

ONE CITY, ONE VISION, ONE PLAN

BARRIE'S NEW OFFICIAL PLAN

June 2, 2021

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One City, One Vision, One Plan



https://www.youtube.com/watch?v=NOZcacrC_dc

Getting to a New Official Plan

Things we must do:

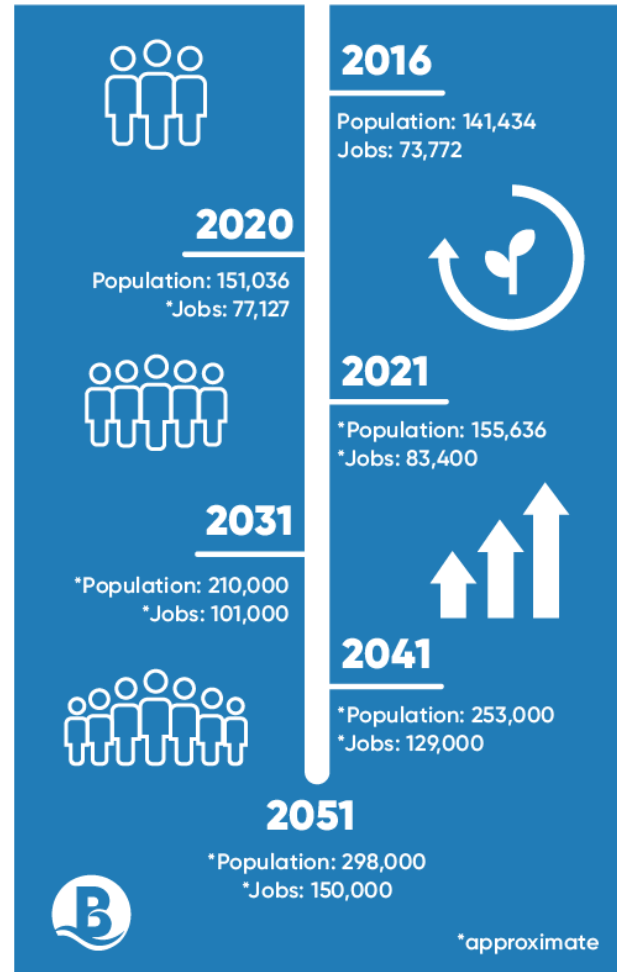
- ✓ Assess our land needs for people & jobs growth
- ✓ Plan for stable infrastructure & financials
- ✓ 90-day public review of the first draft of the Official Plan
- ✓ Public Open House
- ✓ Public Meeting
- ✓ Conform to all Provincial Policy (Provincial Policy Statement & the Growth Plan)
- ✓ Official Plan Conformity to the Growth Plan by July 1, 2022

Things we want to do:

Meet & discuss * Continuously learn * Creatively engage

Population & Job Growth

TIMELINE OF BARRIE'S **GROWTH**



The New Official Plan (OP) Journey

2019

- ✓ Initial engagement
- ✓ Discussion papers
- ✓ Lands Needs Analysis

2020

- ✓ Employment Land Conversion
- ✓ Further engagement
- ✓ Draft 1 preparation & release
- ✓ Engagement around Draft 1

2021

- ✓ Review of comments on Draft 1
- ✓ 2051 updates
- ✓ Draft 2 preparation & release
- ✓ Statutory engagement around Draft 2

GUIDING PRINCIPLES



A transformative Official Plan based on broad community engagement



A framework for coordination centred on a holistic philosophy and clear vision that provide direction



A growth management strategy that prepares Barrie for at least 30 years of significant growth, while conforming to Provincial Policy

Community Engagement

The community is engaged with Planning staff through multiple mediums and in-person.

Residents are eager to share their feedback and ask questions.

While concerned about what growth means for the city, residents said they see it as an **opportunity** to reshape their community.

More safe places to ride my bike

BARRIETODAY.com

News | Features | Obituaries | Shop Local | Jobs | Connect

How do you 'Envision Barrie'? The city wants to know

Live visualizations are meant to create a fun and interactive experience for the audience to give answers, feedback

May 14, 2019 11:30 AM by: BarrieToday Staff

Early Engagement Set the Foundation

- ✓ Need to *protect & enhance what we have* – from the waterfront to jobs to existing neighbourhoods
- ✓ More *green*
- ✓ More *transportation* options
- ✓ More *mixed use* developments
- ✓ More *housing options*
- ✓ *New developments* & tall buildings *in the right areas*
- ✓ Urban design is important – *it has to look good*



Comments on Draft One

Popular topics during 90-day review period:

- ✓ Protecting the natural environment & the waterfront
- ✓ Housing & jobs
- ✓ Enhancing our cultural heritage and adding more public art & spaces
- ✓ Affordable housing options & mixed use projects
- ✓ Walkability & active transportation; focus on parking, but promoting transit
- ✓ Settlement boundary
- ✓ Site-specific property details



Stats:

+135 written submissions

+700 pages of feedback

many hours presenting,
meeting & discussing with various
groups and individuals

Changes between Draft 1 & 2

- ✓ Forecasted growth of 298,000 people and 150,000 jobs by 2051 has been accommodated
- ✓ The settlement boundary is the City's municipal boundary to accommodate growth to 2051
- ✓ Updated mapping to capture revised phasing, corrections and oversights
- ✓ Chapter 3 focused on built form, transition, and integration with public realm
- ✓ Land use designation section re-organized, policies clarified, & development policies made more consistent
- ✓ Majority of feedback incorporated into new draft



Early Feedback on Draft Two

Popular Topics at the May 19 Open House:

- ✓ Affordable housing
- ✓ Walkability
- ✓ Fostering diversity
- ✓ Intensification policies
- ✓ Employment areas
- ✓ Environmental protection
- ✓ How was initial feedback included



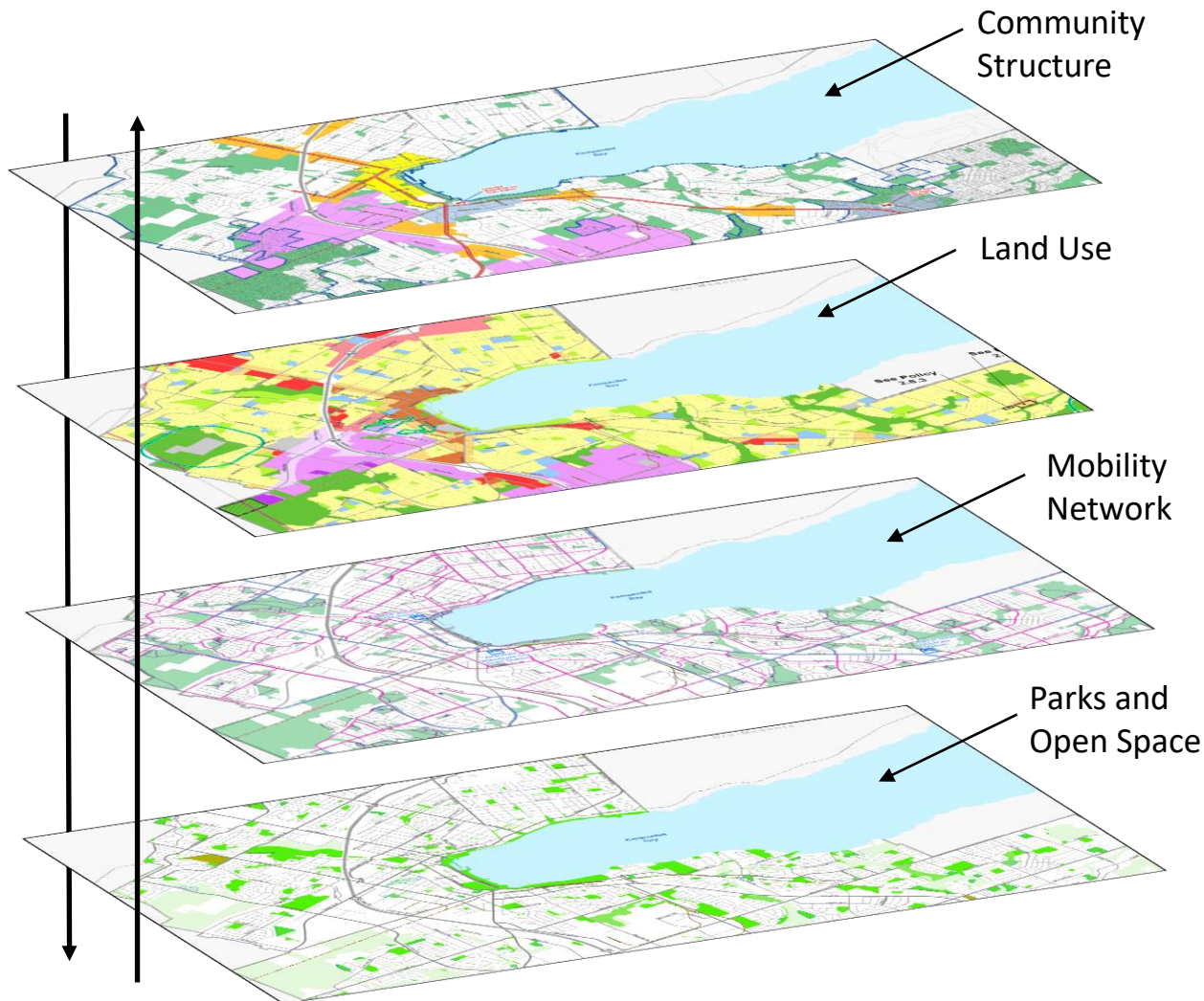
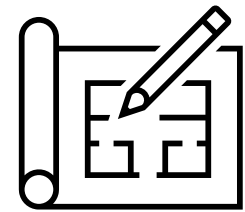
Current Stats:

926 downloads of Draft Two of
the new Official Plan

151 registered for the Open House

100 attended the Open House

Official Plan Maps



The maps visualize the Official Plan and are designed to be read together.

Official Plan Elements

Policies guiding Land Use designations and Community Structure elements are complementary.

Community Structure elements: are the land structure puzzle pieces that make up Barrie and guide how the city will be shaped.

Elements include:

- Natural Heritage System/Greenspace
- Employment Areas
- Neighbourhoods
- Urban Growth Centre (UGC)
- Major Transit Station Areas (MTSAs)
- Strategic Growth Areas
- Intensification Corridors

Land Use designations: determine, in detail, how different types of land can be used and developed.

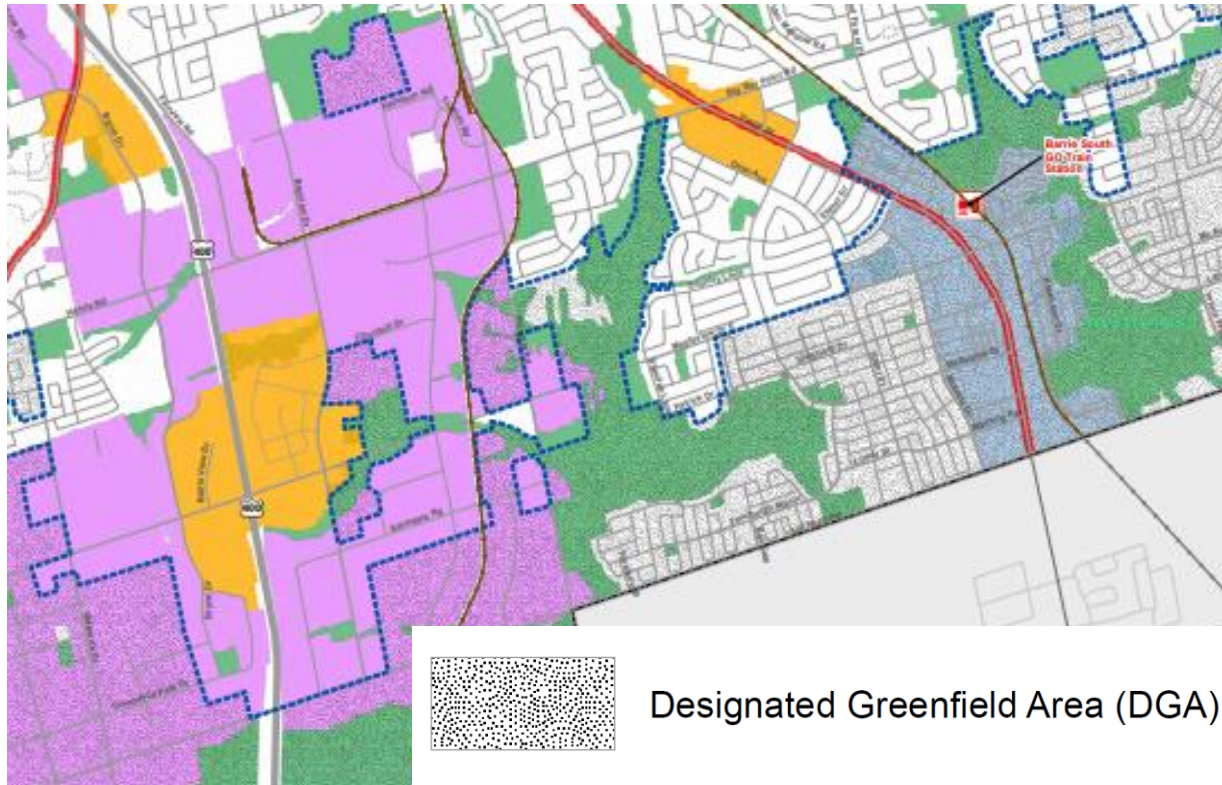
Designations include:

- Neighbourhood Area
- Medium Density
- High Density
- Community Hub
- Commercial District
- Natural Heritage System
- Greenspace
- Strategic Employment and Economic District (SEED)
- Employment Area – Industrial
- Employment Area – Non-Industrial
- Employment Area – Restricted Industrial
- Infrastructure and Utilities

Built Boundary & Designated Greenfield Area

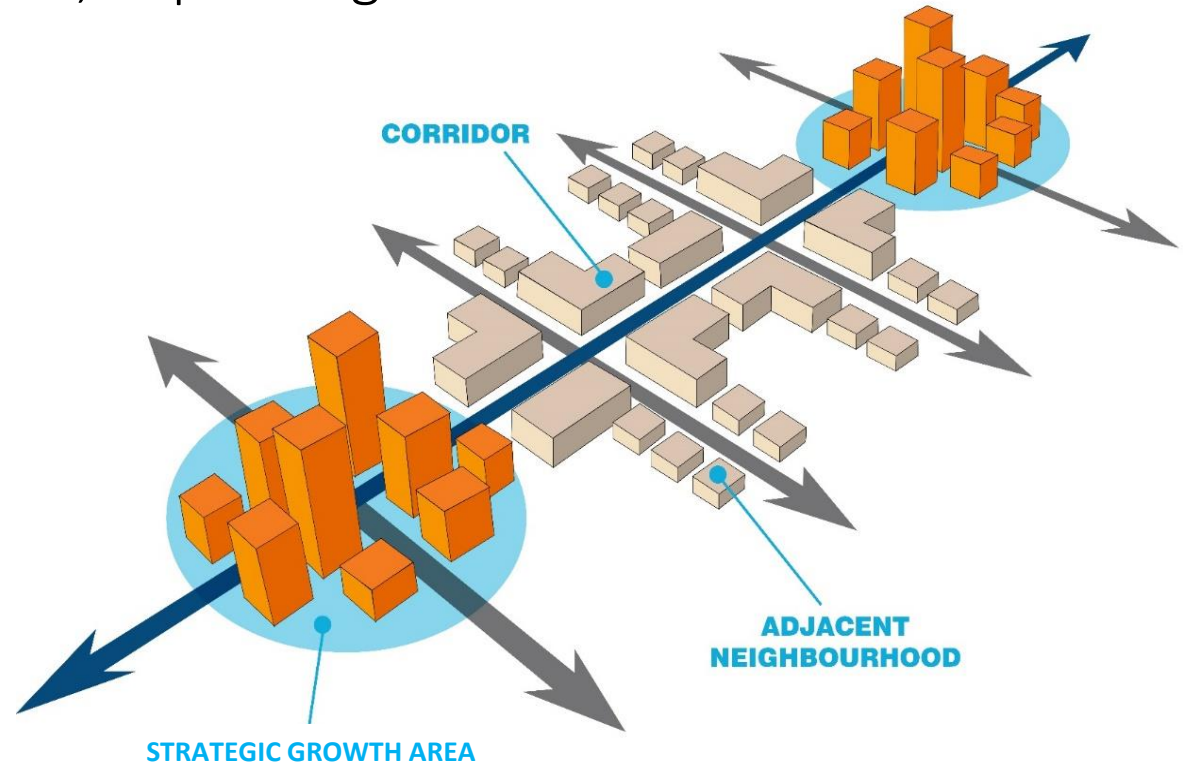
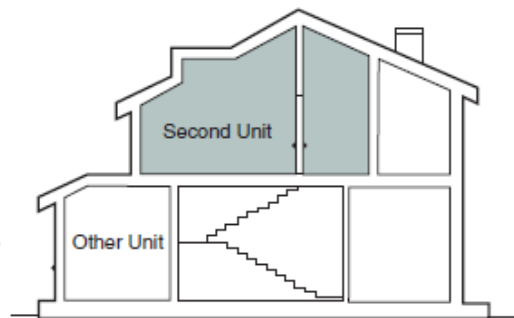
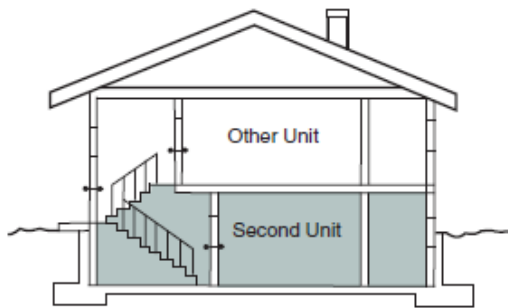
50% of growth will be in the Built Boundary

50% of growth will be in the Designated Greenfield Area



Population & Employment Distribution

Additional people and jobs will be accommodated across the City.
How this looks will differ, depending on the area.



Housing Types & Densities

Range of Densities and Built Forms



Town Housing



Stacked Town Housing



Low-Rise Apartment



Medium-Rise Apartment

Lower Density

DPH 43
(DPA 17.4)

Medium Density

DPH 80
(DPA 32.4)

Medium Higher Density

DPH 125
(DPA 49.4)

Higher Density

DPH 224
(DPA >40.0)



Accessory Suites

An accessory suite is a development consisting of a self-contained dwelling located within a single detached home.

Characteristic Height and Density

Maximum Height: 2.5 storeys
Maximum Density: 43 units/ha.
17.4 units/acre



Town Housing

A building containing up to 8 dwellings joined in whole or in part at the side only by a vertical party wall. Each dwelling contains some private open space in front and/or in back.

Characteristic Height and Density

Maximum Height: 2.5 storeys
Maximum Density: 42 - 54 units/ha.
17 - 21.8 units/acre



Stacked Town Housing

Stacked Town Housing is a type of housing where dwellings are arranged two deep, either vertically (placed one over the other) or horizontally (attached at the rear as well as the side).

Characteristic Height and Density

Maximum Height: 4 storeys
Maximum Density: 80 - 105 units/ha.
32.4 - 42.5 units/acre



Low-Rise Apartment

The above image illustrates typical building form, scale and massing only. Building character can vary depending on the site.

Characteristic Height and Density

Maximum Height: 4.5 storeys
Maximum Density: 125 units/ha.
49.4 units/acre



Medium-Rise Apartment

The above image illustrates typical building form, scale and massing only. Building character can vary depending on the site.

Characteristic Height and Density

Maximum Height: 8 storeys
Maximum Density: 125 - 224 units/ha.
49.4 - 90.7 units/acre

A Few Final Thoughts

We know Barrie is in a time of transformation

- ✓ This Official Plan will shape that transformation, so that it's well thought-out and reflects our vision with appropriate transitions

Unlock the opportunities

- ✓ This transformation can bring a lot of opportunities to the city and its residents and businesses

It will not happen overnight

- ✓ We are planning 30 years into the future, and this will not be the only Official Plan between now and then – it's our first step and provides the foundation for our transformation

Next Steps

Tonight – we are here to listen

- ✓ All written and verbal comments will be recorded and responded to in the final recommendation report, which – along with the full supporting Municipal Comprehensive Review material – will be presented to Council
- ✓ Staff are planning a return to Council in the Fall of 2021 to seek adoption of the new Official Plan
- ✓ In alignment with the July 1, 2022 conformity deadline set by the Province, the adopted version of the new Official Plan, along with all supporting materials, will be presented to the Ministry of Municipal Affairs and Housing for consideration for approval

We want to get it right.

How Can I Find Out More?

Visit buildingbarrie.ca/officialplan

Email us at new.barrieOP@barrie.ca

We want to get it right.

THANK YOU

Email: new.barrieOP@barrie.ca

