

Simcoe County Growth Options - June 2006

The five growth options discussed at the June 2006 public open houses and described more fully on the following consultant display boards from the Open Houses are:

Additional employment lands are required in any option.

Option 1 -

- Business as usual - no change from existing

Option 2 -

- Barrie as the single growth node with 65% of new forecasted growth going to Barrie and 15% intensification (based on the growth plan clause that permits different intensification targets for outer ring municipalities)

Option 3 -

- Barrie as the single growth node with 65% of new forecasted growth going to Barrie and 40% intensification

Option 4

- Barrie to accommodate 50% of residential growth, 2 employment nodes on 400 - Innisfil Beach Road and County Road 88 (Bradford/400 interchange)
- Greenfield growth to Alliston and Bradford

Option 5

- Barrie to accommodate 50% of residential growth, 2 employment nodes on 400 – Innisfil Beach Road and County Road 88 (Bradford/400 interchange)
- Greenfield growth to greater # of communities - Alliston, Bradford, Alcona, Cookstown

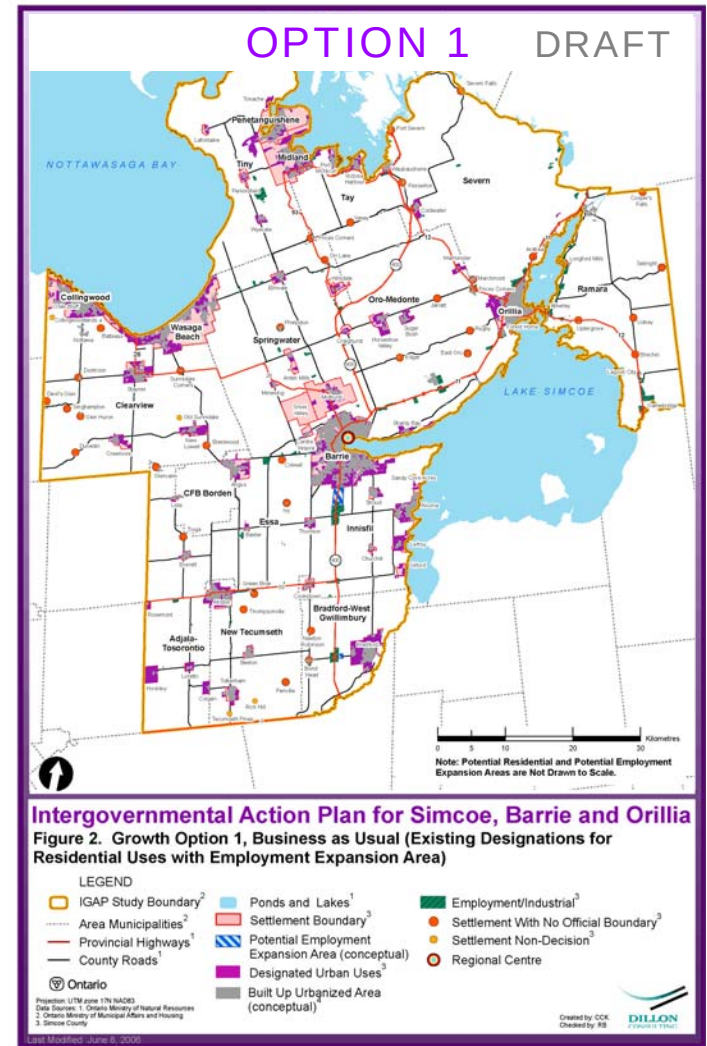
All Options Require Employment Lands

- Employment lands are business parks that are set aside specifically for employment purposes.
- The Growth Plan for the Greater Golden Horseshoe projects 66,000 new jobs to be located in employment lands by 2031
- Existing employment land supply exceeds this demand but localized shortages exist relative to demand:
 - Significant shortage of employment lands exists in Barrie area (~350 ha)
 - Small shortages in a few other areas (<50 ha each)
- Options consider new employment nodes along Highway 400 at Innisfil Beach Road and County Road 88



Business as Usual Growth Option

- Retains existing residential designations
- New employment growth areas added south of Barrie (linked to residential area)
- No change in urban boundaries
- Intensification of 17,000 units (approximately 50,000 people)



Single Node - Direct Greenfield Growth to Barrie and Area Urban Growth Node

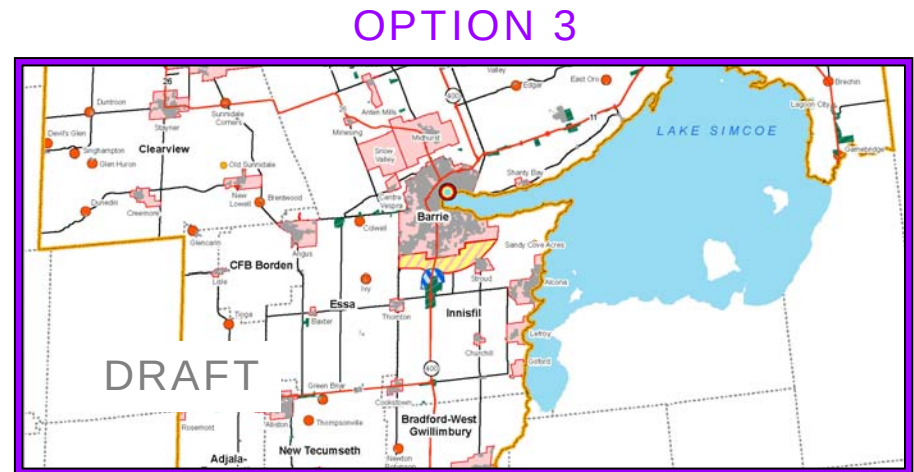
This option directs new growth to lands adjacent to Barrie

- **Affords opportunity to extend local and regional transit, linked to Hwy. 400**
- **65% of growth directed within existing approved urban areas across Simcoe**
- **Responds to high demands for housing in the Barrie area**
- **Single Node facilitates comprehensive neighborhood design**
- **City offers full range of high quality local employment opportunities and is a complete community**
- **Employment node is linked to residential areas**
- **Good servicing opportunities**
- **Tests two intensification levels (15%) and 40% of post 2015 annual growth directed to urban areas**



Single Node - Direct Greenfield Growth to Barrie and Area Urban Growth Node

This option directs new growth to lands adjacent to Barrie



The potential residential expansion area is reduced if 40% intensification is assumed

Growth Potential and Implementation Assessment for the Intergovernmental Action Plan

Multi-Nodal Options

These Options explore supporting several complete communities

- New residents benefit from existing community amenities. This option recognizes that there are many complete communities that could logically be extended.
- Number of nodes was limited to ensure size of development would be sufficient to warrant the necessary extension of services
- 65% of growth is directed to existing approved areas across Simcoe County
- Responds to high demand for housing in Barrie area and south to the GTA
- Residential nodes linked to employment nodes

Two Multi-nodal options

Common elements:

- Barrie as central node (50% of residential greenfield growth)
- Two employment nodes on Hwy 400 at (Innisfil) Beach Road and County Road 88 (Bradford West Gwillimbury)

Option 1 - Focuses greenfield growth to larger South Simcoe complete communities (Alliston, Bradford)

Option 2 - Disperses greenfield growth to a greater number of communities in South Simcoe in proximity to Hwy. 400 with full services and good transportation/transit (Alliston, Bradford, Alcona area, Cookstown)

Multi-Nodal Options cont'd

These Options explore supporting several complete communities



Growth Potential and Implementation Assessment
for the Intergovernmental Action Plan



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