

# ONE CITY, ONE VISION, ONE PLAN

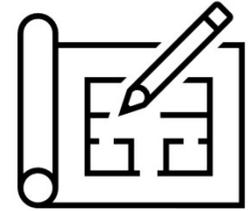
## BARRIE'S DRAFT OFFICIAL PLAN: UPDATE

October 19, 2021

Michelle Banfield, RPP - *Director of Development Services*



# The Official Plan (OP) Journey



Since Fall 2018 staff have worked to develop a transformative Official Plan based on broad Community Engagement



Embraced a holistic philosophy centered on a clear vision that provides direction and certainty as well as a framework for coordination



Developed a growth management strategy that prepares Barrie for 30 years of significant growth, and beyond, while conforming to Provincial policy & City-wide urban design guidelines



In May 2021, released a 2<sup>nd</sup> draft of the OP, followed by a virtual Open House (May 19th) and a Public Meeting (June 2nd).



**In September 2021, released a comment matrix and a working version of the OP that responded to those comments submitted on the 2<sup>nd</sup> draft.**

# Official Plan: Summary of Public Engagement



Consultation since 2019 has included:

- ✓ Open houses, workshops & meetings
- ✓ Walking tours
- ✓ Movie Night
- ✓ Lemonade stands
- ✓ Discussion papers
- ✓ Outdoor festivals (Celebrate Barrie)
- ✓ Youth workbook
- ✓ High school presentations
- ✓ BuildingBarrie.ca

## Some Stats:

**12,900** visits to Official Plan homepage (since Jan 1, 2019)

**3,426** downloads of Official Plan documents

**100** participants at May's Official Plan Open House

# Capturing Feedback in the Comment Matrix



- ✓ All public comments submitted before the June 2, 2021 deadline were captured
- ✓ Follow-up meetings with stakeholders held to seek greater clarity
- ✓ The Official Plan team provided responses to each comment
- ✓ Responses captured as updates in the new working version of the Official Plan

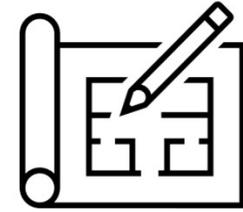
## Some Matrix Stats:

More than **550** comments captured, and staff responses given

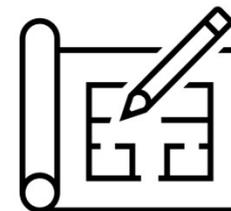
More than **100** mapping requests and responses

More than **20** hours of meetings for comment follow-ups

# Official Plan Working Version: Key Comments Resulting in Changes



# Protecting Neighbourhoods



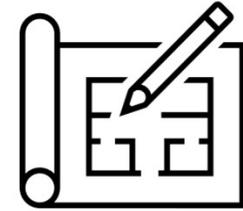
✓ Changes in draft Official Plan to better protect neighbourhoods:

- New overall transition policy in Section 3
- Removed minimum residential density target for local roads
- New transition policies for Commercial District and Employment Area – Non-Industrial land use designations to better protect nearby residential homes

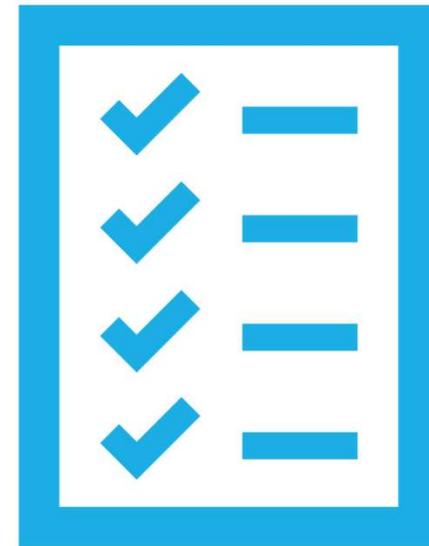
## New Policy in Section 3:

“Notwithstanding the maximums and minimums permitted throughout the Official Plan, attention must be paid to appropriate transition between existing and planned land uses and built form. **This may result in lower heights and densities based on or responding to site characteristics, building and site performance, and neighbourhood context**”  
(3.2.1[b]).

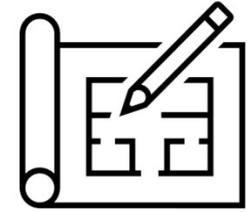
# Existing Approvals



- ✓ The draft Official Plan now includes new policies (2.5.6 and 2.5.7) that recognize:
  - All existing approvals and permissions (as long as they're official)
  - Applications that have been deemed complete, which are permitted to continue towards final approval under the existing framework



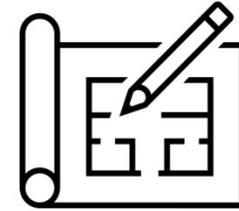
# Commercial Sites in Employment Areas



- ✓ To better recognize existing commercial sites in the Employment Area – Non-Industrial land use designation, a new policy (2.6.9.2.d) states that:
  - All retail and commercial sites already existing in these areas may redevelop according to the **Commercial District policies**, *excepting*:
    - No residential uses will be permitted.



# Intensification Corridors

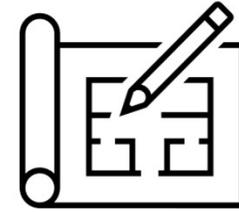


- ✓ To better recognize precedent of existing heights along intensification corridors in Neighbourhood Areas (2.6.1), height up to eight storeys may be permitted only if:
  - The development is no more than 50% higher than the tallest building within 450.0 metres;
  - The development is no more than 50% denser than the densest building within 450.0 metres; and
  - The transition policies in Section 3 of this Plan can be satisfied.

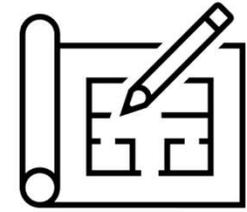
## **Transition Policy for Neighbourhood Areas**

New development must appropriately respect “the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area...”  
(2.6.1.2[d])

# Official Plan Working Version: Key Aspects that Remain the Same



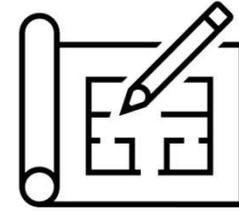
# Affordable Housing



- ✓ **Some commenters wanted:**
  - The affordable housing targets decreased, increased or removed
  - Confirmation of how the City will work with developers on affordable housing
- ✓ **Response:**
  - The affordable housing targets were chosen carefully
  - We are already meeting our existing target (10% affordable housing, city-wide)
  - We altered policy 6.4.2(b) to express our commitment to working with private developers to build affordable housing



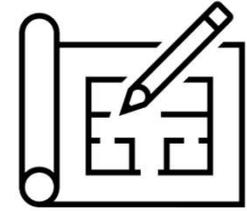
# Secondary Plan Areas



- ✓ **Some commenters wanted:**
  - A separate policy section for the Hewitt's and Salem Secondary Plan Areas
  - All Secondary Plan Area policies upheld
  - To have the phasing plan revised or removed
- ✓ **Response:**
  - The “One City, One Vision, One Plan” philosophy does not support a separate policy section for Hewitt's and Salem
  - We have reviewed all existing Secondary Plan Area policies to ensure total integration
  - The current phasing plan is needed to ensure coordinated and responsible growth of the city including the Long Range Financial Plan (LRFP) policies



# Growth Targets



- ✓ **Some commenters wanted:**
  - To see the growth targets in the Official Plan changed or removed
  - Feel that the plan is too inflexible because of these targets
- ✓ **Response:**
  - We are mandated by the Province to demonstrate how the City of Barrie will meet the 2051 growth targets of 298,000 people and 150,000 jobs
  - The Official Plan, as guided by the Province's Growth Plan, is our roadmap for doing this
  - We have provided greater flexibility where we can (e.g., for Community Hubs, Designated Greenfield Areas)



# THANK YOU

Next Up: Join us for the Town Hall!

Register for the virtual Zoom event at  
[BuildingBarrie.ca/OfficialPlan](https://BuildingBarrie.ca/OfficialPlan)

