

# City of Barrie Building Barrie Update



**Development Services Committee**  
**May 8, 2012**

# Presentation Outline

- Study Program Overview
- Land Use Options
  - Background
  - Options
  - Evaluation
- Master Plans
- Next Steps

MASTER PLANNING PROCESS

Background Review & Problem Definition

Develop Alternative Planning Solutions

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Evaluation & Preferred Alternative

Refine Recommended Alternative & Finalize Reports

CONSULTATION & COORDINATION

PROJECT INITIATION

BACKGROUND ANALYSIS  
STAKEHOLDER LIAISON

OPTION DEVELOPMENT / STAKEHOLDER LIAISON

PREFERRED OPTION SELECTION / STAKEHOLDER LIAISON

STAKEHOLDER LIAISON

PUBLIC REVIEW OF SECONDARY PLAN & EA PIC

IMPLEMENTATION STRATEGY PUBLIC REVIEW

PLANNING PROCESS

BACKGROUND STUDIES

OPTION DEVELOPMENT

OPTION EVALUATION & PREFERRED OPTION

DRAFT SECONDARY PLAN PREPARATION

SECONDARY PLAN REVIEW & ADOPTION

IMPLEMENTATION STRATEGY

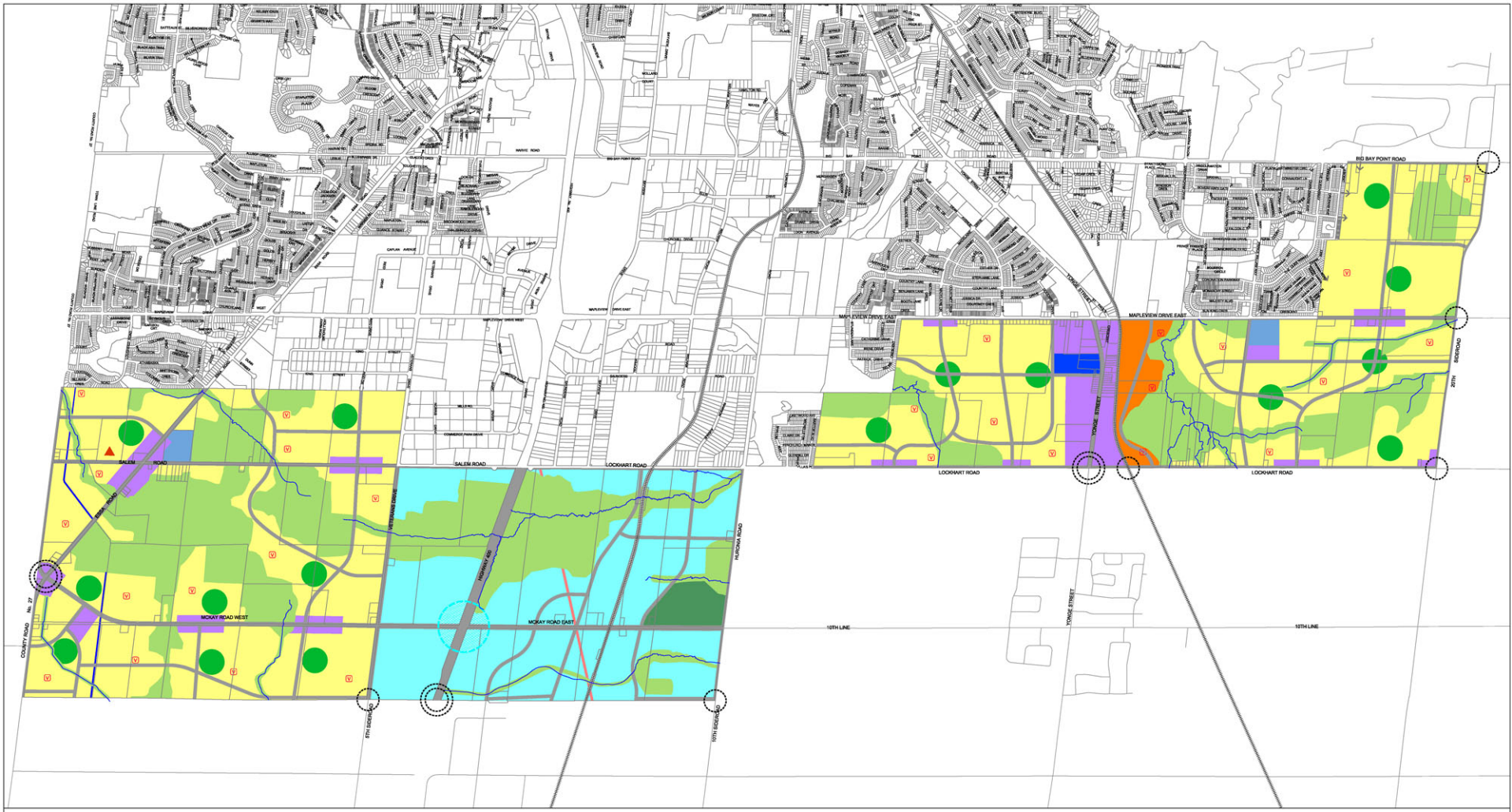
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# Land Use Option Development

- Provincial Policy
- Official Plan and Council's Planning Principles
- Detailed Background Analysis
  - Water Supply, Storage & Distribution
  - Stormwater
  - Wastewater Collection & Treatment
  - Multi-Modal, Active Transportation and Parking
  - Aboriginal Engagement/Stage 1 Archaeological Resource Assessment
  - Cultural Heritage Resources
  - Agricultural Impact Assessment
  - Natural Heritage System Framework

# Option 1



# Option 2





# Evaluation Process

- Regional significance context for environment, economy & Provincial & City strategic directions implementation.
- Weighting scenarios reflect study area unique issues.
- 36 evaluation factors and weighting scenario reflect input from stakeholders and September PIC.
- Public input from April PIC will assist the project team in determining the Preferred Land Use Option.

Description of Evaluation Criteria		Rank		
Evaluation Criteria	Weight	Land Use Option 1	Land Use Option 2	Land Use Option 3
<b>1. Planning and Land Use</b>				
Compliance with Provincial Legislation	4			
City Strategic Directions	4			
City Planning Principles for Annexed Lands	4			
Compatibility of Proposed Land Use on Existing Development	3			
Land Use Ratio	2			
<b>2. Natural Environment</b>				
Wildlife	3			
Wetlands	3			
Vegetation/ Woodlands	3			
Ground Water Quantity	3			
Ground Water Quality	3			
Fluvial Function and Stability	3			
Fisheries	5			
<b>3. Social &amp; Cultural Environment</b>				
Air and Noise	2			
Archaeology & Cultural Heritage	2			
Safety	5			
Private Property	3			
<b>4. Physical Environment</b>				
Gas, Hydro and Communications	3			
Soil and Ground Conditions	3			
Railway	3			
<b>5. Drainage</b>				
Flooding	3	TBD	TBD	TBD
Watercourse Erosion	3	TBD	TBD	TBD
Stormwater Quality	3			

Description of Evaluation Criteria		Rank		
Evaluation Criteria	Weight	Land Use Option 1	Land Use Option 2	Land Use Option 3
<b>6. Potable Water</b>				
Potable Water Supply	3	○	○	○
Water Distribution & Storage	3	○	○	○
<b>7. Wastewater</b>				
Water Pollution Control Centre (WPCC)	3	○	○	○
Wastewater Treatment	3	○	○	○
Sanitary Trunk Sewers	3	○	○	○
<b>8. Transportation</b>				
Level of Service (LOS) of Transportation System and Emergency Response	3	◐	●	◐
Highway 400	3	◐	◐	◐
Active Transportation	3	●	◐	◐
Transit	3	●	◐	◐
<b>9. Economic</b>				
Capital Cost	4	○	○	○
Operating and Maintenance Costs	4	○	○	○
Taxes and User Rates	3	◐	●	◐
Development Charges	3	○	○	○
Phasing of Infrastructure	3	○	○	○

# Economic/Financial Evaluation

- Objective: Undertake a high level economic / financial evaluation based on:
  - Capital costs of infrastructure
  - Lifecycle replacement cost
  - Operating and maintenance costs
  - Anticipated revenues (tax and non-tax)
  - Development Charge implications

# Economic/Financial Evaluation

## Key Findings

### Capital Fund Impacts

- Development charges (DCs) are the primary financing source for eligible growth-related capital works.

### Operating Fund Impacts

- Options 1 and 3 are expected to generate a slightly negative impact on the City's property tax base at full build-out.
- Option 2 is expected to generate a slightly positive impact on the City's property tax base at full build-out.

# Master Plans: Problem/Opportunity

***To ensure the City of Barrie long-term servicing needs are met to 2031 and beyond, with consideration of projected future demands resulting from:***

- Provincially mandated intensification nodes and corridors and***
- greenfield areas within the former City boundary and,***
- ultimate development within the recently annexed lands,***

***that are:***

- safe;***
- well-managed;***
- in accordance with governing policies related to sustainability, protection and preservation of natural heritage and environment;***
- delivered in a fiscally responsible manner;***
- in full compliance with applicable legislation, regulations and guidelines and;***
- integrated with the City's other infrastructure, planning, and growth management responsibilities.***

# Master Plans for the Annexed Area:

- Multi-Modal Active Transportation
  - Water Supply
  - Water Storage and Distribution
  - Wastewater Treatment
  - Wastewater Collection
  - Stormwater and Drainage
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- Updates to Fire, Solid Waste, Parks & Rec and Transit Master Plans also initiated

# Multi-Modal Active Transportation

- A new interchange for Highway 400 at McKay Road
- A hierarchy of roads will be required
- Upgrades to the adjacent roads will be required
- Land Use Options were modified to improve the multi-modal transportation network.
- Active Transportation is highly dependant on the density of road and trail network.
- The level of Intervention for Public Transit is a key consideration in the multi-modal transportation network.

# Water Supply

- Based on 2031 maximum day demand projections:
  - Overall, there is sufficient water supply capacity to supply the entire City.
  - There is sufficient groundwater supply for north Barrie for the infill/intensification.
  - The surface water treatment plant will not be capable of providing peak day demand in Zones 2S and 3S without improvements to the water supply system.
- All options for improvement to the water supply system are capable of providing required supply, including improved water conservation.

# Water Storage and Distribution

- Piping upgrades primarily in the Downtown core to service infill/intensification.
- Service to the west & east annexed areas will require a new feedermain system from the surface water treatment plant including a pumping station and system storage.
- Service to the east annexed area will require piping extension to the area.

# Wastewater Treatment

- The existing plant has capacity sufficient to treat projected flows to the year 2028.
- Implementing water conservation and Inflow & Infiltration control, provides potential for plant to service development to 2031.
- Improvements to the plant are required to meet Lake Simcoe Protection Plan policies.

# Wastewater Collection

- Flow increases due to infill/intensification have a minor impact on the existing wastewater collection system.
- Several options are available for the development of a wastewater collection system for the annexed area

# Stormwater & Drainage

- Stormwater management/integrated drainage system design will mitigate potential flooding risk.
- Areas susceptible to erosion & sensitive recharge areas have been identified.
- Stormwater management facility design & retrofits & low impact development drainage techniques required to meet water quality objectives
- Development impacts on groundwater levels can be mitigated through stormwater management.
- Protection of existing watercourses through inclusion of meander belts in the Natural Heritage System.

# Next Steps

- May 9, 2012 Public Comments Deadline
- Prepare Public Consultation Report
- Review, refine and consider Land Use Options
- Develop Preferred Land Use Option
- Seek Council approval of Preferred Option
- Preparation of draft Secondary Plan and Master Plans – Summer 2012
- Public and Agency Review – Fall 2012
- Modify Plans and present to Council – Dec 2012

# Secondary Plan

- Will identify 2031 limit
- Phasing of Development
- Natural Heritage System
- Residential, Employment and Mixed Use Areas
- School blocks and parks
- Road and trail corridors

# Thank You