

October 8, 2019

*MGP File: 12-2089*

Chair and Members of City Building Committee  
c/o  
Ms. Tammie Maynard  
Acting Deputy City Clerk  
70 Collier Street  
Barrie, ON L4M 4T5

**Attention: Ms. Tammie Maynard  
Acting Deputy City Clerk, Legislative and Court Services Department**

Dear Ms. Maynard:

**RE: Comments on Growth Management Options & Land Use Policy Direction (Item 6.1)  
1080 Lockhart Road (Part Lot 20, Concession 11)  
DIV Development (Barrie) Ltd, City of Barrie**

Malone Given Parsons ("MGP") are the planners for DIV Development (Barrie) Ltd. (DIV), who own approximately 80 hectares of land located north of Lockhart Road and west of Sideroad 20 (the property), within the Hewitt's Secondary Plan in the City of Barrie. We have participated in the Hewitt's Secondary Plan process since 2012 and more recently consulted with City staff with regard to the ongoing Growth Management work as part of the City's Official Plan review and update.

The property is located entirely within the Hewitt's Secondary Plan however a majority of the lands are located outside of the settlement boundary, as defined by the City of Barrie Official Plan.

MGP has reviewed the Staff Report entitled Growth Management Options and Land Use Policy Directions dated October 8, 2019 and the Land Needs Assessment Report prepared by Watson & Associates (dated June 2019) in the context of the property, and on behalf of DIV, we have the following comments/requests:

- Based on the Land Needs Assessment Report we had expected that the growth management direction for the City was to bring the remaining Community Area land in the Hewitt's and Salem Secondary Plan within the City's settlement area boundary to provide for the timely completion of these communities. It is good planning to provide for sequential growth and the completion of these communities as anticipated in the Council approved Secondary Plans and Master Environmental Servicing Plan. Contrary to our understanding to date, we are surprised to see that City staff are recommending no settlement area expansion (Option 3), which we believe could delay completion of these communities for potentially ten or more years.
- It is our opinion that a growth management approach should provide the City with the greatest flexibility to achieve growth in various forms and facilitate the completion of partially completed communities. As such, to provide this flexibility, we request that Committee consider approving a modified Option 1 that sets a **minimum** target of 47% intensification and a Greenfield density target of 50 persons and jobs per hectare. At the minimum, we believe that an option that provides for the completion of the Hewitt's

Secondary Plan area should be considered by Committee as direction for the City's new Official Plan.

- The Province is currently consulting on the Land Need Assessment Methodology (consultations are this week) and we would expect that the decision on a preferred scenario would need to await a revision to this document (which the City must follow when implementing the Growth Plan.)
- There is no unit mix associated with each of the scenarios, and therefore it is difficult to understand the composition of growth and the form of new communities and neighbourhoods being planned for each of the scenarios. We strongly support an outcome-driven growth scenario that results in good planning that meets the needs of current and future residents with a market-based supply of housing. We believe more work may be necessary to demonstrate this is being achieved prior to the selection of a preferred scenario.
- It appears that there is an intent to revisit the planning and densities assumed in vacant greenfield areas of the Salem and Hewitt Secondary Plan areas. We believe that the newly minted secondary plans that were supported by a full Master Environment and Servicing Plan and financial analysis should be implemented at the least for another 10 years before a review of its core planning principles and growth assumptions may be necessary.
- It appears that the no Settlement Area Boundary Expansion option (Scenario 3) recommended by staff would result in all new residential growth from 2031-2041 being accommodated within medium and high density forms of housing as there would be no new low density housing.
- We are concerned that proceeding with higher intensification and greenfield density rates may not be appropriate, particularly when not supported by a market and affordability analyses that justify such deviations. Eliminating low density housing options and relying solely on higher density housing for growth may not be achievable and would be a high-risk growth option for the City. In contrast, utilizing the flexibility in the Growth Plan to ensure there is a market-response supply of housing that includes low-density areas does not preclude the achievement higher density development should the market exist for that growth.

We thank you for the opportunity to provide input on the growth management options for the City of Barrie. We would appreciate being added to the circulation list for any new information with respect to any growth management work completed by the City.

If you have any questions about the contents of this letter, please do not hesitate to contact me.

Yours very truly,

**Malone Given Parsons Ltd.**



**Matthew Cory, MCIP, RPP, PLE, PMP**

Principal, Planner, Land Economist, Project Manager

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cc *Amanda Santo, Dorsay Development Corp.*  
*John Koke, Dorsay Development Corp.*