New Comprehensive Zoning By-Law Public Information Centre

VIRTUAL – NOVEMBER 9TH 2022

Introduction

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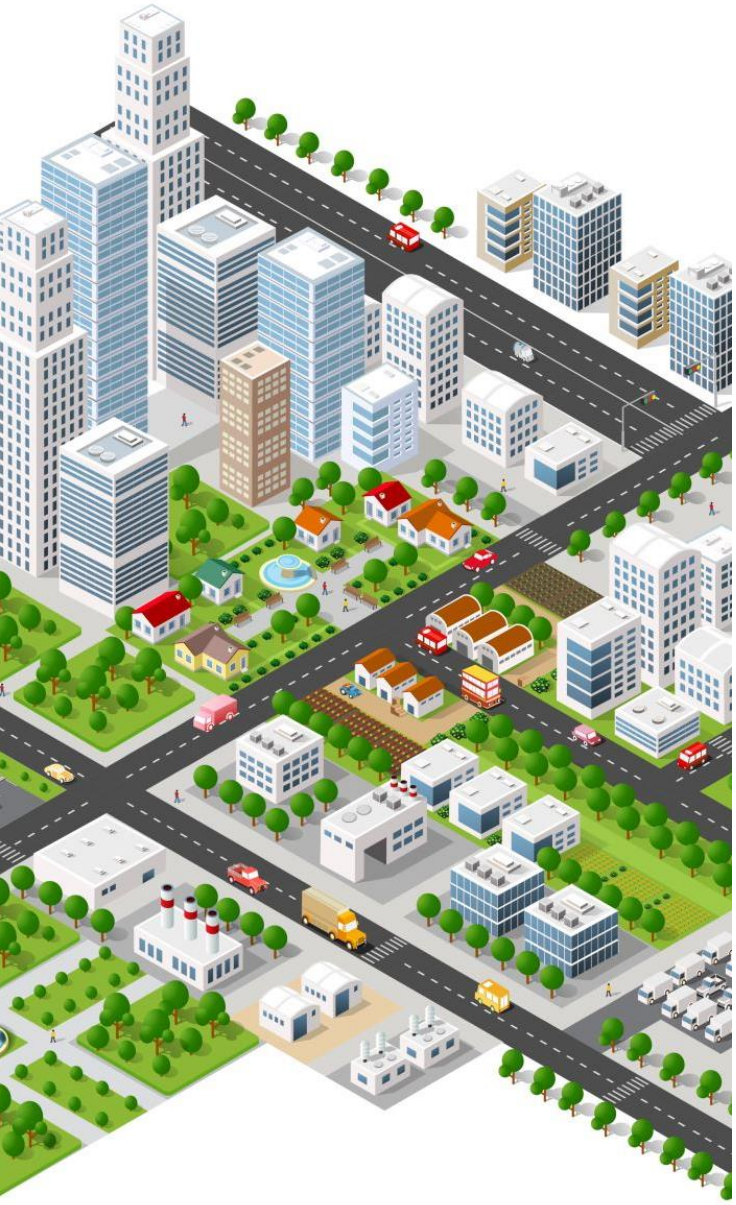
Background

The City of Barrie is in the process of creating a new comprehensive Zoning By-Law, which will be designed to implement the vision and policies of Barrie's recently adopted Official Plan.

This is the first new Zoning By-Law for Barrie in 13 years. The City realizes that some land use planning best practices have changed, and that we also have new concerns that we need to respond to today.

The City hopes to ensure we land on a document that is user-friendly for residents and the wider development community, easy to understand and interpret.



Why does Zoning Matter

The Official Plan (OP) is a long range planning that guides the use of land in the City as well as future growth. The OP provides the framework for creating the zoning by-law by establishing land use designations

The Zoning By-Law controls the use of land in our community; it tells us how land may be used, where buildings and other structures can be located, the types and form of buildings that are permitted, and how those buildings can be used. It tells you what you are allowed to do with your property (in your neighbourhood), like widening your driveway, adding an addition to your home, and requirements for fences, landscaping, parking, etc.



Poll

What are you most interested in?

1. Private property
2. City wide regulations
3. Vacant Land
4. Other

Strategic Direction

- Vision of the OP – implementation
- High quality public realm and high urban design standards
- More permissive and flexible zoning categories
- Form based code – predictable build results. Form-based requirements in the zoning by-law can help to realize the vision of the OP policies, by requiring certain design requirements for certain types of buildings in certain areas.

Quick Take Themes

1. Neighbourhoods
2. Community Hubs
3. Employment Areas
4. Parking
5. Urban Growth Centre, Waterfront, Allandale GO Major Transit Station Area
6. Form-Based Zoning and Urban Design



Neighbourhoods

Barrie's neighborhoods are where most of our residents live.

Historically, Barrie's neighbourhoods have tended to be lower-density residential areas.

Barrie's Official Plan (OP) presents a new vision for neighbourhoods—encouraging gentle growth with a variety of housing types across the affordability range.

Currently, most lands where residents live are zoned Residential (R). The new zoning by-law will introduce a Neighbourhood (N) zone that encourages a mix of uses to support walkable communities with a pharmacy, groceries, café, park or daycare nearby. Some areas will see greater heights and intensification, especially those along busier streets such as Essa Road and Yonge Street.

Neighbourhoods Con't

New accessory units (like a second suites and detached units) will continue to be permitted.

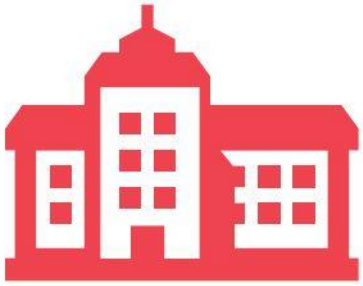
A range of permitted uses for the new Neighbourhood (N) zone is proposed:

- residential
- home occupations
- parks and other open-space areas
- assisted living
- long-term care and other co-housing opportunities
- supportive housing
- public service facilities
- community facilities
- commercial, retail & small-scale office (provided use is on a collector or arterial street)



Community Hubs

- Intended to be vibrant centres of community life that have social and economic benefits.
- Anchor community-oriented land use with complementary uses.
- The lands intended to become Community Hubs are mostly zoned Institutional (I) or Education Institutional (I-E) in the existing ZBL. Institutional sites provide a public service by helping meet the educational, health and social needs of residents. They include schools, places of worship, libraries, recreation centres, community centres, assisted living facilities, medical services and more. These uses would still be the anchor for the site, but would be complemented by a variety of other uses beneficial to the community, such as cafes, childcare and homes.



Employment Areas

Zoning will follow the Adopted OP's vision by zoning for jobs largely across three categories:

1. Employment Areas
   - Employment Area – Non-Industrial (EA-NI) – ie. Business Parks
   - Employment Area – Industrial (EA-I) – ie. Light industrial uses, manufacturing
   - Employment Area – Restricted Industrial (EA-RI) – ie. Concrete plant

2. Economic Diversification Areas
   - SEED Areas (Strategic Employment and Economic Districts) clusters of either established or emerging companies in the same field
   - 1. Dunlop Street Corridor – near the Georgian College satellite campus, accommodating office uses related to knowledge-based firms and creative industries
   - 2. Duckworth Street and Georgian Drive – Health and Medical Services, research and development, education, automotive and aviation.

Employment Areas Con't

3. Commercial Districts

Commercial Districts primarily support commercial uses but are also encouraged to grow as complete communities.

Commercial District (CD) will be a zoning category that not only brings together places for shopping, entertainment, recreation, eating and living, but will also be supported by places for employment.



Parking

New Parking Sub-Districts

The Adopted OP proposes using parking requirements to prevent an oversupply of parking and support alternative modes of travel.

Areas	Parking Requirements
All other areas	Lowest Parking minimums and limits
Employment Areas	
Strategic Growth Areas & Intensification Corridors	
Urban Growth Centre and Major Transit Station Areas	Highest Parking minimums

Urban Growth Centre, Waterfront and Allandale GO Major Transit Station Areas

Urban Growth Centre (UGC) – Planned to be a complete community with a concentration of the highest density and widest mix of uses.

- Buildings in the UGC should be between 12 - 25 stories (or higher)
- Developments more than 25 storeys may only be permitted if the extra height can demonstrate need within the market and how those units will result in attainable, affordable or deeply affordable housing



Urban Growth Centre, Waterfront and Allandale GO Major Transit Station Areas

Major Transit Station Area – There are two within the City of Barrie, these are areas around existing or planned higher order transit. This area will have a diverse mix of uses including a variety of housing options.

Heritage

Historic areas for preservation, Downtown core, Allendale and Brock Park areas fall within the UGC. New Zones such as High Density Urban – transition will apply to lands that are currently designed High Density in the new OP and directly abut lands that have or are planned to have lower built form. The new Zoning By-law will use height restrictions and form-based specifications to help facilitate a transition between these two zones, helping to preserve the characteristics of these established neighbourhoods.

Waterfront

Waterfront - 10km of shoreline in three areas with distinct character

1. **North Shore**
2. **Central Waterfront**
3. **South Shore**

The new OP emphasizes the significant relationship between the UGC and Barrie's waterfront, stating the UGC will be "supported by and connected to the waterfront through a diverse and dynamic public realm network, including natural heritage features, parks and a multi-modal road network" (Section 2.3.2).





Form-Based Zoning and Urban Design

Form Based Code is defined as

- A land development regulation that fosters predictable built results and high-quality public realm by using physical form (rather than separation of uses) as the organizing principals for the code.

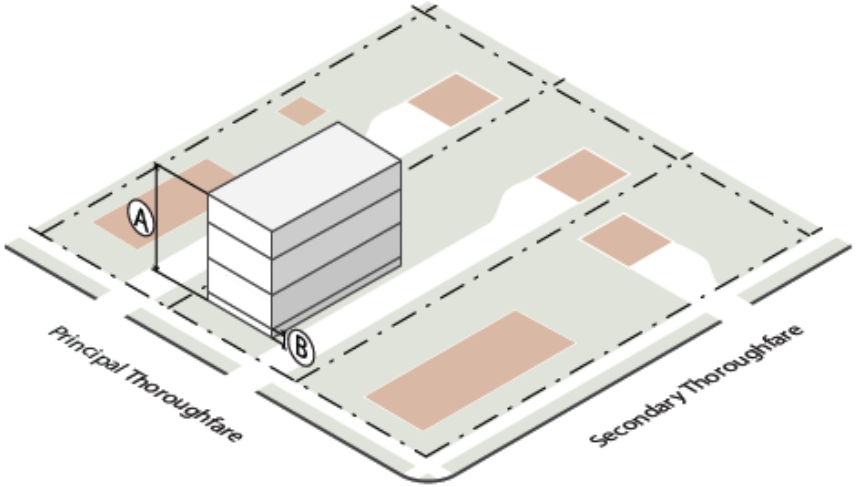
Benefits

- Emphasizes a mix of land uses
- Easy to understand and interpret
- Expand opportunities for economic participation by placing people closer to stores, workplaces and each other.

How?

- Categorizing building types (Ground related, low-rise, mid-rise, high-rise buildings, Parking structures)
- Provide form-based requirements for each category (each zone will list a range of permitted building types which will include things like townhomes, towers and warehouses.)

E. Height



Building Height

Ⓐ	Building height (max)	3 stories, 40'[1]

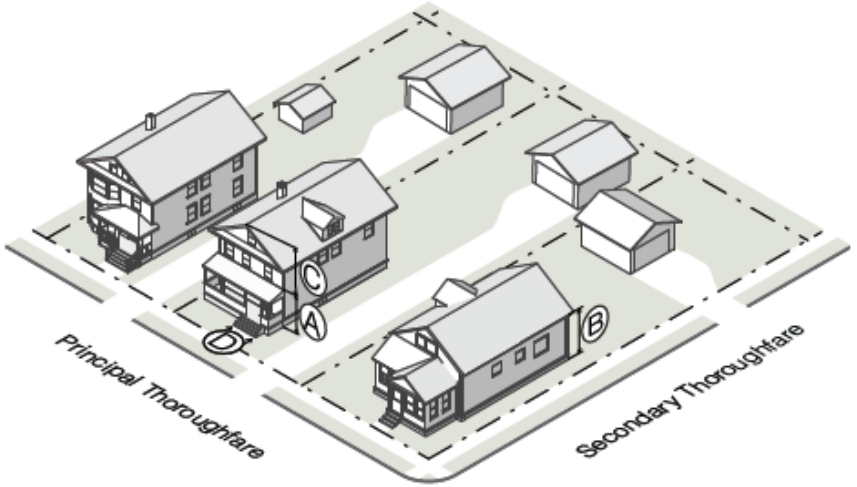
Story Height

Ⓑ	Finished ground floor level (min/max)	0'/4'

Supplemental Standards

1. See Section 3.2.1.G for height limit exceptions which apply along specified sections of Delaware Avenue, Gates Circle, and North Street in the N-2R zone; and along specified sections of Delaware Avenue, Main Street, and Niagara Street in the N-2E zone.

F. Activation



Transparency

Ⓐ	Ground floor transparency, front facade (min)	20%
Ⓑ	Ground floor transparency, corner side facade (min)	20%
Ⓒ	Upper floor transparency, front and corner side facades (min)	20%

Pedestrian Access

Ⓓ	Main entrance location (required)	Front, interior side, or corner side facade

Let's hear from you

What sections of the Zoning By-law or topics are you most interested in?



Feedback

Are there areas of the **existing** by-law that need revisiting?

What could be changed?



Next Steps

Project Timeline

- November 2022 – Public Engagement Sessions Quick Takes
- February 2023 –Draft 1 release of the New Comprehensive By-Law
- *Spring 2023 – Open House and Public Consultation*
- *Spring 2023 – Revised draft released*
- *Spring 2023 – Public Meeting & Public Consultation*
- *Fall 2023 – Adoption by Council*

To stay up to date on this project please subscribe for project updates at **BuildingBarrie.ca/Zoning**

Reach Out

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Questions/
Comments