



Barrie's New Zoning By-Law: What we Heard about Draft 2

Presentation Overview

Barrie's Draft New Comprehensive Zoning By-Law

- Official Plan and Zoning:
 - Why do we need a new zoning by-law?
- Consultation initiatives (so far)
 - Draft 2 (Pre-release) and Special Provisions
- Need for Council feedback
 - Key issues will shape direction of next draft
- 'What we heard'
 - Feedback overview
- Next Steps
 - Statutory consultation



What is zoning & why does it matter



We have a new Official Plan

The Official Plan (OP) is a long-range planning policy document that provides the framework for all other regulatory (e.g. Zoning By-Law) and policy (Transportation Master Plan) tools.



Zoning 'actions' policy

As applicable law, the zoning by-law is the link between the Official Plan and how our communities look and function.

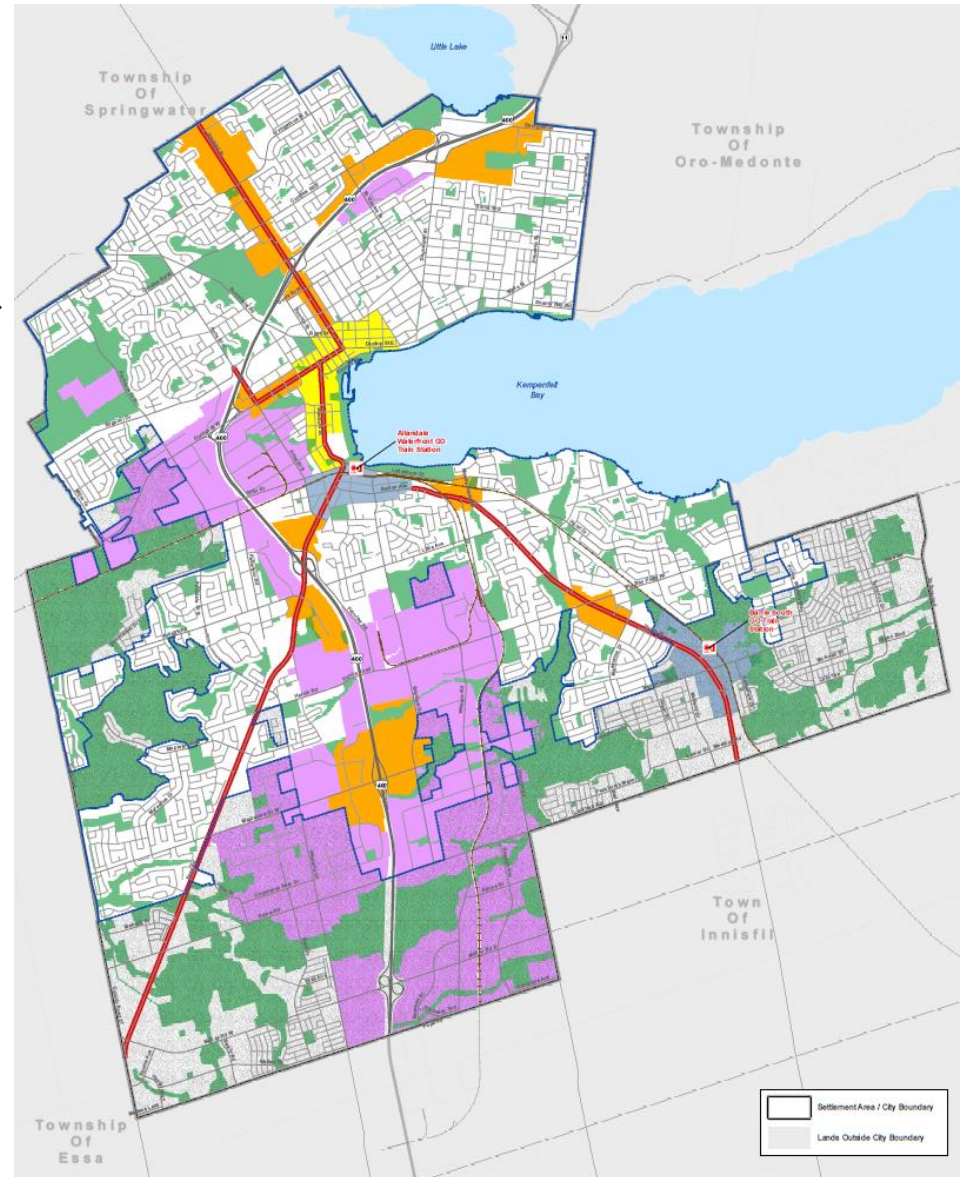
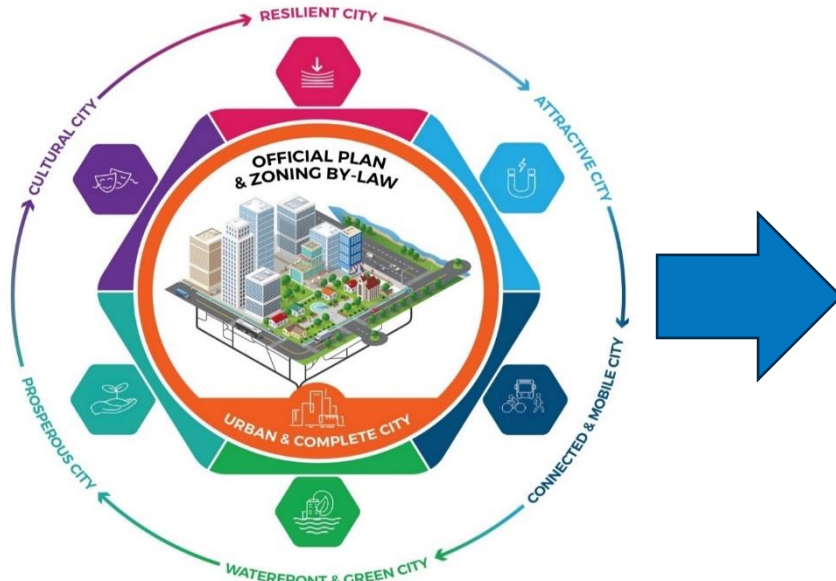


An 'All New' Zoning By-Law

The draft new zoning by-law is 'all new'; this means creating new tools to address new issues.



Community Structure & Zoning



- Established in Official Plan
- Framework for community growth
 - Urban Growth Centre (Yellow)
 - Major Transit Station Areas (Blue)
 - Strategic Growth Areas (Orange)
 - Employment Areas (Purple)
 - Neighbourhood Areas (White)
 - Natural Heritage System & Parks (Green)

Consultation To-Date

Summary of public and stakeholder consultation to-date



Zoning By-law public consultation



All consultation non-statutory

All public consultation to date has been non-statutory (not required by Planning Act). Statutory consultation forthcoming.



Draft 1

Draft 1 of the new Zoning By-Law was released in the spring for community and stakeholder consultation.



Stakeholder Engagement

Key community and industry stakeholders have been involved in the project from the start.



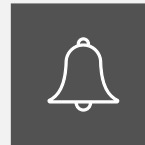
Draft 2.0 (Pre-Release)

The first version of Draft 2 of the new Zoning By-Law was released in June for public and stakeholder consultation.



Quick Takes

Written by staff and the consulting team, the quick takes addressed zoning issues and proposed solutions.



Special Provisions

Targeted consultation with owners of properties subject to special provisions recently concluded.

Staff Report, Options, and Council Feedback

Staff are seeking Council direction to shape the next draft of the Zoning By-Law

ISSUES ARE INTER-RELATED



A decision on one issue affect another. For example, ending exclusionary zoning means eliminating prohibitions on towns, semis, & possibly low-rise walk-up apartments, City-wide.

STAFF TO PROPOSE OPTIONS/SOLUTIONS

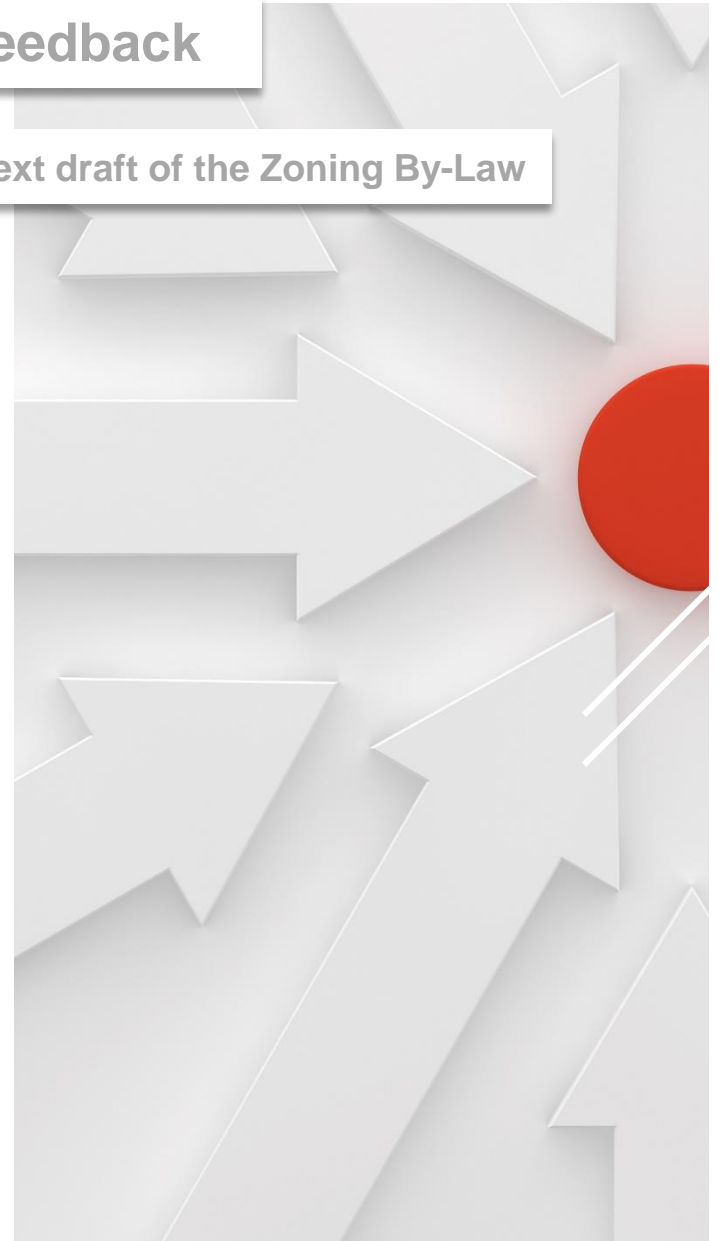


The upcoming staff report will provide more information on issues and feedback as well as provide several options on how to address each one.

COUNCIL DIRECTION TO CONFIRM APPROACH



Staff are seeking Council's direction on the preferred approach to address issues and feedback received. Council will decide whether approach is appropriate at a later date.





‘What We Heard’

CLARITY OF LANGUAGE



- Legal Non-Conforming uses
- Refining approach to definitions – expand vs. collapse
- Use Definitions
- Transition to new Zoning By-Law

PARKING



- Bicycle parking requirements
- Vehicle parking maximums and minimums
- Interpretation and application testing

ZONING DESIGNATED GREENFIELD AREAS



- Rezone agricultural lands
- Flexibility in zoning for schools
- Zoning of parks and open spaces



GENERAL HOUSEKEEPING

- Numbering inconsistencies
- Conflicting standards
- Missing permissions

'What We Heard'

Items requiring Council feedback

COMPACT AND COMPLETE COMMUNITIES



- Permit additional housing types/ending exclusionary zoning
- R5 & MNU: carry forward existing or adopt new/revised standards
- New amenity area standards

HEIGHT & DENSITY PERMISSIONS



- Align building types to street class
- Permit max heights as-of-right vs. gradual introduction
- Prescribe density minimums and maximums

BUILDING PERFORMANCE / DESIGN

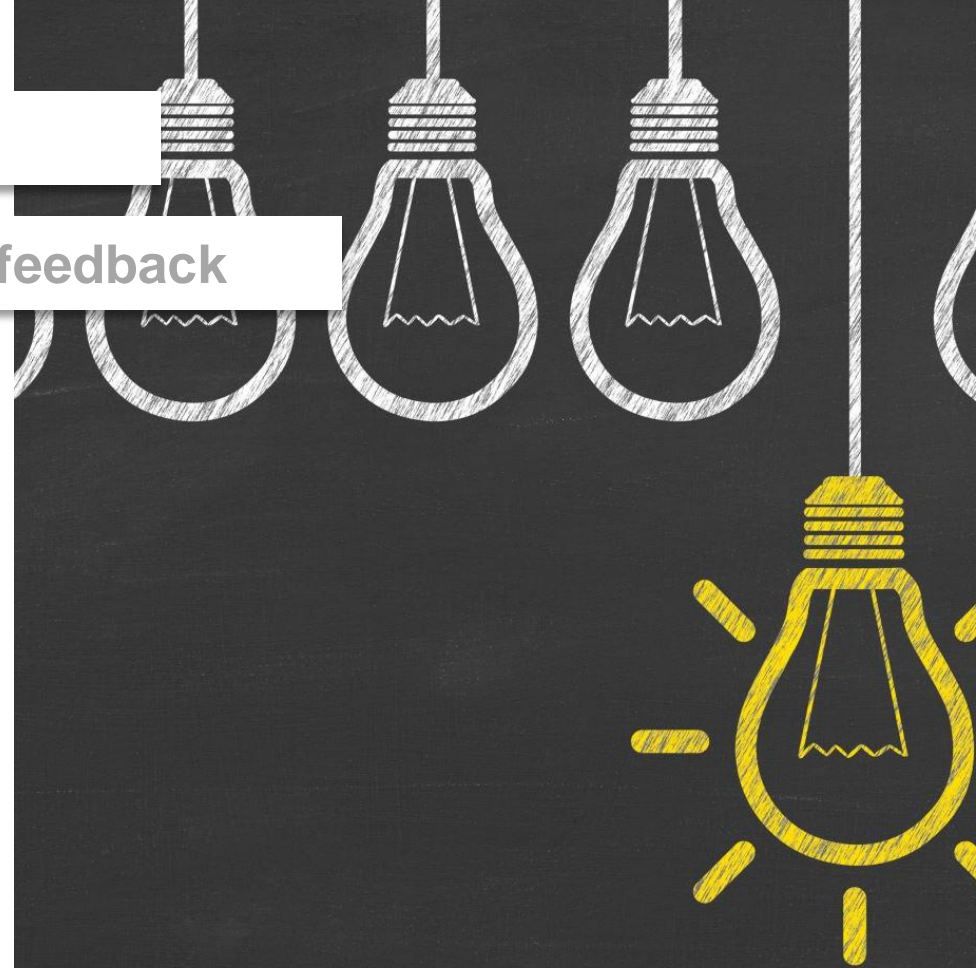


- Angular Planes and built form for transition
- Window-to-wall ratios
- Building Lengths
- Facing Distances

Council Consideration & Feedback

Details on these and other topics to be provided for Council's consideration in a forthcoming staff report titled

'What We Heard' on Draft 2 of the Zoning By-Law





Questions?
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