

# Growth Management Program

## Community Update

October 30, 2017

Tonight's presentation is an update to the [presentation](#) given to Council on April 30th, 2017 on the status of the development applications and Infrastructure Implementation Plan in the Salem and Hewitt's Secondary Plan Areas.



## Growth Management Program

### People - Coordination & Collaboration

#### Coordination:

- Bi-Weekly Internal Growth Management Meetings
- Monthly Landowner Meetings
- Strengthening Conservation Authority Relationships
- Integrated Application Review Process
- First 'D' Infrastructure Agreement

#### Collaboration:

- Integrated Working Groups
- Traffic Calming Planning
- Transit Service Planning
- Parks, Trails & Recreation Programming
- Progressive Community Standards



# Growth Management Program

## Process - Continuous Improvement

### Continuous Improvement:

- Zoning By-Law Amendment
- Site Plan Control By-law Amendment
- Urban Design Guidelines
- Transportation EA Recommendations Filed
- Low Impact Development (LIDs) Guide
- Transportation Design Manual (TDM)
- Right-of-Ways (ROW) Defined
- Laneway Standards Defined
- New Homeowner Guide (FAQs)
- Development Manual:
  - Complete Submission Framework
  - Digital Data Submission Standards



# Growth Management Program

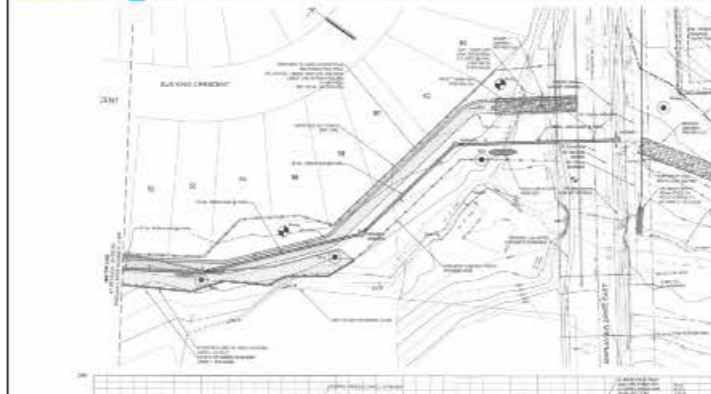
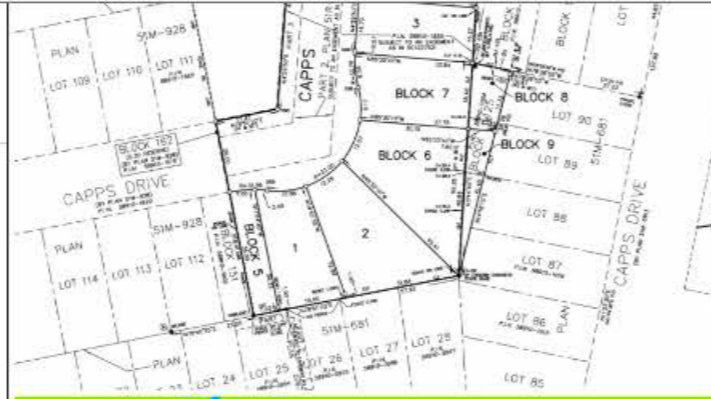
## Technology - Standardize & Automate

### Standardize:

- Digital Information Management
- GIS Planning Data
- GIS Engineering Data

### Automate:

- Corporate & Community Reporting Needs
  - Inventory Management: Units & Assets
  - MOU & Financial Reporting
- APLI Phase 1: Building Process Focused
- APLI Phase 2: Planning Process Focused

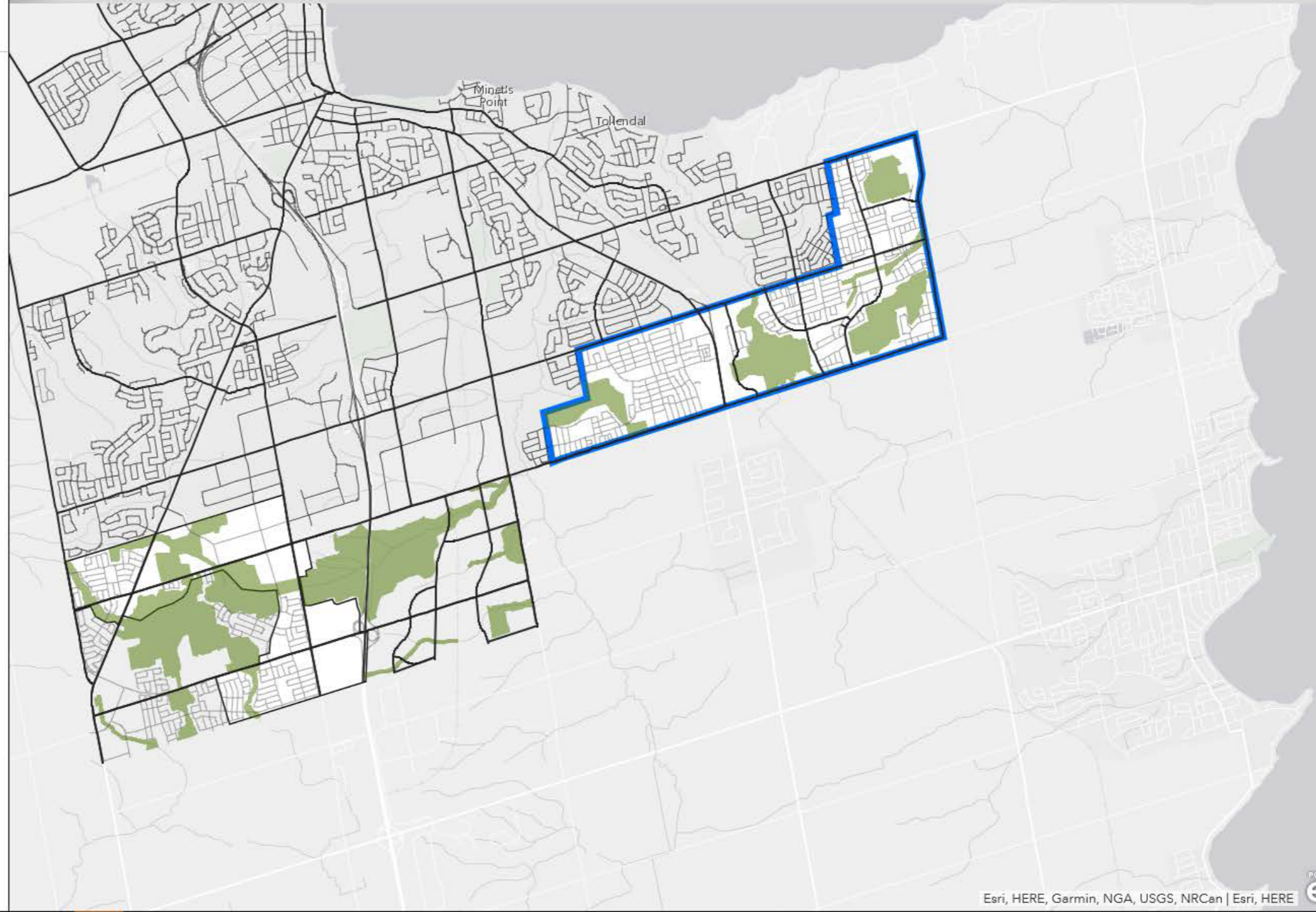


# Growth Management Program

## Barrie is Prepared for Growth!

### Realizing the Secondary Plan Vision:

- Conformity Review Process
- Natural Heritage System (NHS)
- Street Network & Hierarchy
- Sidewalks, Trails & Village Squares
- Community & Neighbourhood Parks
- Elementary & Secondary Schools
- Proposed Subdivisions: Phase 1
- Future Subdivision Connections: Phases 2 - 4



## Growth Management Program

## Salem: Building New Neighbourhoods

## Application Status - Phase 1:

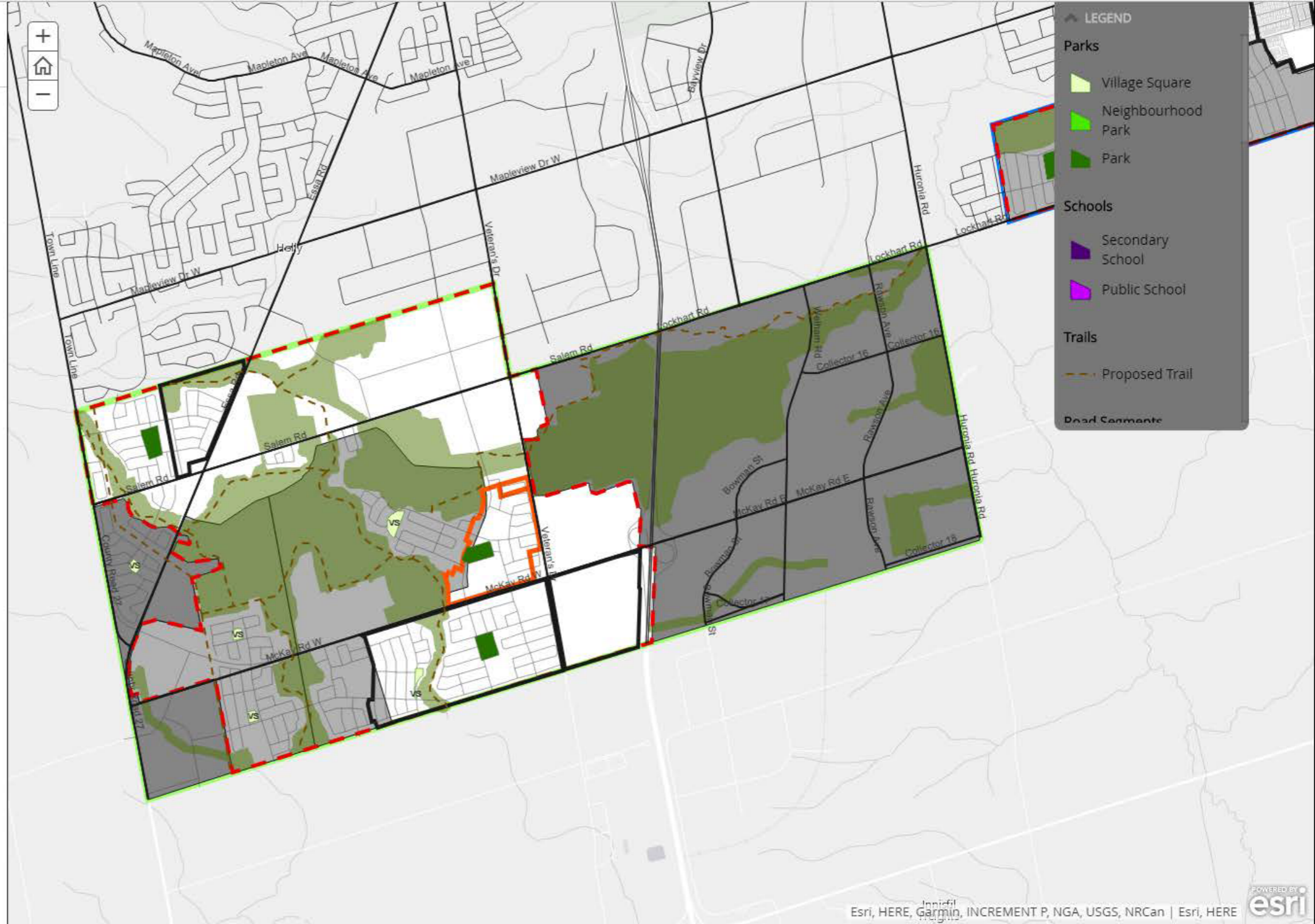
- Two Approved Conformity Review Applications
- Three Approved Rezoning Applications
- Three Implementing Subdivision Conditions Issued
- One Site Plan Application
- One Site Alteration & Tree Clearing Permit Issued
- Represents 30% of Phase 1 lands/ 153 ha (378 acres)

## Active Subdivision Proposals Include:

- 1,950 new residential units
- 0.9% / 4.8 hectares of Mixed-Use lands
- 7.8% / 40 hectares of Employment land
- 3.4% / 12.8 hectares of Natural Heritage Area
- 1% / 5 hectares of Open Space
- 16.7 lane kilometres of Streets
- 14 lane kilometres of Sidewalk
- 1 Elementary School
- 1 Neighbourhood Park
- 1 Village Square

## Active Application Milestones:

- Neighbourhood Meetings: Completed
- Public Meetings: Completed
- Rezoning Applications: Approved
- Draft Plan Conditions: Issued
- Site Alteration: Advancing
- Subdivision Registration: Q3 / Q4 2018
- Building Permits: Q4 2018



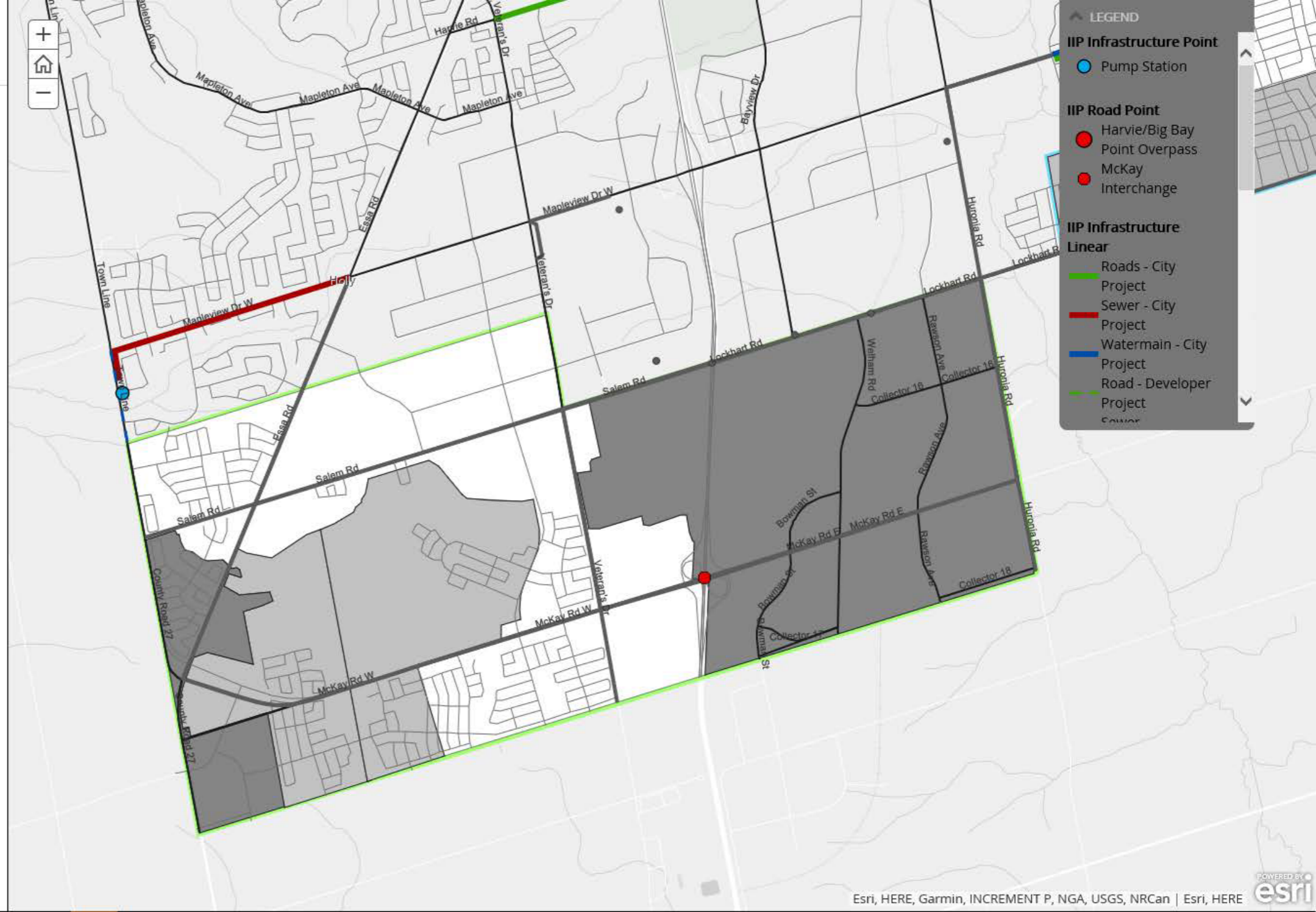
## Salem: Phase 1 Infrastructure

### 1. Holly Pump Station and Forcemain

- Construction is underway and is expected to be completed by the summer of 2019.

### 2. County Road 27 Watermain

- Construction is scheduled to begin in the spring 2018 and be completed by the fall of 2018.



## Hewitt's: Building New Neighbourhoods

### Application Status - Phase 1:

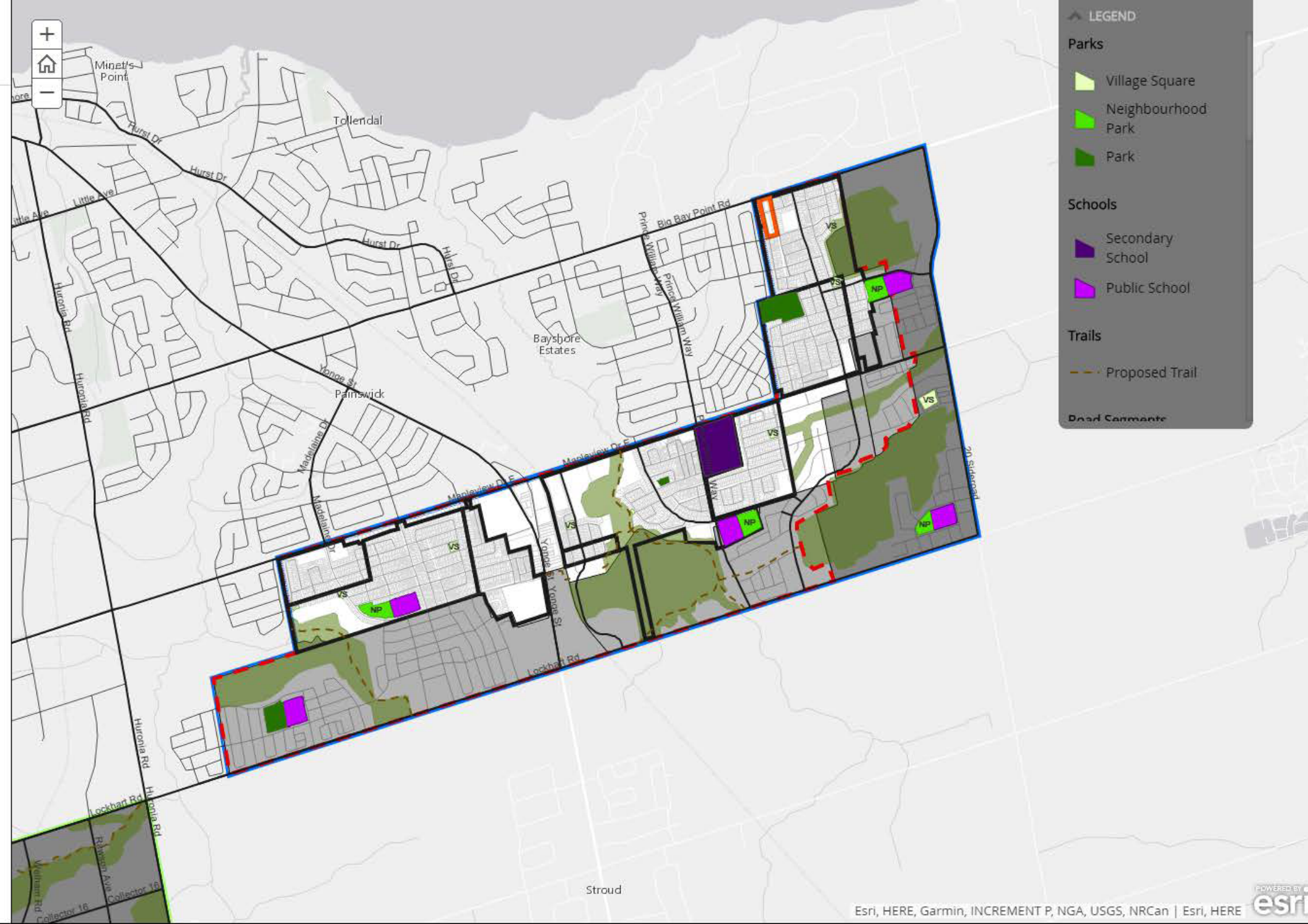
- Eighteen (18) Zoning & Draft Plan Applications
- Two (2) Site Plans
- Represents 88% of Phase 1 lands/ 328 ha (810 acres)

### Active Subdivision Proposals Include:

- 5,641 Residential Units
- 2.5% / 9.2 hectares of Mixed-Use Area
- 8.7% / 32.5 hectares of Natural Heritage Area
- 3.8% / 14 hectares Open Space
- 48 lane kilometres of Streets
- 45 lane kilometres of Sidewalks
- 1 Elementary School
- 1 Secondary School
- 3 Neighbourhood Parks
- 6 Village Squares

### Active Application Milestones:

- Neighbourhood Meetings: Complete
- Public Meetings: Final in November
- Rezoning to Council: Q4 2017 / Q1 2018
- Draft Plan of Subdivisions: Q4 2017 / Q1 2018
- Earthworks: Spring 2018
- Subdivision Registrations: Q3 - Q4 2018
- Building Permits: Q3 - Q4 2018





# Growth Management Program

## Hewitt's: Phase 1 Infrastructure

### 1. Watermain: Ashford Drive / Madelaine Drive

Construction is underway with completion scheduled for December 2017

### 2. Watermain: Sandringham Drive / Consort Drive / Sun King Crescent / Royal Jubilee

Construction is underway with completion scheduled for December 2017

### 3. Trunk Sewer: Mapleview Drive North

Construction is underway with completion scheduled for the fall of 2017

### 4. Road Widening & Reconstruction and Watermain

Mapleview Drive from Country Lane to Madelaine Drive

Construction is scheduled to begin spring of 2018 and be completed by fall of 2018

### 5. Road Widening & Reconstruction and Watermain

Mapleview Drive from Madelaine Drive to Yonge Street

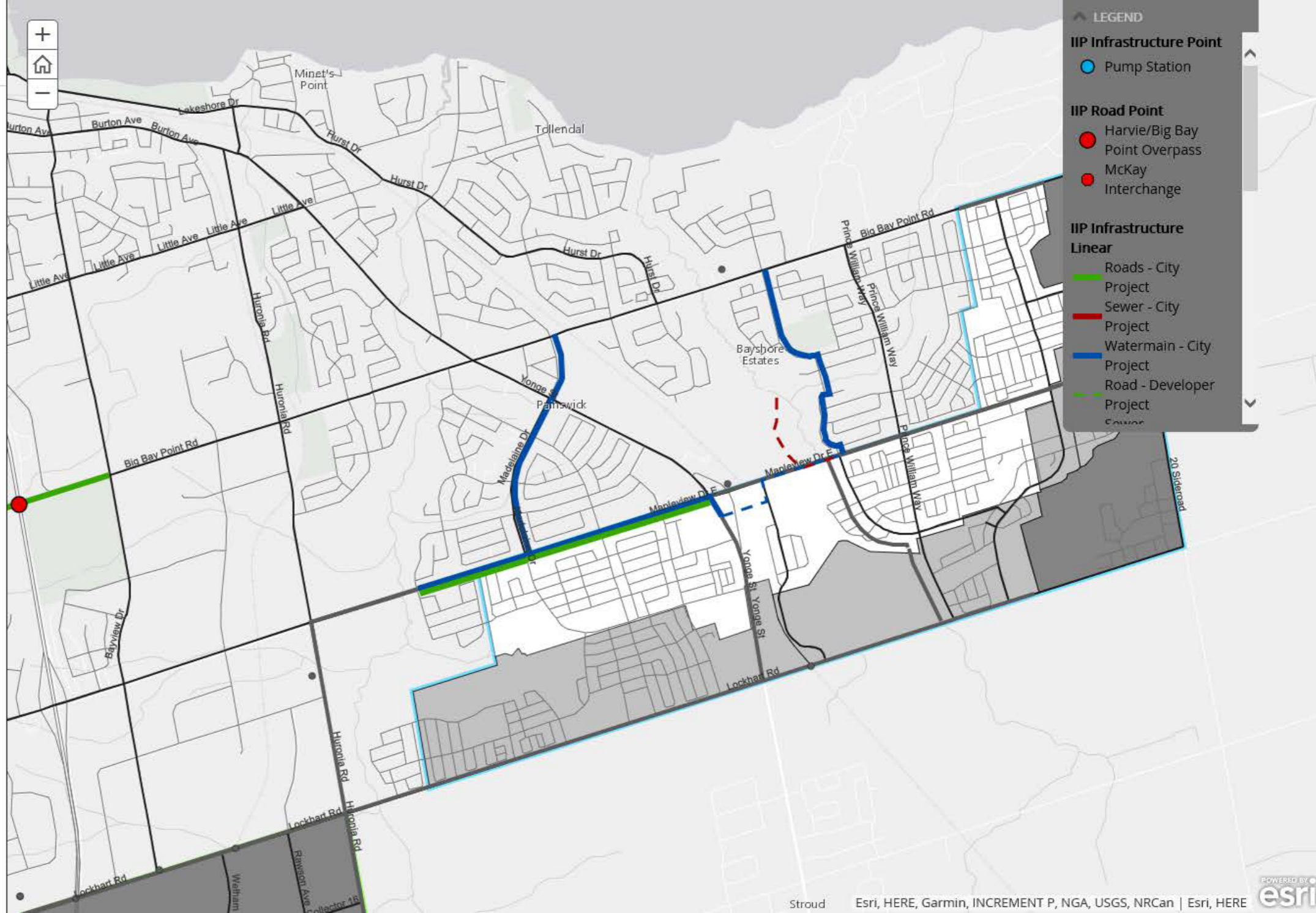
Construction is scheduled to begin spring of 2019 and be completed by fall of 2019

### 6. Watermain: Mapleview Drive from Yonge Street to Royal Jubilee Drive

Construction is scheduled to begin spring of 2019 and be completed by fall of 2019

### 7. Highway 400 Road Crossing: Harvie Road / Big Bay Point Road

Construction is scheduled to begin in 2018 and be completed by the fall of 2020



## Development Activity Forecasts

### What are Development Charges (DC's)?

Revenues that contribute toward the increased capital costs related to hard and soft services that come as a result of more people and businesses moving into a municipality

- Sewer and road systems
- Recreation centres and libraries

### How are we managing the costs of new growth moving forward?

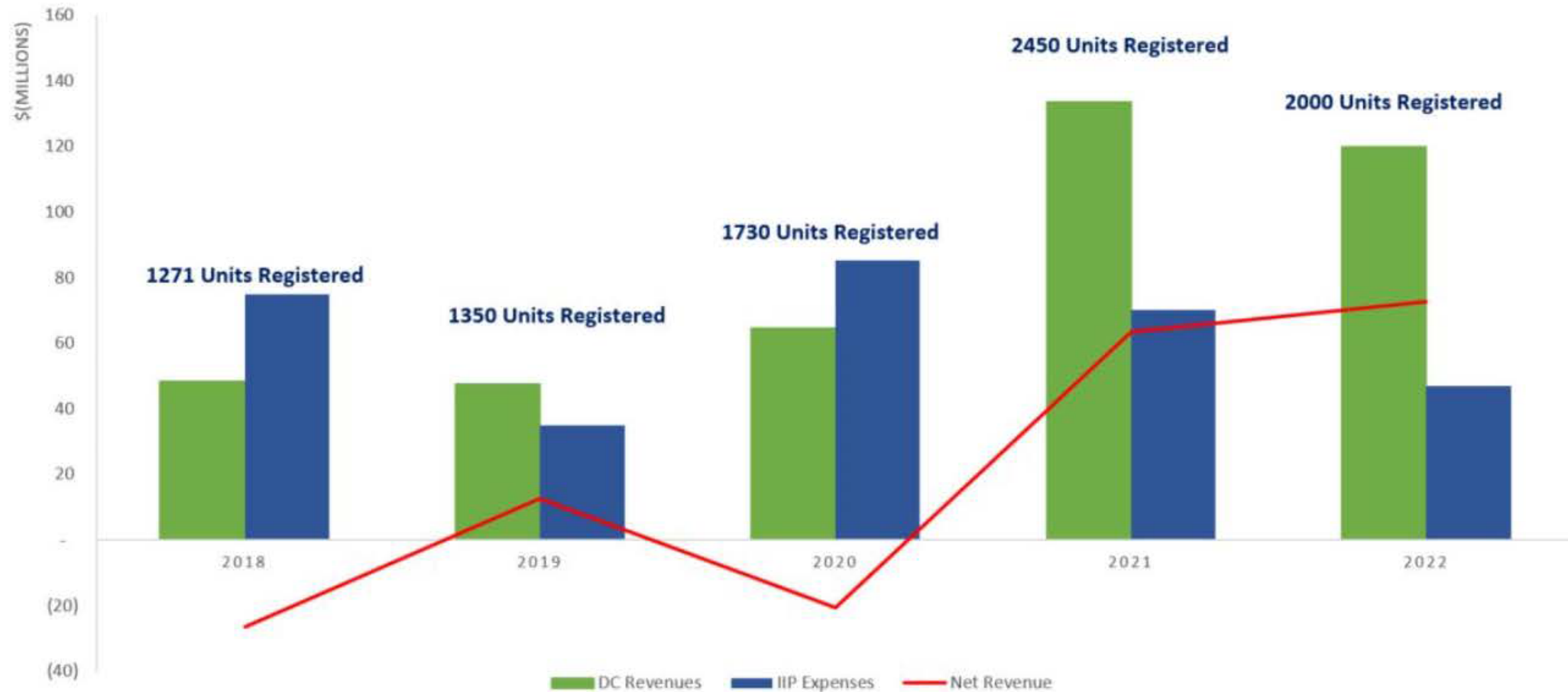
Guiding Principle - 'Growth pays for growth to the greatest extent possible'

- Close Monitoring of Revenues and Expenses
- Cash Flow projections highlight our expected differences between expenses and revenues
- As DC revenues come in, they will go out to fund infrastructure
- We will monitor expenses (the IIP) over the long term, and will work closely with the industry to produce reasonable assumptions around annual residential unit registrations

### Why does the chart look the way it looks?

- We have been spending to advance critical infrastructure required for growth
- Applications are being processed to allow the draft approved units to become real
- Registrations starting by late 2018
  - Estimated 1200 units to be registered in 2018 - DC

## ANNUAL DC REVENUE & UNIT PROJECTIONS

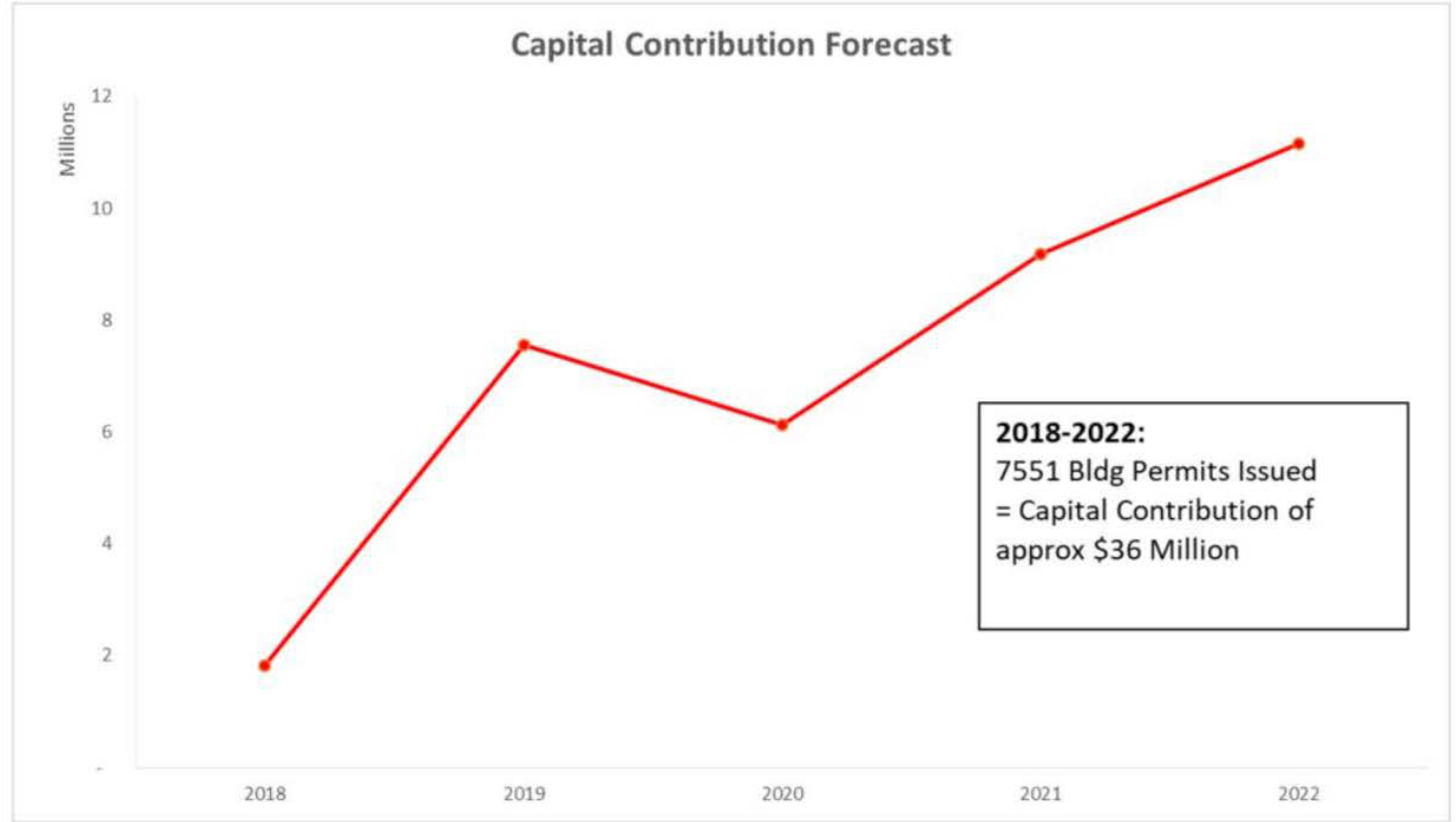


|                      | 2018         | 2019         | 2020         | 2021        | 2022        |
|----------------------|--------------|--------------|--------------|-------------|-------------|
| DC Revenues          | 48,438,648   | 47,668,321   | 64,561,995   | 133,589,016 | 119,885,907 |
| IIP Expenses         | 75,007,370   | 34,912,079   | 85,203,428   | 70,062,652  | 47,073,199  |
| Net Revenue          | (26,568,722) | 12,756,242   | (20,641,433) | 63,526,363  | 72,812,708  |
| Cumulative Cash Flow | (26,568,722) | (13,812,480) | (7,885,191)  | 42,884,930  | 136,339,072 |

## Capital Contribution Forecast

### What are Capital Contributions?

- Negotiated as part of MOU with landowners in 2014
- Contributions from the landowners to cover expenses that cannot be paid for by development charges
- Applicable to Phase 1 lands which cover approximately 10,000 units
  - \$4500 unit, inflated annually
  - Approximately \$36 million over the next 5 years



|               | 2018      | 2019      | 2020      | 2021      | 2022       |
|---------------|-----------|-----------|-----------|-----------|------------|
| Bldg Permits  | 400       | 1630      | 1300      | 1921      | 2300       |
| Capital Contr | 1,827,000 | 7,556,700 | 6,117,218 | 9,174,957 | 11,149,889 |

## Growth Management Program

### Next Steps

#### People - Collaborate & Coordinate:

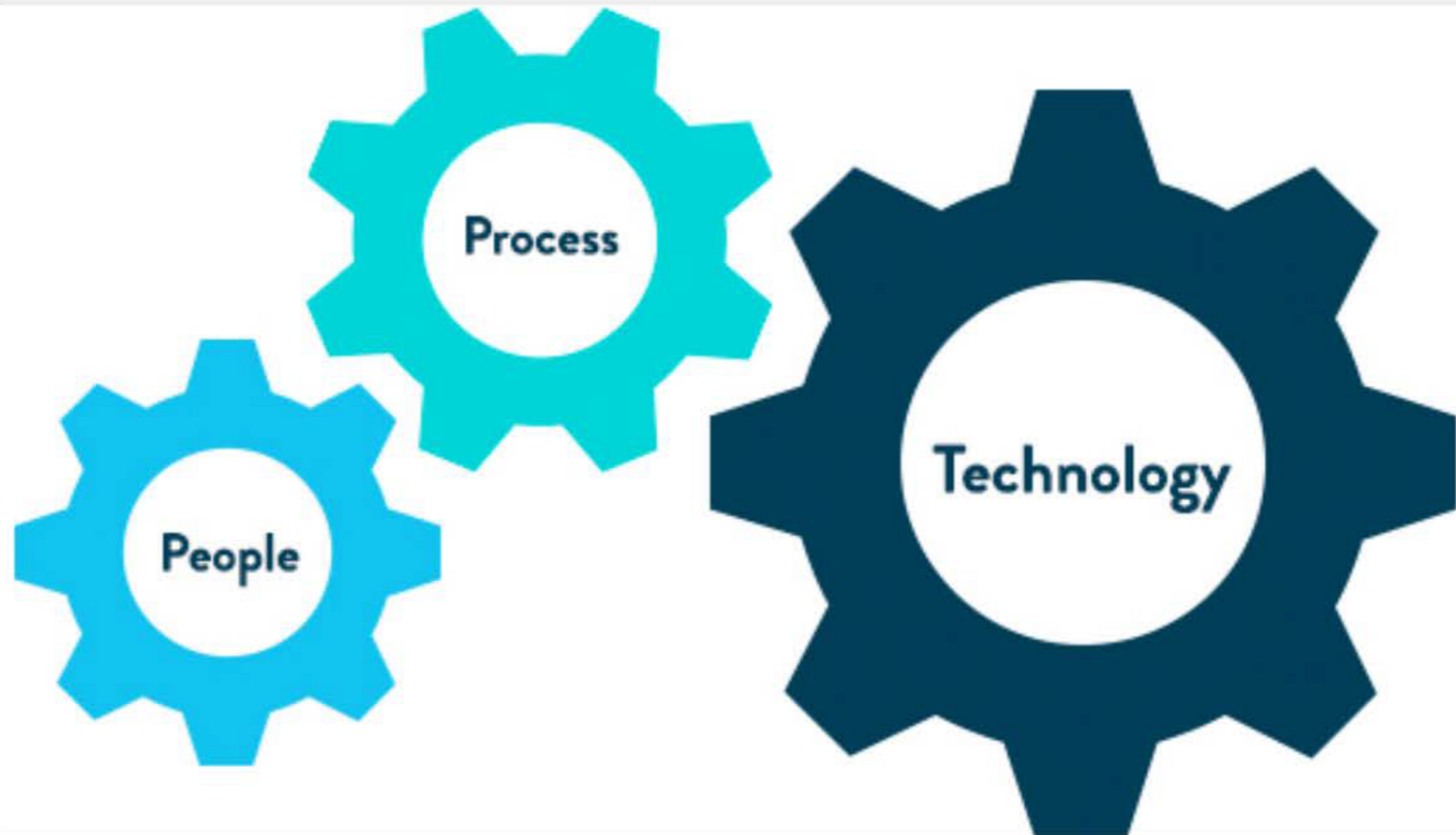
- Monthly Landowner Meetings
- Bi-Weekly Internal Growth Coordination Meetings
- Focused Joint Working Groups

#### Process - Continuous Improvement:

- Approval of all Active Applications by Q1 2018
- Hewitt's Phase 2: Conformity Review Process
- Clustered Application Reviews to Ensure Clarity
- Facilities & Land Acquisition Recommendation
- Parkland Agreement
- Next D Agreements for Infrastructure Delivery
- Salem & Hewitt's Sub-watershed Impact Studies (SIS)
- Continue to Collect, Refine & Build Digital Database
- Continue to Improve Application Review Processes

#### Technology - Standardize & Automate:

- Implement Inventory Management Reporting
- Implement GIS Data Submission Standards
- Implement Engineering Complete Submission Process
- Refine Subdivision Processes for Digital Delivery (APLI)
- Advance Digital Reporting Requirements



## Additional Resources



### The Growth Management Strategy

A critical background document for the City as it moves forward with the development of its downtown and existing built-up areas, the remaining designated greenfield areas, as well as the newly annexed lands located in south Barrie.

### Planning for the Annexed Lands

This includes a range of initiatives, focused on the creation of a secondary plan for the annexed lands and a series of City-wide infrastructure master plans. The secondary plan will establish a vision for the annexation area and related policy directions and strategies to guide its implementation.

### Documents & Resources

Links to additional documents including the Infrastructure Master Plans, Secondary Plans and Public Information Centres

