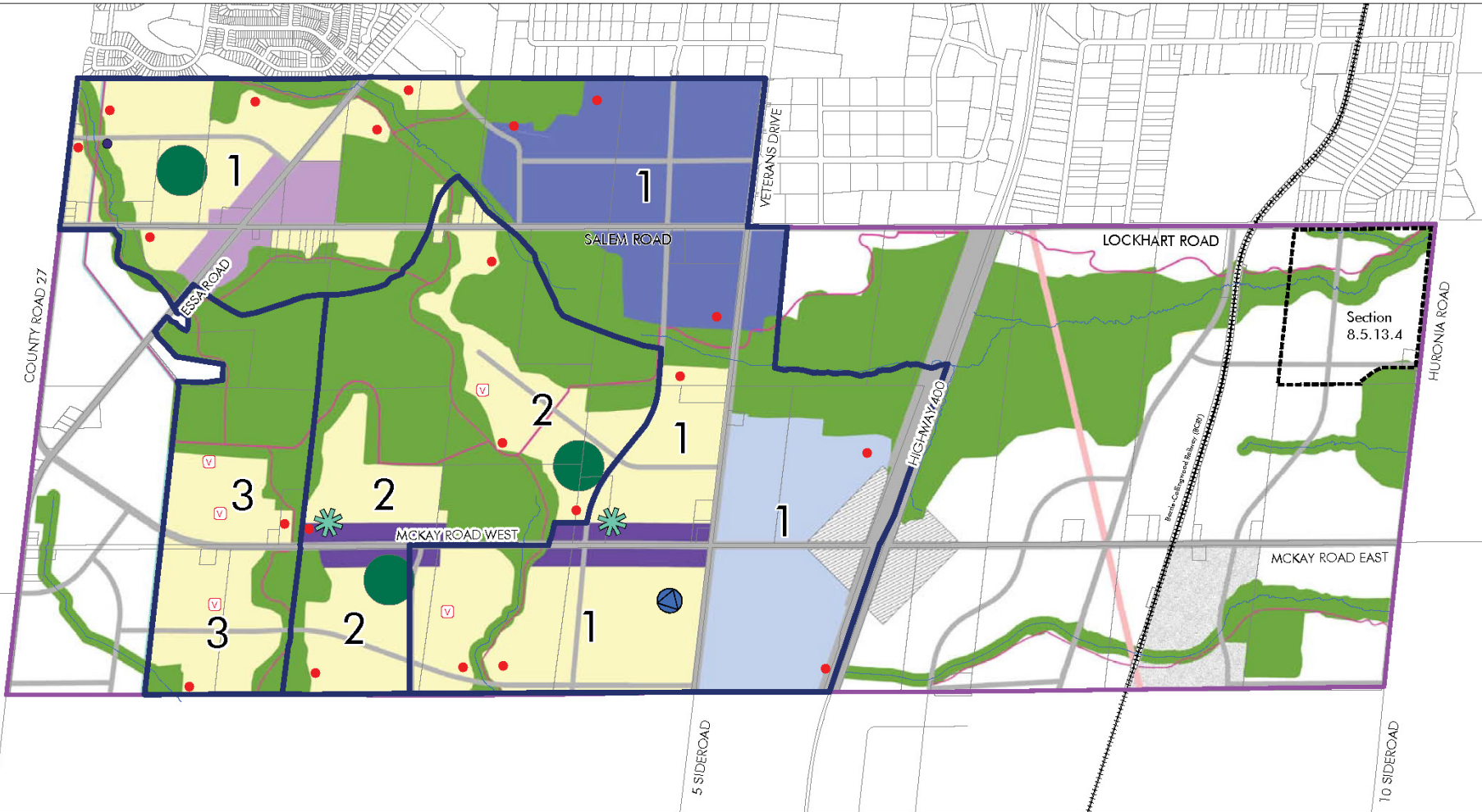
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|---|--|------------------------------|--|---|
| Secondary Plan Boundary | Existing and Proposed Roads/
Hwy 400 Corridor | Natural Heritage System | General Industrial | Secondary School |
| Urban Area Boundary | Future Interchange | Residential Area | Highway 400 Industrial/
Business Park | Recreation Centre/Community Park/School |
| Existing Parcel Fabric | Pathway System | Essa/Salem Mixed-Use Node | Extrastive Industrial | School/Neighbourhood Park Area |
| Railway | TransCanada Pipeline Easement | Neighbourhood Mixed-Use Node | Rural Area | Village Square |
| Stream | Hydro Corridor | | Defined Policy Area | |
| Stormwater Management Facility | | | | |
| Stormwater Management Facility (Optional) | | | | |

Schedule 8C
Land Use

City of Barrie
Salem Secondary Plan

Draft February 2013





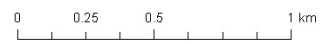
- Secondary Plan Boundary
- Existing Parcel Fabric
- Railway
- Stream
- Stormwater Management Facility (Optional)

- Existing and Proposed Roads/Hwy 400 Corridor
- Future Interchange
- Pathway System
- TransCanada Pipeline Easement
- Hydro Corridor
- Phase Boundary

- Natural Heritage System
- Residential Area
- Essa/Salem Mixed-Use Node
- Neighbourhood Mixed-Use Node

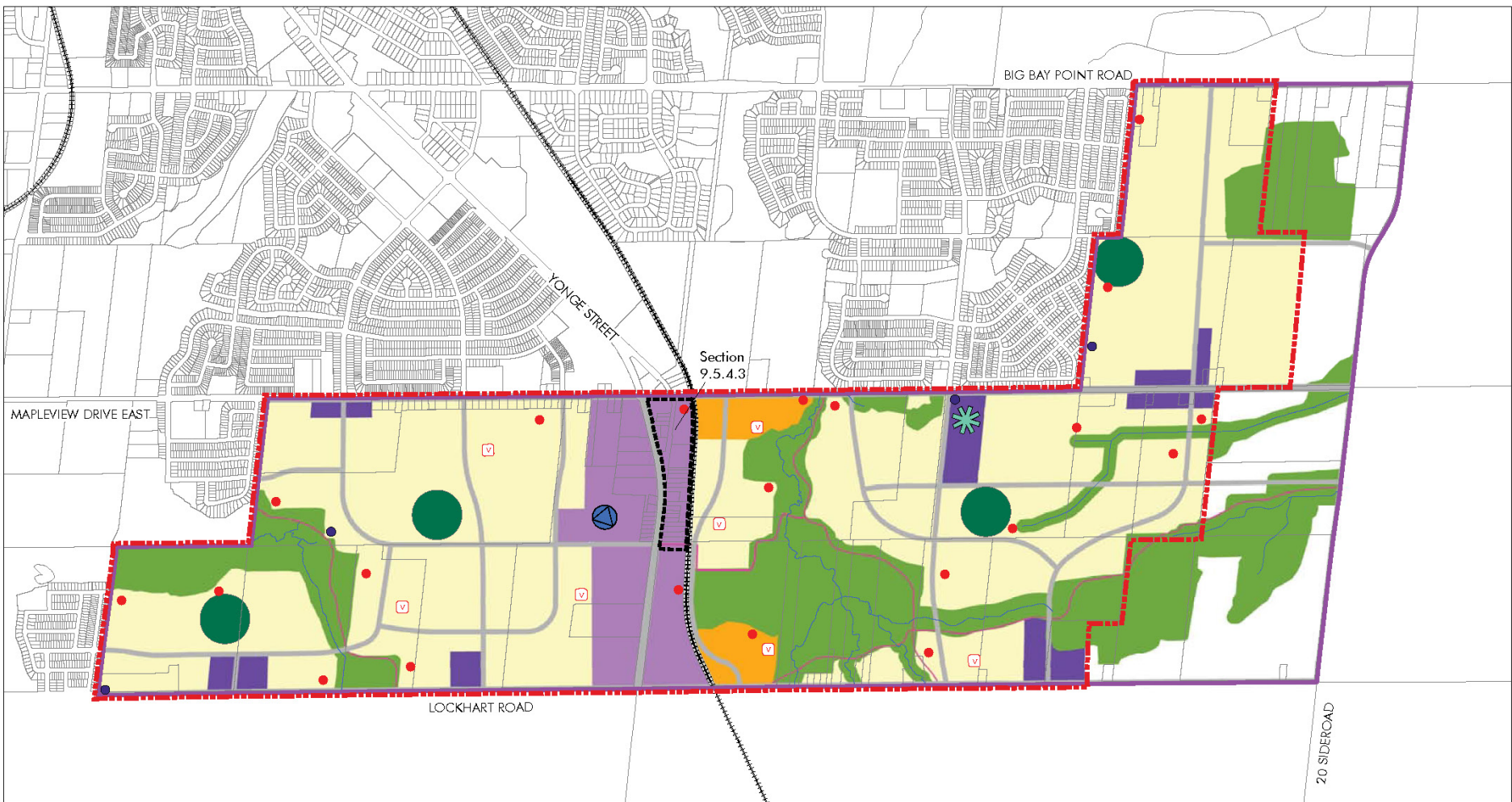
- General Industrial
- Highway 400 Industrial/Business Park
- Extractive Industrial
- Rural Area
- Defined Policy Area

- Secondary School
- Recreation Centre/Community Park/School
- School/Neighbourhood Park Area
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Schedule 8E
Development Phases
City of Barrie
Salem Secondary Plan

Draft February 2013

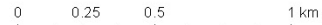


- Secondary Plan Boundary
- Urban Area Boundary
- Existing Parcel Fabric
- Railway
- Stream
- Stormwater Management Facility
- Stormwater Management Facility (Optional)
- Existing and Proposed Roads
- Pathway System

- Natural Heritage System
- Residential Area
- Med/High Density Residential Area
- Yonge Mixed-Use Corridor
- Neighbourhood Mixed-Use Node

- Rural Area
- Defined Policy Area

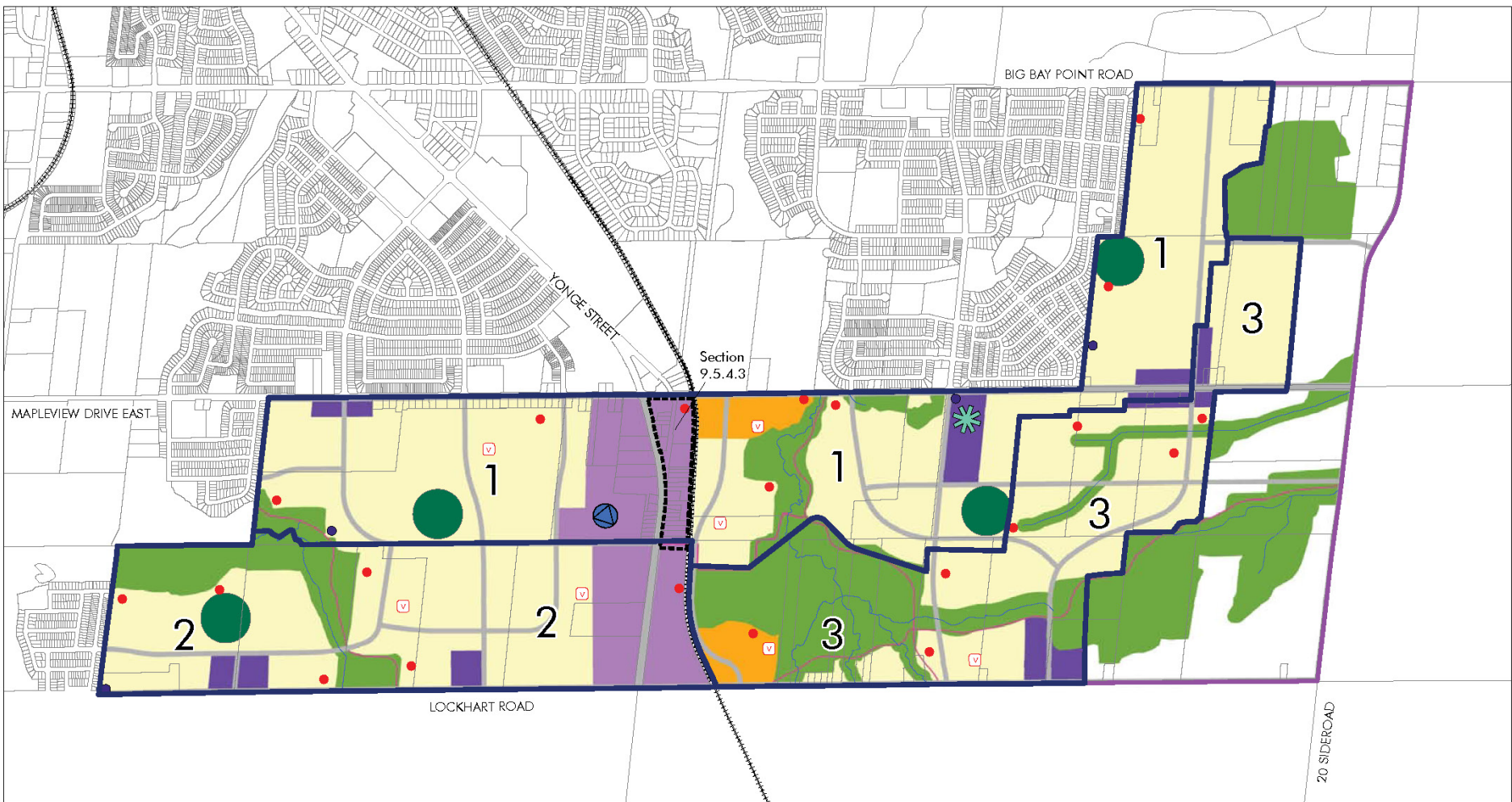
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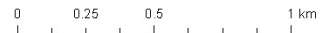
Schedule 9C
Land Use

City of Barrie
Hewitt's Secondary Plan

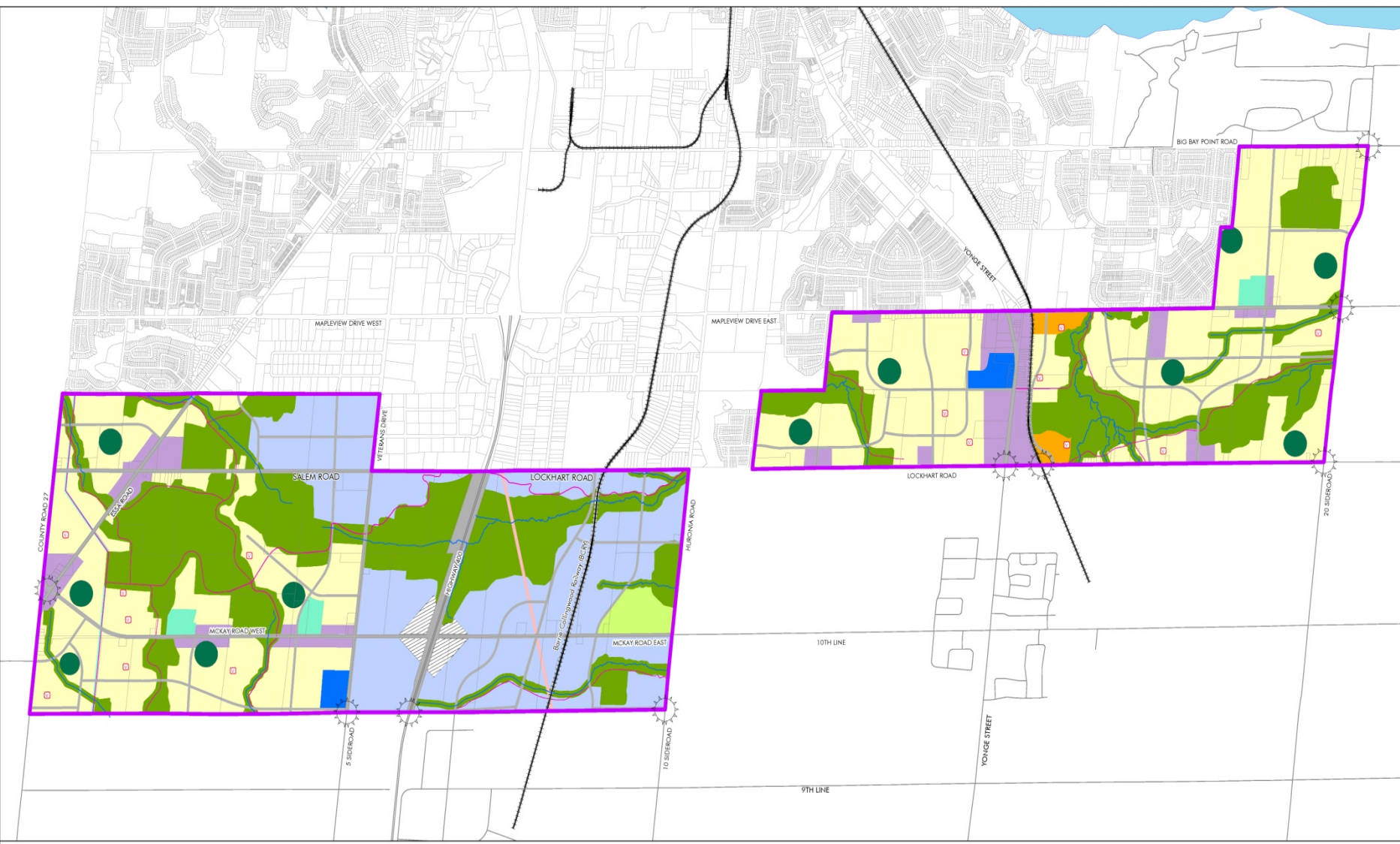
Draft February 2013



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Schedule 9E
 Development Phases
 City of Barrie
 Hewitt's Secondary Plan
 Draft February 2013



- | | | | |
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| Gateways | Hydro Corridor | Industrial/Business Park | Village Square |

Ultimate Land Use & Transportation Concept Plan

Draft - September 2012



Infrastructure Master Plans

Completed

- Sustainable Waste Management Strategy
- Fire Station Location Study

Draft Final Reports

- Water and Wastewater
- Drainage and Stormwater
- Transportation/Transit

Analysis Underway

- Parks and Recreation Growth Plan

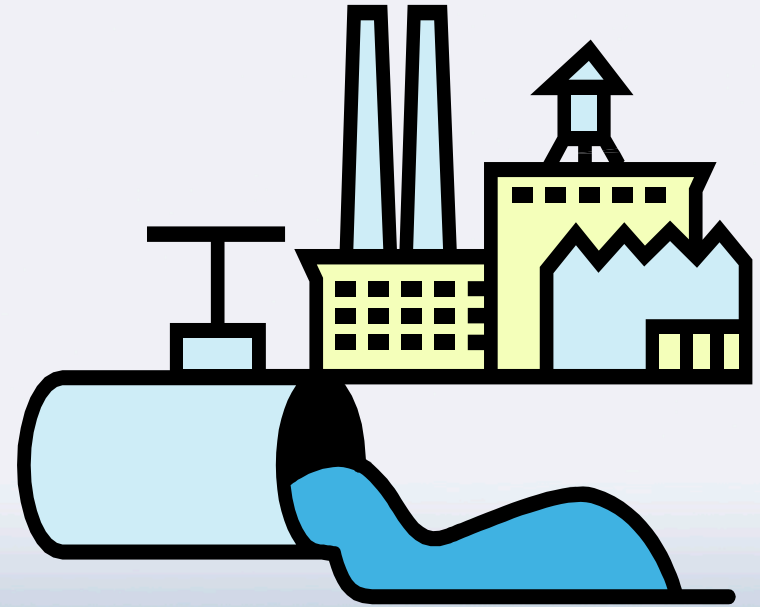
Update

- All Draft Final Infrastructure Master Plans posted to City's website
- March 6, 2013: Municipal Class EA PIC #3
- April 3, 2013: Municipal Class EA PIC #4

Wastewater Treatment

Wastewater Treatment

- With the continued implementation of a water conservation and inflow & infiltration reduction strategies, sewage treatment capacity exists to 2029



Water Supply

Water Supply

- Sufficient capacity exists in the combined surface water and groundwater municipal water supply systems to service the projected growth for the 2031 planning horizon



Water Storage and Distribution

Water Storage and Distribution

- MP details the phasing of water storage, booster pumping station and trunk watermain facilities to serve both the Hewitt's and Salem Secondary Plans and intensification within the former City boundary



Drainage and Stormwater Management

Drainage and SWM

- LSPD requirements re: low impact development, enhanced treatment SWM facilities and significant groundwater recharge area protection addressed in MP
- Continuation of the City's SWM facilities retrofit program for existing development and a strategy to mitigate the impact of stormwater runoff volumes and pollutant loadings from future development included in MP



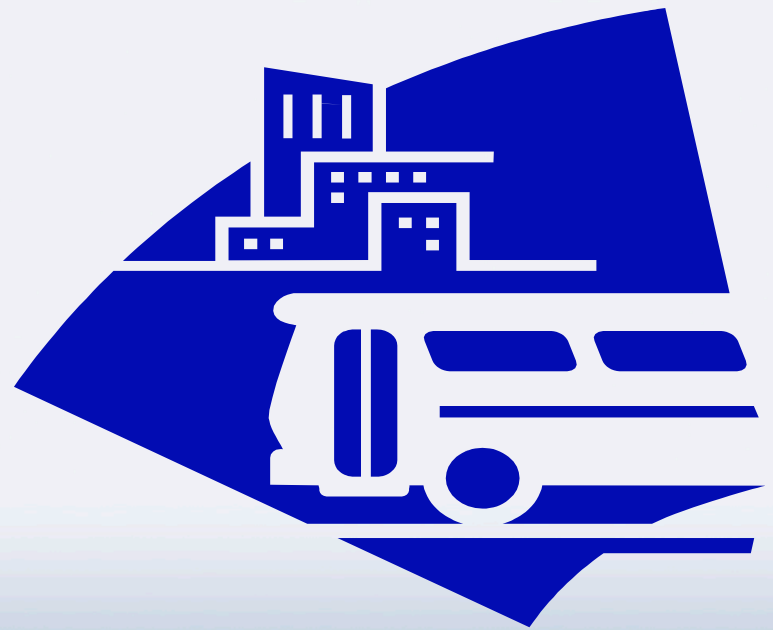
Transportation: Active Transportation

- Increasing the walking/cycling modal share from 6.4% to 15% by 2031
- Cycle lanes to be provided on collectors and arterials
- An integrated network: pedestrian and cycling paths
- Connectivity: ensuring access to public transit from pedestrian and cycling facilities



Transportation: Transit

- Increasing the transit modal share from 2.6% in 2011 to 7% by 2031
- Plan for Transit as the base route network for extending transit service into the Annexed Lands
- Integrating transit with pedestrian and cycling facilities



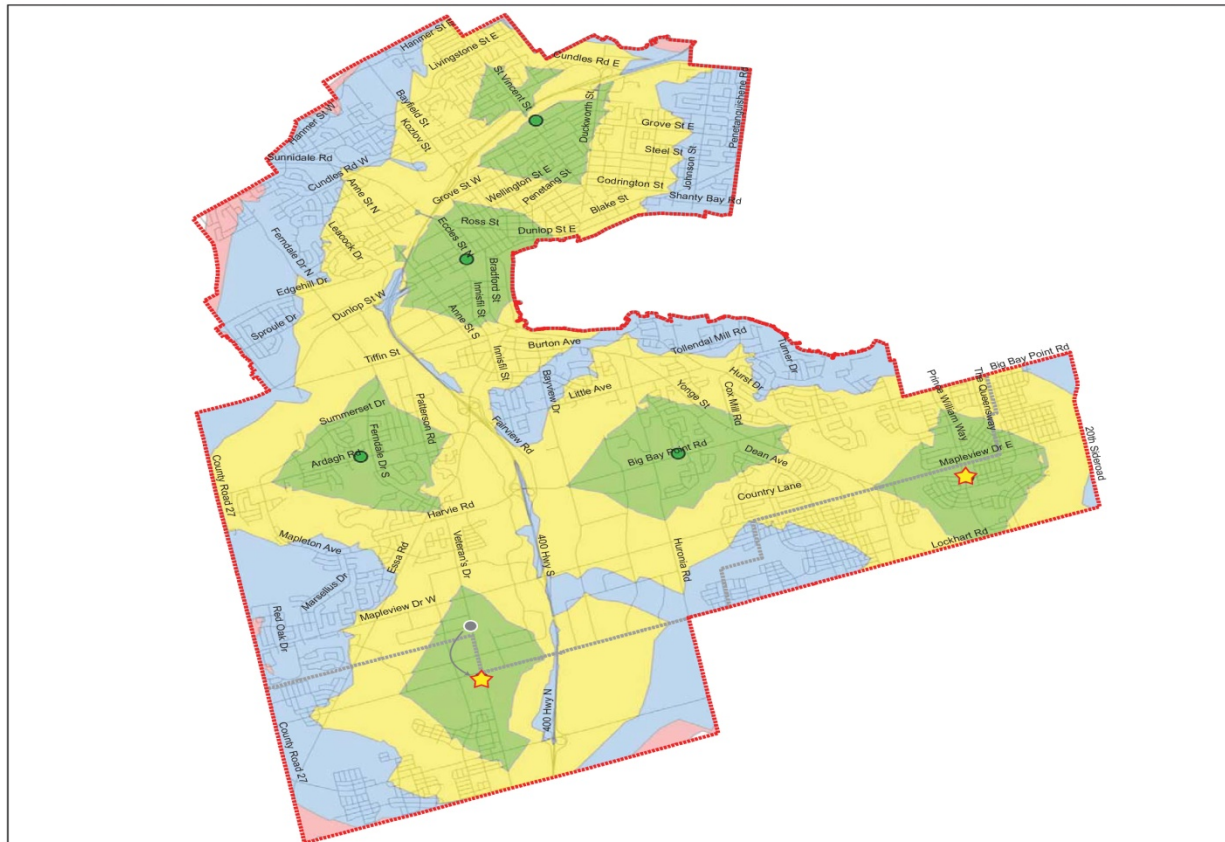
Fire Master Plan

Station Location Study

- Report finalized March 2013
- Recommends two new stations
- Station 5 to move to a new location in the vicinity of Veteran's Drive and Salem Road by 2021
- New Station 6 serving Hewitt's SP Area to be operational by 2016



Fire Station Location Study: Station Location and Modeled Response Time



Legend

- Fire Stations ★ New Fire Stations
- Old Location of Fire Stations
- Roads
- ▭ Current City Boundary
- ▭ Former City Boundary
- Modelled Response Time**
- 0 to 2 minutes
- 2 to 4 minutes
- 4 to 6 minutes
- 6 to 8 minutes

Exhibit 7.6

Theoretical 2, 4, 6, 8
Drive Time Analysis
2031

6 Stations, 1 Station Move Option



**Barrie Fire Station
Location Study**

Parks and Recreation Growth Plan

- Preliminary parkland dedication per Planning Act = 57 ha = total parkland planned for
- NHS = 657 ha or 28% of Annexed Lands
- Open parkland and natural areas being reviewed in the context of OP policy and P&R Master Plan on a Citywide basis



Fiscal Impact Assessment

- Watson & Associates Economists Ltd. under contract
- FIA = Third pillar of the City's growth planning program and groundwork for new DC BL
- Council's Planning Principles for the Annexed Lands: growth pays for growth
- Key Considerations: affordability, debt capacity, user rates, cash flow, long term perspective, impact on tax rate, budgeting targets, DC eligibility, financial policies



Fiscal Impact Scenarios

Base Case Scenario

- Based on Master Plans and measured against City's debt and budgeting targets
- \$49.2M/year for former City Limits
- \$41.3M/year for Annexed Lands
- \$99.7M/year for asset management
- \$190M annually

Adjustments

- Level of service: reduce capital investment in hard and soft services & asset renewal and replacement
- Extend timeframes for implementation of capital projects
- Postpone 'catch-up' of service standards within the former City limits
- Improve cash flow
- City's Financial Policy Framework

Improving Cash Flow

- Accelerated timing of DC payment for hard services – subdivision vs. building permit stage
- Front ending agreements with developers for all growth-related capital costs – water, wastewater, stormwater and roads
- Voluntary DC contribution of \$3,000 per housing unit – 15,000 units = \$45M
- Early payment for estimated future water, wastewater and roads DC per Halton Region



Achieving the Optimal Balance

- What level of service is acceptable?
- What level of risk is tolerable?
- What projects can reasonably be phased, delayed and/or scaled back?
- How best to meet expectations?
- What rate of growth is realistic, affordable and sustainable?
- Is growing slower an option?



ANNUALIZED CAPITAL COSTS INCLUDING ASSET MANAGEMENT (Un-inflated \$M)

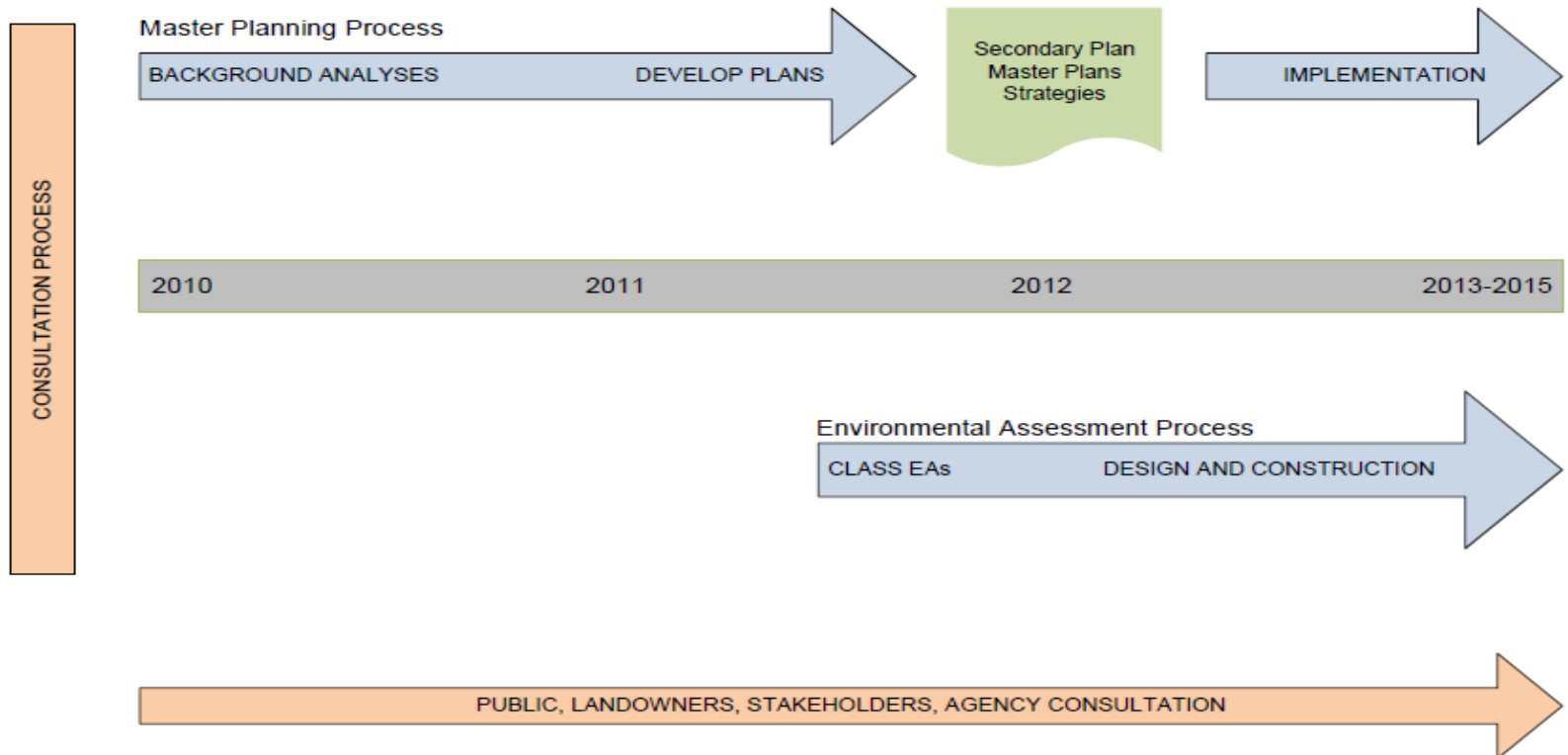
		2012-2021	2022-2026	2027-2031	2012-2031
1	Former City Limits	76.19	16.96	27.54	49.23
2	Annexed Lands	55.15	45.9	9.04	41.31
3	Asset Management	108.21	95.6	86.7	99.68
4	Base Case Scenario Total	\$239.55	\$158.46	\$123.28	\$190.22
5	Former City Limits	76.19	16.96	27.54	49.23
6	Annexed Lands	55.15	45.9	9.04	41.31
7	Asset Management Revised	45.51	63.0	65.42	54.68
8	Revised Total	\$176.85	\$125.86	\$102.0	\$145.22
9	Level of Service Transit	(1.23)	(1.5)	(1.5)	(1.38)
10	Level of Service AT	(10.0)	(10.0)	(10.0)	(10.0)
11	Phosphorus Removal	(5.0)			(2.5)
12	Revised Total #2	\$160.62	\$114.36	\$90.5	\$131.34
13	Defer Allandale 50% 2021/2022	(1.72)	3.44		
14	Defer SWCC Facility to 2030	(4.82)	(2.4)	4.8	(1.81)
15	Revised Total #3	\$154.08	\$115.4	\$95.3	\$129.72
16	Road Program Deferral	(13.35)	6.28	8.26	
17	Revised Total #4	\$140.73	\$121.68	\$103.56	\$126.66

Secondary Plan/Infrastructure Master Plans Project Chronology

- December 2009
 - Bill 196, Barrie-Innisfil Boundary Adjustment Act, 2009 receives Royal Assent
 - Council adopts 10 principles for planning the Annexed Lands
 - Stakeholder and agency consultation initiated
- May 2010: Watson & Associates retained for GMS
- November 2010: Macaulay Shiomi Howson retained for Secondary Plan and Master Servicing Studies
- February 2011: 'Building Barrie: Framework for the Future' branding introduced

Presentation to DSC: February 15, 2011

MASTER PLANNING and ENVIRONMENTAL ASSESSMENT INTEGRATED PROCESS/TIMELINE





Next Steps

- **Summer 2013 – The Plans Come Together**
 - **Completion of Master Plans & Fiscal Impact Assessment**
 - **Review of input and modify Secondary Plans**
- **Fall 2013 – Rolling the Plans Out**
 - **Public Information Session – September**
 - **Present Master Plans, Fiscal Impact Assessment and Secondary Plans to Council**
- **Late 2013 – Implementation Strategy**
 - **Zoning, urban design guidelines, Development Charges B/L**

Thank you

