

PRESERVING BARRIE'S HISTORIC NEIGHBOURHOODS

The Historic Neighbourhood Strategy:

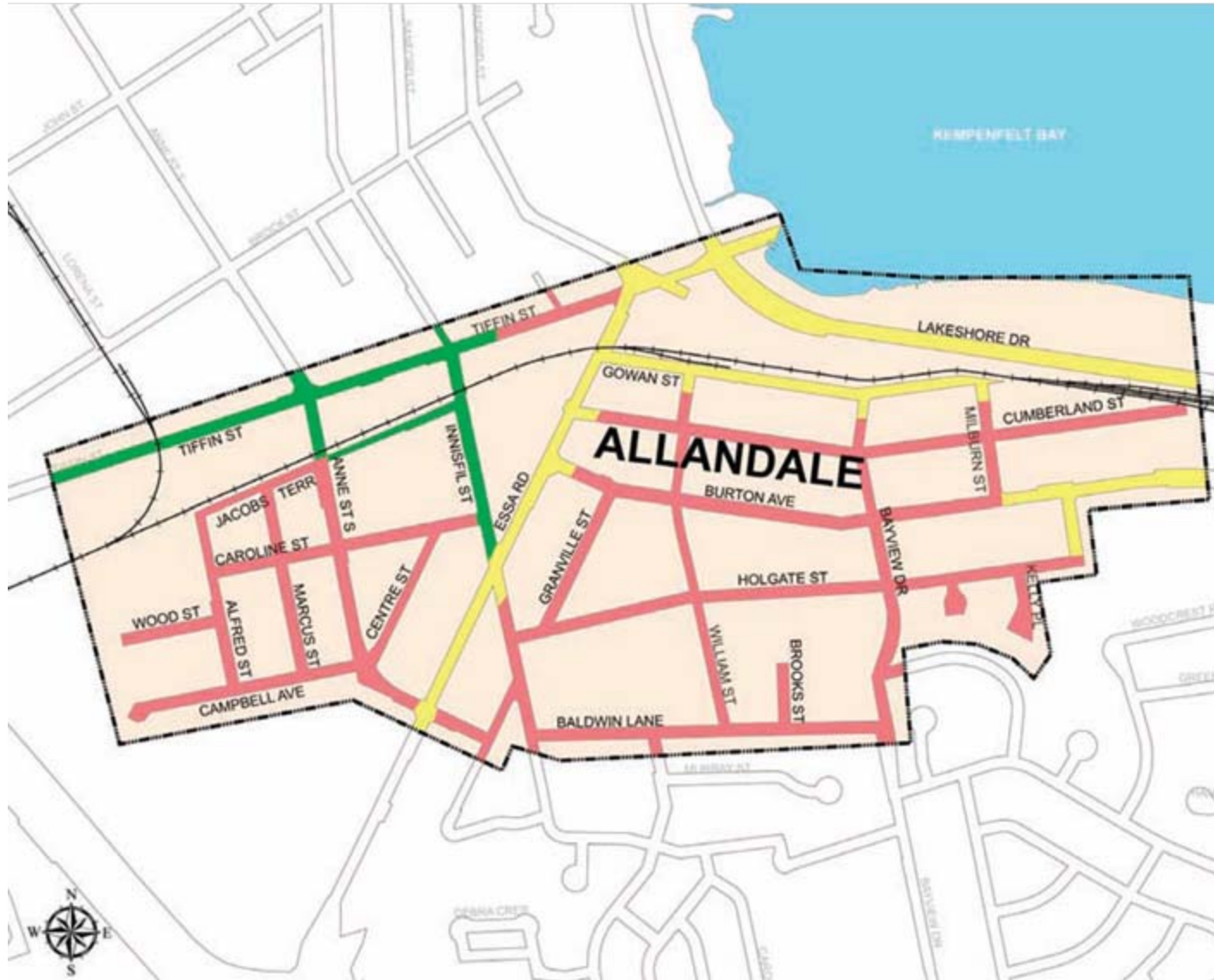
*People led planning for Barrie's older
neighbourhoods*

*Adopted by The City of Barrie in June
2010*

Why the DSC?

- Meeting with Mayor Jeff Lehman, subsequent letter.
- Historic Neighbourhood Strategy Committee – advisory, no power to recommend by-laws, but endorsed letter.
- Heritage Barrie – focus on individual buildings
- Protecting cultural heritage & attributes of neighbourhood rather than individual buildings. The whole is greater than the sum of its parts.

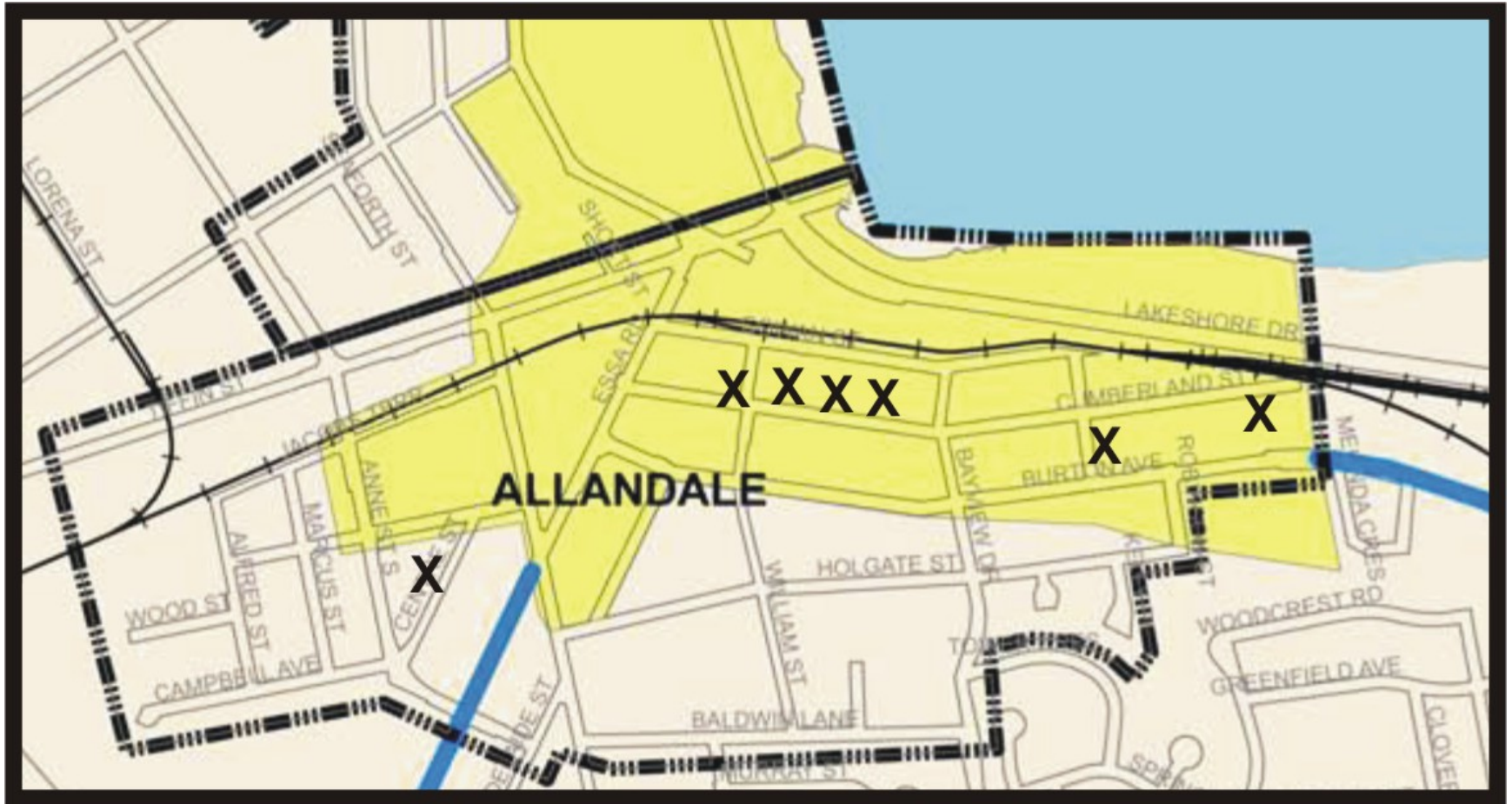
Allandale Area



Zoning

- Red Streets
- Character: A primarily residential area that is expected to stay primarily residential in nature.
- Growth Expectations: Significant change in the residential character of the area is not anticipated. Growth is expected to occur primarily through small-scale residential infill (e.g., new single detached homes) and renovations/additions to the existing housing stock.

Intensification: In severe conflict with the HNS



Conflict: Centre Street



3000sq ft “addition” to 1200sq ft bungalow, 3 apartments by later Minor Variance.

Conflict: Milburn Street



Lot severed through Minor Variance. Permit for duplex by Minor Variance because lot too small.

Conflicts: Cumberland



The Brampton Cautionary Tale

Globe and Mail, 14 Sept.

- 2000sq ft Bungalow bought 2010, \$381K
- Demolished (no permit), lot listed for \$499K
- Built 11000sq ft house, 8 bedrooms, 10 baths.
- City revoked Building Permit, passed bylaw limiting additions to 115% of former building.



Owner explains he couldn't find a lot of equivalent size for as good a deal in any other part of the city. 8 full-time residents, plus satellite family visitors.

Recommendations from HNS - 1

- Throughout the HNS process there were many suggestions for encouraging the retention of heritage structures and encouraging investment on vacant/derelict sites; also expressions of concern for good urban design standards and architectural standards for new construction.
- **Currently, there are no plans in place to provide a coordinated approach to guide, support and/or provide resources for developing heritage properties.**

Recommendations from HNS - 2

- The City should move forward with developing a regulatory framework for brownfield development and heritage conservation.
- The HNS process is a potential model for moving such plans forward. This includes actively incorporating stakeholder input, with a committee providing guidance and direction to the development of such plans for the future.
- Establish complete architectural design and urban design standards for new development in the historic neighbourhoods.

Recommendations from HNS -3

- Architectural design standards speak to the physical design of a building or structure. Urban design standards address how buildings relate with the streetscape and their impact on public spaces, including sidewalks.
- Prominent in the discussion was ensuring new development/redevelopment adheres to good urban design standards, ensuring the pedestrian realm is enhanced, and having good architectural standards to moderate the impact of scale, density and height.

Temporary Stop Gap - 1:

Recommendations in ANA Letter of 2 July

- In new (infill) construction on a street coded red in the HNS, the door of an attached garage, that is at or below grade, may not face the front lot line.
- In new (infill) construction on a street coded red in the HNS, a minimum of 30% of the area of the ground floor part of the front wall must consist of windows. A glass door does not count towards the calculation of 30%. The only doorway permitted in the front wall of a dwelling is an entrance door to the dwelling.

Temporary Stop Gap - 2: Recommendations in ANA Letter of 2 July

- In new (infill) construction on a street coded red in the HNS, the building height must be no greater than the average height of existing buildings on the street, and the setback must be the same as the average setback of existing buildings on the street.
- On a street coded red in the HNS, an addition to a house must not have a floor area greater than 30% of the existing building, and the height of the addition must be equal to or less than the height of the original building.

Next Steps:

- Initial implementation of “stop gap” by-laws.
- Commitment by Council to establish a framework of by-laws for historic neighbourhoods.
- Many examples of by-laws from other municipalities in Ontario, particularly those with Heritage Conservation Districts.
- Establish more detailed framework of by-laws properly to protect the cultural, architectural, and structural features of Barrie’s historic neighbourhoods while guiding future development.