INTENSIFICATION

CITY OF BARRIE
WHERE HAVE WE BEEN?

FAST  •  The fastest growing CMA in Canada.

YOUNG  •  Average age of new residents 10 years younger than the provincial average.

ON THE GROUND  •  Low (70%), Medium (25%), High (5%) Density

ON THE MOVE  •  Expanded municipal boundary 9 times since 1954
WHERE ARE WE EXPECTED TO GO?

- 138,000 Today
- 180,000 by 2031 (Places to Grow – Schedule C)
- Another 42,000 population
- 40% New growth in City’s built up area by 2015
- Total of 88,000 Jobs
WHERE ARE WE EXPECTED TO GROW?

CITY OF BARRIE
WHY INTENSIFY?

HAVE TO • Comply with Places to Grow

NEED TO • Best use of EXISTING INFRASTRUCTURE

• Best return on investment of NEW INFRASTRUCTURE

• Best EMPLOYMENT LANDS
WHY INTENSIFY?

NEED TO • Best PUBLIC TRANSIT

• Best way of PROTECTING ENVIRONMENT

• Contributes to building a COMPLETE COMMUNITY under PTG.
HOW THEN WILL WE HAVE TO GROW?

SMARTER • More efficient use of existing and planned infrastructure.

DENSER • More high and medium density housing and denser plans of subdivision.

UP • Especially in the Urban Growth Centre, Intensification Corridors and Major Transit Station Areas.
URBAN GROWTH CENTRE

CITY CENTRE

CITY OF BARRIE
BLUE SAILS – CITY CENTRE

590 UNITS
1100 POPULATION
300 PERSONS PER HECTARE

CITY OF BARRIE
NAUTICA – CITY CENTRE

CITY OF BARRIE
INTENSIFICATION CORRIDOR

CITY OF BARRIE
MAJOR TRANSIT STATION AREA

CITY OF BARRIE
Primary Area (Urban Growth Centre)

Secondary Areas

• Intensification Corridors
• Major Transit Station Areas

Elsewhere within Built Area

• Policies / Applications judged on their merits
• Urban Design Guidelines
INTENSIFICATION IS AN ALTERNATIVE TO

Low Density Estate Residential on Private Services

TOTAL AREA 43.8HA (108.2)
TYPICAL LOT 40m x 100m
RESIDENTIAL LOTS 40
GROSS DEVELOPABLE AREA 35.2HA (87.0AC)
LOTS PER GROSS DEVELOPABLE HA. 1.1

TOTAL PROPERTY
RAVINE/SIGNIFICANT WOODLAND/WETLAND 8.6HA (21.2AC)
RESIDENTIAL 21.5HA (53.2AC)
STORMWATER MANAGEMENT 1.7HA (4.2AC)

COUNTRY ESTATE
PRIVATE WELL
PRIVATE SEPTIC

DEMONSTRATION PLAN
PN# 2257
SCALE 1:2500

Skelton Brumwell
A ASSOCIATES INC
INTENSIFICATION IS AN ALTERNATIVE TO

Dispersed to Settlement Area Expansions

- **Total Area**: 66.5HA (164.3AC)
- **Typical Lot**: 30m x 100m
- **Residential Lots**: 149
- **Gross Developable Area**: 62.7HA (154.9AC)
- **Lots Per Gross Developable HA**: 2.4

**Legend**
- TOTAL PROPERTY
- RAVINES/SIGNIFICANT WOODLAND/WETLAND 3.8HA (9.4AC)
- PARK 5.7HA (14.1AC)
- RESIDENTIAL 46.8HA (115.6AC)
- STORMWATER MANAGEMENT 3.4HA (8.4AC)

**Settlement Area Subdivision**
- Communal Water
- Private Septic System

**Demonstration Plan**
- PIN#: 2257
- Scale 1:2500

**Skelton Brumwell Associates Inc.**
New Planning Act gives municipalities greater control over Urban Design / Built Form.

Intensification needs to be both profitable & sustainable.

Next 4 to 5 generations will call this home for 75 to 100 years.

Avoid too much of the same built form - Concentration in one area / on one site.
URBAN DESIGN AWARDS

PANEL OF STAKEHOLDERS

• G.B.H.A. Rep.(s)

• Architect

• Landscape Architect

• Planner

• Member of Council

• Member of Public

CITY OF BARRIE
NEXT STEPS

- Status Report / Presentation to Council - June
- Circulation to Stakeholders including G.B.H.A
1. Difficult to be a Complete Community with incomplete resources.
   Need Land – Employment
   – Residential

2. Questions whether Barrie has supporting population to realize (pay for) planned growth & complete community.

3. Insufficient Employment Lands for the job creation associated with the City’s historic role and assigned role as a UGC under PTG.

CITY OF BARRIE
4. Need to offer a full range of housing types not just Intensified forms.

5. Distort demographics with a disproportionate share of new housing in medium & high density residential.