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Intergovernmental Action Plan for Simcoe, Barrie & Orillia



Bourrie & Associates

*Existing Capacities Assessment
Physical Intensification Report*

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1. INTRODUCTION

1.1 Context for this Report

The Province and municipalities in Simcoe County, as well as the Cities of Barrie and Orillia, recognize the need to plan for long-term population growth and a healthy environment. Since August 2004, the Province has been in discussions with the municipalities in Simcoe. The purpose of these discussions was to determine how best to address common concerns in a cost effective and timely manner. Resulting from the discussion was the development of an Intergovernmental Action Plan (IGAP) for the County of Simcoe, and the Cities of Barrie and Orillia.



The four desired outcomes of the IGAP are:

1. A defined growth (assimilative) capacity of the Lake Simcoe and Nottawasaga River watersheds;
2. Development (servicing) certainty for intensification and approved growth;
3. Defined capacity for Barrie and area's additional growth; and,
4. Effective and sustainable municipal governance.

The purpose of the IGAP is to provide the affected municipalities with the proper tools to assist them in their planning and development decision-making. Upon completion of the IGAP, it is expected that the participating governments will have a basis for:

- A long-term urban structure plan for Simcoe County and the Cities of Barrie and Orillia;
- A sustainable infrastructure strategy for Simcoe, Barrie and Orillia;
- Development certainty for affected stakeholders; and,
- A suitable governance structure and/or service coordination mechanisms to manage future growth and development.

The Province's Strong Communities program includes developing long-range planning solutions for Central Ontario. Multiple interrelated initiatives are in-place, including, the Growth Plan for the Greater Golden Horseshoe, Planning Reform, Watershed-based Source Water Protection Planning, Golden Horseshoe Greenbelt, and the 10-Year Strategic Infrastructure Investment Plan.

Unique growth and development challenges exist in Simcoe County and the Cities of Barrie and Orillia (study area). South Simcoe and Barrie, in particular, are experiencing increased development pressure, and are expected to continue to have rapid growth. A number of the municipalities in the study area rely on inland water systems which have been demonstrated to be under strain (for example the Lake Simcoe watershed has known issues as a result of phosphorous loadings). Without intervening action, the available potable water and aquaculture of these watersheds are threatened.

Through their approved official plans, the municipalities in the study area make provision for a significant amount of growth. At the same time, several major developments are being proposed that involve the establishment of new urban settlement areas or the expansion of existing urban areas. Based on current conditions, there may be insufficient existing sewer and/or water capacity to accommodate approved development and/or planned land uses within existing settlement areas.

In order to accommodate planned growth, several major infrastructure municipal class environmental assessments are underway and/or nearing completion. However, these studies have not been undertaken in a comprehensive or coordinated fashion. The municipalities in the study area are also under increasing administrative and financial capacity constraints.

By February 2005, the Province and the municipalities in the study area had agreed to partner in the IGAP, which has resulted in the commissioning of this study.

The partnership is made up of the following Provincial Ministries and municipalities:

Provincial Ministries include:

- Municipal Affairs and Housing
- Environment
- Public Infrastructure Renewal
- Natural Resources

Municipalities include:

- Simcoe County
- Township of Adjala-Tosorontio
- Town of Bradford West Gwillimbury
- City of Barrie
- Township of Clearview
- Town of Collingwood
- Township of Essa
- Town of Innisfil
- Town of Midland

- Town of New Tecumseth
- City of Orillia
- Township of Oro-Medonte
- Town of Penetanguishene
- Township of Ramara
- Township of Severn
- Township of Springwater
- Township of Tay
- Township of Tiny, and
- Town of Wasaga Beach

The partners want to further their common interests in:

- Protecting the environment, including the water quality and quantity of the Nottawasaga River and Lake Simcoe watersheds.
- Fiscally sustainable growth, through efficient, cost-effective development and land use patterns.
- Effective municipal governance and service delivery, through intergovernmental cooperation and coordination.

The IGAP proposes a four-phase approach to address the above-noted matters of common interest. Phase I of the IGAP is an analysis of assimilative capacity of the Nottawasaga River and Lake Simcoe watersheds by the Lake Simcoe Region (LSRCA) and Nottawasaga Valley (NVCA) Conservation Authorities. Phase II of the IGAP is an Existing Capacities Assessment, Phase III a Growth Potential Assessment and Phase IV an Implementation Assessment of the IGAP. Phases II - IV are being undertaken by Dillon Consulting in association with the Ainley Group, Clara Consulting, Bourrie & Associates, EDP Consulting, Enid Slack Consulting, Caldwell Consulting, Lapointe Consulting, TeraTrends and Will Dunning Inc.

This Intensification Report is one component of the Phase II Existing Capacities Assessment (ECA) for the IGAP. The purpose of the ECA is to:

- Assemble a sound and defensible database on infrastructure and services; and
- Determine existing capacity to accommodate approved development and growth.

The ECA includes a review of:

- Approved development and planned land use in settlement areas;
- Physical potential for intensification in settlement areas;
- Existing and planned water and sanitary sewage infrastructure;
- Natural and cultural heritage resources;



- Transportation facilities;
- Public service facilities;
- Economic indicators;
- Rural development potential;
- Short term housing market pressures; and
- Longer term population and employment trends in the study area.

The results of the review are documented in seven foundation reports: this Physical Intensification Potential Report and the following reports under separate cover: Communities Report, Resources Report, Infrastructure Assessment Report, Rural Development Potential Report, Housing Market Pressures Report and Demographic, Housing and Employment Trends Report. The results of the review are synthesized with the results of the Assimilative Capacity Study in an Existing Capacities Assessment Report. The overall objective for the ECA is to provide a defensible foundation for Phase III – Growth Potentials Assessment and Phase IV - Implementation Assessment of the IGAP process.

1.2 Purpose of this Report

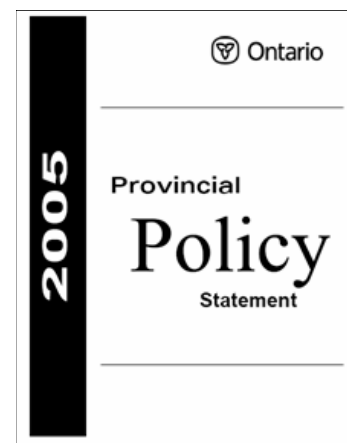
The *Provincial Policy Statement* (2005) requires physical intensification potential to be considered in any planning reviews involving urban boundary expansions. Residential intensification ("intensification") also forms an important component of the supply equation in determining the overall capacity of the infrastructure to first accommodate approved/planned growth, and then future growth in the urban serviced areas. This assessment is part of the comprehensive study of watersheds, infrastructure and growth potential for IGAP.

The PPS defines residential intensification as "a net increase in residential units or accommodation" and includes brownfield redevelopment, the development of vacant/underutilized lots within previously developed areas, in-fill, and conversions/expansions of existing uses to residential uses.¹

The *Growth Plan for the Greater Golden Horseshoe, 2006, (Growth Plan)* places importance on intensification as a mechanism for growth management. Some of the highlights of the draft plan's policies include:

- By 2015 and for each year afterwards, a minimum of 40 per cent of all residential development occurring annually will be within the built-up area;

¹ While the PPS identifies in-fill as being part of the intensification, it has been treated distinctly in IGAP. Refer to the IGAP *Communities Report*, March 2006, for details.



- The Minister of Public Infrastructure Renewal may review and permit an alternative minimum intensification target for municipalities in the outer ring of the Greater Golden Horseshoe;
- All upper- and lower-tier municipalities will implement a strategy for the phasing-in of intensification to meet their intensification target;
- Urban growth centres (currently identified as downtown Barrie within the study area), intensification corridors and major transit station areas are a key focus area for intensification;
- Intensification areas will attract a significant portion of population, household and employment growth; and,
- Intensification areas will provide a diverse and compatible mix of land uses to support vibrant neighbourhoods.

a. A Policy-Permission Analysis has Already Been Undertaken

An analysis of intensification was undertaken as part of the Existing Capacities Assessment for IGAP, and documented in the *Communities Report* (March 2006). The intensification analysis was based on Official Plan policy permissions only and it did not / could not take into account physical potential of sites, existing land use, site development considerations (i.e., servicing and traffic/access), land owner interest in development, land use compatibility issues or market considerations.

While this approach was useful in defining gross parameters for intensification based on low, medium, and high densities of development, a more thorough analysis of intensification was identified as a requirement in support of growth planning for the study area. The *Communities Report* indicated that the potential for intensification could be 1,794 units (low density), or 13,326 units (medium density), or 27,218 units (high density). The *Communities Report* further suggested that the intensification potential, upon further study, might likely be somewhere in between the low and high range.

b. This Report Completes the Physical Analysis of Intensification

The research and analysis undertaken for this report provides for the more detailed analysis of intensification potential as recommended in the *Communities Report*. The physical analysis of intensification considers intensification sites in their context to provide some further "ground

truthing" of the gross numbers derived through the policy permission approach used in the *Communities Report*. The intensification sites include the lands generally within the intensification areas identified in the *Communities Report* (i.e., areas with existing policy permission) but this exercise also considers intensification in other areas not previously analysed in the *Communities Report*, specifically (a) more broadly throughout the built-up lands of the Study Area and (b) on brownfield sites.

c. A Market Assessment of Intensification is Addressed Separately

It should be noted that intensification generally relies on three key factors: policy permissions, physical potential, and market potential. The work in the *Communities Report* quantified intensification from a policy permissions perspective. This report builds on the policy permissions in the *Communities Report* and applies an assessment of physical potential (site configuration, existing land use, etc.) to refine an intensification figure for IGAP. These represent analyses on the supply side of the intensification equation. An assessment of the market potential -- the demand to take up units that could be built on lands where planning policy and site conditions are favourable -- is necessary to provide a more representative picture of intensification potential. A snapshot of housing market potential in the study area as a whole is contained in the foundation study entitled, *Housing Market Pressures Report*, May 2006.



d. Outline of the Remainder of the Report

The remainder of the report is as follows:

Section 2 describes the methodology used for the physical assessment of intensification. A summary of the findings is provided in Section 2. Specific details are provided in **Appendix 'A'**.

Section 3 describes the methodology used for the physical assessment of brownfield sites. These sites were not previously assessed in the IGAP *Communities Report*. A summary of the findings is provided in Section 3. Specific details are provided in **Appendix 'B'**.



Section 4 comprises a consolidated summary of findings of the intensification analyses, a brief discussion on the findings, and a discussion on how the results of this analysis may feed into the next phase of the IGAP work.

2. IGAP "TRADITIONAL" INTENSIFICATION

This section of the report describes the methodology used to assess the physical potential of "traditional" intensification (i.e., non-brownfield sites). The assessment considers intensification with the areas previously assessed in the IGAP *Communities Report* – downtown and main street areas in fully-serviced municipalities – as well as throughout the built-up lands of the study area, including potential intensification corridors. A summary of the findings is provided at the end of this section of the report.

2.1 Methodology for Assessment of Traditional Intensification

a. Step 1: Identification of Intensification Areas

Potential intensification areas were identified based on a review of the policy permission areas for each of the designated settlement areas with municipal services (refer to the IGAP *Communities Report*, March 2006). Certain key corridors were also identified (mostly in Barrie) which comprised commercial areas located on major roads and serving adjacent established residential neighbourhoods. Other areas for intensification were also identified throughout the built-up area, mostly through discussion with municipal staff.



In addition, potential intensification sites were identified in settlement areas with partial services where the known development pressure is significant or current development proposals suggest the potential for significant development. However, in keeping with the PPS, the build-out of intensification in these areas would be contingent on the availability of full servicing.

Traditional intensification areas were identified in the following municipalities:

- Barrie;
- Bradford-West Gwillimbury;
- Clearview;
- Collingwood;

- Essa;
- Innisfil;
- Midland;
- New Tecumseth;
- Orillia;
- Penetanguishene;
- Ramara;
- Springwater;
- Tay; and,
- Wasaga Beach.

Maps of the intensification areas are provided in **Appendix 'C'**. The intensification areas do not include lands which are subject to a development application since build-out of these lands is accounted for in the development inventory compiled in the IGAP *Communities Report*.

b. Step 2: Discussions with Municipal Staff

We contacted municipal planning departments to obtain any relevant information on intensification. Limited documentation was provided and through subsequent meetings with municipal staff, we received some anecdotal feedback regarding areas which might have intensification potential, as well as feedback regarding specific sites which staff believed had intensification potential.

c. Step 3: In-Field Survey of Intensification Areas

Determining the physical potential for intensification is an "on-the-ground" exercise involving reviews of vacant or underutilized lands in the various urban areas. The windshield survey was undertaken on a block-by-block basis within the study area.

It should be noted that the survey was conducted for the purposes of informing a regional-level growth management exercise. Due to the time frame for the work, site analysis was qualitative and not in-depth. Therefore, it is recognized that an analysis of intensification undertaken at a more detailed level may result in lower or higher estimates than the results in this report.



The following criteria were considered to determine properties eligible for intensification during the survey:

1. Lands underutilized for development compared to their Official Plan designation;
2. Lands with existing building heights of two storeys or less;
3. Minimum frontage: greater than 25 metres (75 feet), or two or more properties which could be consolidated to achieve the minimum frontage;
4. It was assumed that the lot depth was 33 metres (100 feet) unless the lot appeared to be substantially different than 33 metres in depth; and,
5. Institutional, conservation/park, utility, railway and right-of-way lands were excluded from the analysis.

In undertaking the field survey of intensification areas for viable sites, the following caveats were also considered:

1. Active and visually viable businesses were generally excluded from the assessment, with the exception of opportunities for second floor residential. The rationale is that a viable business would likely not redevelop for residential development in the foreseeable future.
2. Further to Item 1 above, we acknowledged that some intensification opportunities involve a number of factors such as property consolidation, lifecycle of buildings, etc. Therefore, we attempted to reasonably estimate intensification for larger blocks of redevelopment based solely on a windshield survey.
3. The areas/sites reflect locations in the built-up portions of the IGAP study area which are considered likely to realize intensification in the timeframe of the IGAP study.



d. Step 4: Estimation of Intensification Units

Following the field review, all properties were reviewed using GIS-based aerial photography in order to derive an estimate of site acreage. Of those properties determined eligible for intensification, the potential number of intensification units was determined as follows:

- In corridors and downtown areas where apartments above existing non-residential development was anticipated, potential units were determined by considering the addition of one to three additional storeys (unit size of approximately 1,000 square feet);
- For areas/properties where low density development was anticipated, potential units were determined by using the corresponding density target from the subject municipality's Official Plan;
- For areas/properties where medium density development was anticipated, potential units were determined by using the corresponding density target from the subject municipality's Official Plan; and,
- For areas/properties where high density development was anticipated, potential units were determined by using the corresponding density target from the subject municipality's Official Plan.

Official Plan density targets were used to calculate unit potential in the majority of intensification areas. In a few municipalities, where Official Plan density targets were absent, density figures of 7, 20, and 75 units per net hectare (common standards in Official Plans of the study area's municipalities) were applied for low, medium, and high density development, respectively.

Where an eligible property already included residential units, the *additional* units resulting from intensification (i.e., net intensification) were determined. In certain instances where multiple residential uses were noted, it was difficult to determine the exact number of existing units, and therefore the estimate of the net intensification includes an assumption of the number of existing units.

Some sites had the potential for either medium or high density development. Unit potential calculations were completed for both medium and high density units. As such, the total potential on these sites can be considered a range comprising the medium and high density numbers, leading to the resulting range for this intensification analysis.



2.2 Results from the Analysis of Traditional Intensification Sites

The results from the analysis of traditional intensification sites are provided in **Table 2-1**.

A total of 187 sites were identified to have potential for traditional intensification within the intensification areas identified through this study. Based on our calculations, this corresponds to a potential for 4,756 to 9,448 residential units. Further discussion on the study's findings is provided in **Section 4** of the report.

Table 2-1:

Summary of Analysis of Traditional Intensification Sites

Municipality	Number of Sites	Estimate of Net ² Intensification – Lower Range* (in units)	Estimate of Net Intensification – Upper Range** (in units)
Barrie	47	1,409	3,673
Bradford-West Gwillimbury ³	16	227	369
Clearview	9	82	82
Collingwood	11	85	319
Essa	4	11	32
Innisfil ⁴	13	600	620
Midland	6	58	123
New Tecumseth	20	443	665
Orillia	24	806	2050
Penetanguishene	10	795	923
Ramara	4	7	7
Springwater	7	54	54
Tay	4	15	17
Wasaga Beach	12	164	514
Total	187	4,756 units	9,448 units

*Values in this column assume medium density development instead of high development where potential exists for both.

**Values in this column assume high density development instead of medium density development where potential exists for both.

² Intensification figures are considered to be "net" because the calculations take into account any loss of existing residential units displaced through redevelopment of the site.

³ Bradford West Gwillimbury recently completed an independent intensification assessment. Figures from this analysis will vary due to different methodologies employed in the two studies. The Bradford study has a higher overall intensification estimate as it contemplates a longer time horizon, higher densities on undeveloped Greenfield sites outside the built boundary and doesn't consider a net loss for the displacement of existing residential units.

⁴ Innisfil also recently completed an independent intensification assessment. Figures from this analysis will vary due to different methodologies employed (similar to those above). Innisfil also contemplated intensification in partially serviced areas.

3. IGAP BROWNFIELD INTENSIFICATION POTENTIAL

As noted earlier in this report, intensification forms an important component of the supply equation in determining the overall capacity to accommodate growth in the urban serviced areas of the study area. Provincial policy recognizes Brownfield sites as an important sub-component of intensification and a means of utilizing existing infrastructure to accommodate growth. In the PPS, Brownfield sites are defined as "undeveloped or previous development properties that may be contaminated" that are "usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant."



This section of the report describes the methodology used to assess the physical potential of residential intensification on brownfield sites. A summary of the findings is provided at the end of this section of the report.

3.1 Methodology for Assessment of Brownfield Intensification Potential

It should be noted that limited documentation on Brownfield redevelopment sites was available from the IGAP partnership municipalities. Further investigation revealed that these municipalities do not currently maintain detailed "Brownfield site" lists although several municipalities plan to begin Brownfield assessment studies in the near future.⁵ Some municipalities were also reluctant to provide a list of potentially contaminated sites due to potential concerns with liability. The following process was used to quantify the level of intensification on brownfield areas.

⁵ The Tay Official Plan makes reference to the Brownfield redevelopment of the abandoned CPR site (Cargill Elevator); this has been accounted for in our analysis.

a. Step 1: Discuss Brownfield Opportunities with Local Planning Departments

As part of our discussions with municipal staff regarding intensification sites, we also discussed potential brownfield redevelopment sites. Through these discussions, we received both anecdotal feedback regarding areas which might have brownfield redevelopment potential, as well as specific sites which staff believed had brownfield redevelopment potential.

While the County of Simcoe has a list and mapping of former waste disposal sites, preliminary discussions with the local planning staff suggested that they did not have enough knowledge about these former waste disposal sites to determine whether they would make appropriate and safe intensification locations.

b. Step 2: In-Field Survey of Brownfield Areas

We conducted a windshield survey during the intensification assessment and/or to view specific sites identified through discussions with local planning department staff. Maps of the brownfield areas are provided in **Appendix 'C'**.

In undertaking the field survey of Brownfield sites, the following caveats were considered:

1. The Brownfield site had to be within an urbanized setting that was either transitioning to residential or within an area where residential uses would be viable.
2. The Brownfield site had to be large enough to accommodate an "in-depth" development (i.e., not just a single residential lot).
3. Numerous old gas station sites may exist within the identified municipalities. While these properties may be classified as Brownfield sites, a detailed listing of former gas station sites was not available during the time frame of the assessment, and only gas stations which were readily identifiable as having redevelopment potential were included in this assessment. It should also be recognized that most former gas station sites are small and could not accommodate an in-depth development.



c. Step 3: Estimation of Intensification Units

The same methodology applied for the analysis of traditional intensification sites was applied to estimate the number of units of intensification on Brownfield sites (i.e., based on site area and planned density).

3.2 Results from the Brownfield Intensification Analysis

The results from the Brownfield intensification analysis are provided in **Table 3-1**, below.

Table 3-1: Summary of Brownfield Intensification Analysis			
Municipality	Number of Viable Sites	Estimate of Net Intensification – Lower Range¹ (in units)	Estimate of Net Intensification – Upper Range² (in units)
Collingwood	2	211	651
Midland	3	422	843
New Tecumseth	1	106	200
Orillia ⁶	3	5320	5499
Tay	1	250	370
Total	10	6,309 units	7,563 units

¹Values in this column assume medium density development instead of high development where potential exists for both.
²Values in this column assume high density development instead of medium density development where potential exists for both.

A total of ten viable sites were identified (as informed by municipal staff and based on field surveys) to have potential for residential redevelopment on Brownfield sites. Based on our calculations, this corresponds to a potential for 6,309 to 7,563 residential units.

Further discussion on the study's findings is provided in **Section 4** of the report.

⁶ Orillia contains a 104 ha site (hospital lands). The values resulting from this site skew the results of the brownfield analysis as it alone accounts for 5200 units. See Appendix B for more details.

4. SUMMARY OF FINDINGS

This section of the report summarizes the findings of the "traditional" intensification analysis and the Brownfield redevelopment analysis, towards determining a final target of intensification for IGAP. It also provides a general discussion regarding the study's findings as it relates to intensification. The latter part of this section includes a discussion on how the results of this analysis may feed into the next stage of the IGAP Growth Potentials Assessment work.

4.1 Overall Summary of Intensification Analysis

The findings from Section 2 and Section 3 of this report have been compiled and are provided in **Table 4-1** below.

Table 4-1:
Overall Summary of Intensification Analysis

Municipality	Intensification on Traditional Sites		Intensification on Brownfield Sites		Overall Intensification Potential	
	Lower Range ¹	Upper Range ²	Lower Range ¹	Upper Range ²	Lower Range	Upper Range
Barrie	1,409	3,673			1,417	3,673
Bradford-West G.	227	369			227	369
Clearview	82	82			82	82
Collingwood	85	319	211	651	296	970
Essa	11	32			11	32
Innisfil	600	620			600	620
Midland	58	123	422	843	480	966
New Tecumseth	443	665	106	200	549	865
Orillia	806	2050	5320	5499	6,126	7,549
Penetanguishene	795	923			795	923
Ramara	7	7			7	7
Springwater	54	54			54	54
Tay	15	17	250	370	265	387
Wasaga Beach	164	514			164	514
Total	4,756 units	9,448 units	6,309 units	7,563 units	11,065 units	17,011 units

¹Values in this column assume medium density development instead of high development where potential exists for both.

²Values in this column assume high density development instead of medium density development where potential exists for both.

A total potential for intensification, including traditional sites and Brownfield sites, ranges from 11,065 to 17,011 residential units.

4.2 Discussion of Intensification Findings

a. Application of Growth Plan Intensification Target to be Considered in the GPA

The *Growth Plan* requirement for 40% of all new residential development annually to be developed through intensification begins in 2015. Additionally, this requirement applies to all upper-tier municipalities and single-tier municipalities (i.e., the City of Barrie, the City of Orillia, and the County of Simcoe). At the time the physical potential for intensification was undertaken, annual housing unit forecasts broken down by Barrie, Orillia, and Simcoe for 2015 to 2031 were not available. Based on the *Growth Plan* distribution of households for the study area (123,000 households), the results of the physical intensification (based on existing municipal planning policy) represent 9% to 14% of the distribution of housing units. The application of the results of the physical intensification analysis and the *Growth Plan* intensification target will be considered further in the GPA.



b. Intensification Is Subject to Development Cycles

It should be noted that the intensification analysis is intended to serve the study area to 2031. Averaging the total intensification potential over a 25-year timeline equates to 443 to 680 units per year. Since there is limited information available on the current volume of units being developed by intensification, it is difficult to determine if the annualized physical intensification is lower than, similar to, or greater than the current pace of intensification development in the study area.

It should be recognized that build-out of intensification units is subject to development cycles and the forces of supply and demand. This could mean that intensification might not occur steadily in all communities over the horizon of the IGAP study. It could build-out faster or slower, or develop in phases as certain population and/or market thresholds make the sites feasible for development.

c. Wholesale Redevelopment of Blocks is Unlikely

The estimate of potential for residential intensification in the IGAP study area is 11,065 to 17,011 units based on the sites and blocks surveyed. As noted previously, there may be additional long-term potential if wholesale redevelopment proposals were set in motion (i.e., tear down entire blocks of a main street and/or multiple property consolidation). Based on development and business lifecycles, it is not expected that viable residences and businesses would choose to undergo such a process in the short term, or that developers would undertake this exercise without a significant incentive and/or policy/market intervention.



4.3 Recommended Base Intensification for Growth Potential Assessment

a. The Analysis in This Report Represents the "Status Quo" Intensification

It is important to note that the propensity for intensification is affected by several factors, including but not limited to:

1. Land use policy permissions related to intensification and higher-order development;
2. Size and configuration of the target property, including the need for parcel consolidation;
3. Existing land use, and type and form of intensified development;
4. Locational aspects;
5. Desire on the part of the property owner or developer to modify the existing use;
6. Public acceptance of intensification proposals;
7. Degree of contamination and cost of remediation for Brownfield sites; and,
8. Market conditions.

This report has attempted to quantify intensification having regard to criteria 1 to 4, above. Given that the current status of those criteria may change in the future (e.g., Official Plan policies may be revised, future market conditions may make intensification more feasible, new programs may stimulate Brownfield redevelopment, etc.) then **the quantity of**

physical intensification potential in this study represents the "status quo" intensification.

b. Application of the Growth Plan Intensification Target and Servicing Capacity to be Considered in GPA

Forecasted housing demand between 2015 to 2031, broken down by Barrie, Orillia and Simcoe County was not available at the time this analysis was conducted. As a result, the application of the results of the physical intensification analysis and the *Growth Plan* intensification target will be considered further in the GPA Phase of IGAP. As part of the GPA phase of IGAP, details of forecasted housing demand will be developed and the physical potential for intensification can be tested against the 40% target. The application of the results of the physical intensification analysis and the *Growth Plan* intensification target will be considered further in the GPA Phase of IGAP.



It should also be noted that the development of intensification will rely on full municipal servicing (both water and sanitary sewer). The evaluation of intensification/growth against current/upgraded servicing will also be undertaken in the GPA phase of IGAP.

c. The High Estimate of Intensification Potential Should be Carried Forward to the GPA

Certain intensification sites were identified as having potential for medium density or high density development, which lead to a range of total units of intensification in this study – 11,065 to 17,011 units.



There is a strong message in *Places to Grow* regarding the importance of intensification as growth management tool, including encouragement for detailed intensification planning and the use of intensification targets. ***It is therefore recommended that the 17,011 units of intensification be carried forward into the subsequent analyses of the IGAP project as the base intensification amount and recognizing the policy direction to work towards a 40% intensification target.***

Appendix 'A'

Details from Intensification Analysis of Traditional Sites

IGAP Intensification Analysis Summary Sheet

		1	2	2A	2B	2C	3	3A	3B	3C
Municipality	Settlement Area	Number of Sites	Low Estimate (Net Unit Count for Intensification, Including Brownfield Potential)	Low Estimate Breakdown - Low Density Units	Low Estimate Breakdown - Medium Density Units	Low Estimate Breakdown - High Density Units	High Estimate (Net Unit Count for Intensification, Including Brownfield Potential)	High Estimate Breakdown -Low Density Units	High Estimate Breakdown - Medium Density Units	High Estimate Breakdown - High Density Units
Barrie	Barrie	47	1,409		1,244	165	3,673		177	3,496
Bradford West Gwillimbury	Bradford	16	227		227	0	369		83	286
	Creemore	5	32		32	0	32		32	0
Clearview	Staynor	4	50		50	0	50		50	0
Collingwood	Collingwood	13	296		195	101	970		25	945
Essa	Angus	4	11		11	0	32		4	28
	Alcona*	10	595		237	358	595		237	358
Innisfil	Cookstown	3	5		5	0	25		1	24
Midland	Midland	9	480		480	0	966		6	960
	Alliston	6	168		168	0	281		52	229
	Beeton	5	186		186	0	280		80	200
New Tecumseth	Tottenham	10	195		195	0	304		0	304
Orillia	Orillia	27	6126	1040	3006	2080	7,549	1,040	2,155	4,354
Penetanguishene	Penetanguishene	10	795	60	418	317	923	60	331	532
Ramara	Brechin	4	7		7	0	7		7	0
Springwater	Elmvale	7	54		54	0	54		54	0
Tay	Port McNicholl	5	265		265	0	387		8	379
Wasaga Beach	Wasaga Beach	12	164		164	0	514		37	477
Total		197	11,065	1,100	6,944	3,021	17,011	1,100	3,339	12,572
Percent		100%	100%	10%	63%	27%	100%	6%	20%	74%

1- Number of sites does not translate into number of properties (e.g. in some cases one site could be an entire neighbourhood block).

2-Field work considered the potential for both medium and high density intensification development on a site. For some sites, a range of potential units was provided, depending on whether the site could be developed as a medium density or high density development. This column reflects medium density range of values when the potential existed for both high and medium density development (low).

2A/2B/2C Represent the breakdown of units by type for column 3.

3- Values in this column assume high density development over medium density development where potential exists for both (high).

3A/3B/3C Represent the breakdown of units by type for column 4.

*Intensification in Alcona is based upon wholesale redevelopment of a corridor.

June 22, 2006.

IGAP Intensification Analysis Worksheet

Municipality: _____ Innisfil
Community: _____ Alcona
Date of Site Visit: _____ Thursday Febrary 23, 2006 and April 27, 2006
Completed by: _____ AB, AW & PK

Assessment Information															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (HighEstimate)	Notes
1-10	Entire length of Innisfil Beach Road	commercial, retail, residential, vacant	1-2 with a few 3-4 stories	various	19.1	strip is a mix of highway commercial, retail, vacant and residential	50	MD-HD	Low- 7 Med- 20 High- 75	0	382	1433	595	595	The entire length of Innisfil Beach Road, from 25th Sideroad to 20th Sideroad, both sides, has redevelopment potential. The issue is that assembly of lots appears to be necessary to make intensification feasible (ie: small apt or townhouses development or a mixed use proposal). There are a few new plaza's built without 2nd floor apartments. Approach for Alcona corridor is different than all other sites because an entire corridor has been indentified for redevelopment. The scenario for a combo of high and med density development assumes a split of 75% med and 25% high in this area. This split is based on assumptions from the Town's background work on intensification.

IGAP Intensification Analysis Worksheet

Municipality: _____ New Tecumseth

Community: _____ Alliston

Date of Site Visit: _____ Tuesday February 21, 2006 and Frriday April 21

Completed by: _____ AB, AW & PK

Assessment Information															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Yonge Street between McD's and 8th Ave	Residential	1	400	1.5	low density residential	8	MD	Low- 24 Med- 40 High- 75		60		52	52	block of LDR could be redeveloped to a higher use; deep lots, good location.
2	Corner of Downy and Victoria (south west)	Residential	1-2	200	0.36	residential	2	MD - HD			14	27	12	25	Two lots with residential uses; lot consolidation required.
3	Victoria & King	commercial	1	300	0.58	Boyer Car dealership	0	MD - HD			23	44	23	44	Boyer Car Dealership is surrounded by residential; redevelopment potential if dealership relocated; may have access issues
4	59 Victoria	vacant	0	200	0.82	vacant	0	MD - HD			33	62	33	62	beside retail plaza
5	Victoria & Lorne	Vacant and Residential	1	200	0.16	residential	1	MD - HD			6	12	5	11	under utilized lot; opposite high school and commercial
6	Victoria opposite High School to Downey	commercial with residential apt's	1	1000	1.31	commercial with some residential	10	MD - HD			52	98	42	88	could redevelop and get a better form/look; may not actually get a lot of intensification if keep mixed use - there appears to be several existing apt's
Total											189	242	168	281	

IGAP Intensification Analysis Worksheet

Municipality: _____ Essa

Community: _____ Angus

Date of Site Visit: _____ Wednesday February 23, 2006

Completed by: _____ AB & AW

Assessment Information															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Margaret & Curtis	commercial	1	200	0.2	variety store beside vacant	0	MD	Low- 7 Med- 20 High- 75		4		4	4	Variety store & adjacent vacant lot on corner could be redeveloped for mixed use or apt
2	58, 60, 88 Curtis	commercial & residential	2	200-400	.2 to .37	hair, laundry and small apt building and LDR	10	MD			7		-3	-3	would need assembly
3	King & Raglan	vacant	0	150	0.14	vacant	0	MD			3		3	3	beside a 2 storey apt; shallow site and train track very close behind
4	9 Commercial	commercial & vacant	2	400	0.37	convenience & vacant	0	MD - HD			7	28	7	28	not sure if there is existing residential: corner piece
Total											22	28	11	32	

IGAP Intensification Analysis Worksheet

Municipality: _____ Barrie

Community: _____ Barrie

Date of Site Visit: _____ Thursday February 23, 2006 and April 2006

Completed by: _____ AB, AW & PK

Assessment Criteria														
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Density Targets (OP & P2G)	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
1	b/w Bayfield & Simcoe	retail, office, back lot parking	2	200	0.17	Retail, residential	10	HD	Med - 53 High - 150		25	15	15	This block if redeveloped could do apt similar to the other side of the street
2	Dunlop & Owen	commercial	2	75	0.04	TD Bank	0	HD			6	6	6	corner site b/s 3 storey; retail, residential mix; could do bank at street level and 2-3 floors of residential above
3	114 Dunlop	retail	1	75	0.04	Grand & Toy	0	HD			6	6	6	
4	Dunlop & Ponytz	residential	2	2x50	0.13	office, retail, restaurant	3	MD		7		4	4	
5	Dunlop b/w Ponytz & Sampson	vacant	0	200	0.33	vacant	0	HD			50	50	50	huge vacant lot; great HD site
6	184 Dunlop	residential	2	75	0.25	residential apt	8	HD			38	30	30	b/s vacant lot
7	194 Dunlop	residential	2	100	0.16	residential apt	8	HD			24	16	16	corner lot; would need to get the little house in behind to redevelop properly
8	141-145 Collier	residential & office	2	100	0.37	residential, office	10	MD		20		10	10	Converted houses not in great condition; Resi & office; beside vacant and back side of potential development site on Dunlop; could be street TH

Assessment Criteria														
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Density Targets (OP & P2G)	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
9	Collier opposite 130 Collierb/w Berczy & Ponytz	vacant	0	400	0.30	vacant	0	MD-HD		16	46	16	46	back side of vacant Dunlop Street lots
10	Collier from Mulcaster to Owen, opposite City Hall	retail commercial	2	block	0.97	Restaurant, stores, apt	10	MD-HD		51	146	41	136	right at corner; maybe apt's; maybe retail with apt above; there may be a grade issue on the back side
11	corner of Dunlap and Mulcaster	commercial	2	150	0.11	Restraunt	0	MD-HD		6	16	6	16	Restraunt is located in prime location near the waterfront. Despite the presence of a viable business there still may be redevelopment potential on this site.
12	Bradford Street, east side north of Vespra	commercial	1	100	2.26	commercial	0	MD-HD		120	339	120	339	Strip along east side of Bradford Street contains a mix of car dealerships and auto repair related uses. Invetigations suggest some of these uses are relocating to other areas. Property is valuable due to close proximity to waterfront.
13	13-27 Collier	Retail, office and commercial	2	5x30	0.21	Restaurant, produce, office	2	MD-HD		11	31	9	29	a bit of a grade
14	Bayfield opposite Collier	commercial & retail	1	200	1.13	Flea Market, Night Club	0	MD-HD		60	170	60	170	Flea Market Building; old and in the core area; underutilized; could do retail/residential
15	Bayfield b/w Ross & Sophia	commercial	2	75	0.08	photographer, commercial	2	MD		4		2	2	mixed commercial/residential; small site
16	72-76 Owen & Worsley	commercial & residential	2	75	0.15	recording studio, apts	10	MD		8		-2	-2	might do office/resi
17	59 McDonald b/w Mulcaster & Owen	residential	2	120	0.07	residential apt	16	MD		4		-12	-12	could redevelop the block for TH or 3 storey apt; likely not achieve many more units than is already here
18	1-9 McDonald at Clapperten	residential	1	200	0.36	residential	5	MD-HD		19	54	14	49	older small houses - not in great shape;could be redone as a samll apt; b/s apt tower on Worsley

Assessment Criteria														
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Density Targets (OP & P2G)	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
19	Bradford Street, west side, north of Vespra	commercial	1	300	1.01	commercial	0	MD-HD		54	152	54	152	Conditions similar to site 12.
20	Ross b/w Maple & Mary	residential, office & commercial	2	200	0.34	residential, cremation, hair	10	MD		18		8	8	Block could redevelop as TH; very shallow
21	Maple b/w Sophia & Ross	residential	2	block	0.52	residential	12	MD-HD		28	78	16	66	Block could redevelop as small apt or TH
22	18 Sophia b/w Maple & Mary	commercial	1	300	0.37	massage, vacant, auto part/service	0	MD-HD		19	55	19	55	3 storey apt b/s these parcels
23	Bradford Street, west side, north of John south of Victoria	commercial	2-Jan	150	0.80	Commercial	5	HD		42	120	37	115	Conditions similar to site 12.
24	34-36 Mary	commercial	1	100	0.24	laundromat, pawn shop	0	MD		13		13		north of real estate Board to Dunlop could be redeveloped; commercial/resi
25	29-39 Toronto south of Dunlop	Residential	2	200	0.34	residential converted to apt	15	MD-HD		18	51	3	36	could redevelop the blocks to small apt or TH
26	34-46 Toronto south of Dunlop	Residential	2	200	0.56	residential converted to apt	15	MD-HD		30	84	15	69	north of apt tower under development; nice access to waterfront; likely do TH because of depth
27	Lakeshore, Tiffany, Bradford	vacant commercial	0	3 acres	2.80	vacant railway station	0	MD-HD		148	420	148	420	large vacant parcel looking at the lake
28	Innisfil & Essa	Residential	2	90	0.23	residential	3	MD		12		9	9	maybe a small apt or TH; busy street and access may be a problem
29	Bayfield b/w Grove and 400	Mix of singles, semi-detached and some commercial mixed use	1 and 2 storey structures	variety, from 40 ft to 60/70 ft	0.87	Residential and commercial	35	MD-HD		46	131	11	96	Potential exists on North of Grove on Bayfield (east and west sides). Lot assembly may be required for these 2 blocks.

Assessment Criteria														
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Density Targets (OP & P2G)	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
30	Bayfield b/w Grove and Wellington	Mix of singles, semi-detached and apartments	1 and 2 storey structures	variety, from 40 ft to 60/70 ft	0.40	Residential	15	MD-HD		21	60	6	45	West side of Bayfield b/t Grove and Wellington is not eligible, lots of stable businesses in converted residential units. Potential along east side of Bayfield south of Grove. Lot assembly may be required for portion of this block (southern end of block has some renovated buildings for office and
31	Bayfield b/w Wellington and Sophia, on corner of sophia	Apartments	2 and 3 storey	2 45 ft frontages, incl a corner lot	0.07	residential	6	MD-HD		4	11	-2	5	2 properties, consolidation required.
32	Bayfield, west side of Bayfield, north side of sophia	none present		0 30x 150	0.08	parking lot	0	HD			12	12	13	Site used to contain a structure; across from an office building; current use is a parking lot; good potential for a 4-6 storey apartment building.
33	Block along Tiffin, between Short and Innisfil on both sides of the street	Singles	1 and 2 storey structures	40	1.09	residential	20	MD-HD		58	164	38	144	A collection of older residential dwellings. Potential for redevelopment, but would require lot assembly;
34	Essa, b/w Cumberland and Gowin on west side	none present	none	100 ft	0.16	parking lot	0	MD-HD		8	24	8	24	Site is a parking lot between a KFC and an banquet hall; potential for a mixed use retail apartment dwelling structure.
35	Essa b/w rail lines and Gowin on west side	Apartments and retail, vacant retail	2 storey	40 ft each	0.08	mixed use; residential and commercial	0	MD		4		4	4	Buildings are old and some are vacant; could do a small mixed use development (office and apartments on top)
36	Essa b/w Gowin and Cumberland on east side	Apartments and retail	1-2 storey	40 ft each	0.16	mixed use; residential and commercial	8	MD		8	0	8	8	Buildings are old; could do a small mixed use development (office and apartments on top); close proximity to parks, probably under-valued.
37	Burton b/w Millburn and rail line	vacant commercial	2 storey	75 ft	0.36	commercial	0	MD-HD		19	54	19	54	Site is currently a vacant lot and an vacant commercial building across from a trailer park. Site backs onto the Lakeshore and has a great view; potential for a HD depending on property limits; building is new though;
38	Corner of Yonge and Big Bay Point	Singles	1 storey	40 and 50 ft	1.13	residential	8	MD		60		52	52	Old homes surrounded by new development. Site is a collection of older, older looking singles. Lot assembly required to do MD development.
39	Yonge, north side b/w Little and MacLaren	Singles	1 and 2 storey structures	40 ft each	1.29	residential	10	MD		68		58	58	Collection of older residential dwellings. Some have been converted to rental units others are for sale; lot assembly required for a MD development (mixed use).
40	B/t Lakeshore and Bradford	none present		0 60 ft	0.43	parking lot	0	MD		23	0	23	23	Vacant lot in key location near park land and large tracts of vacant residential land

Assessment Criteria														
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Density Targets (OP & P2G)	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
41	Lakeshore b/t condo and Victoria	none present	0	320 ft	4.40	vacant	0	MD-HD		233	660	233	660	Potential for large condo development and townhouses; could be 2 condos and some th.
42	Corner of MacMillan and Yonge	Vacant	0	100x200	0.61	vacant land	0	MD-HD		32	92	32	92	Vacant land, might not be residential and could require redesignation. Potential to accommodate a mixed use development or a high density apartment/condo development.
43	Corner of Coxmill and Yonge (north side)	Vacant	0	40x200	0.78	vacant land	0	MD-HD		41	117	41	117	Vacant land, could do a small infill development with commercial and residential units. Site might be too narrow. Backs onto new residential development
44	Corner of Tiffin and Innisfil	none present	none	60 x 200	0.14	vacant land	0	MD-HD		7	21	7	21	Adjacent to an apartment site; potential for another apartment unit, 4-6 storey.
45	Bradford, east side north of John south of Victoria	commercial	1	100x200	1.45	commercial	0	MD-HD		77	218	77	218	Conditions similar to site 12.
46	Bradford, east side south of John north of Brock	commercial	1	60 ft	0.94	commercial	0	MD-HD		50	141	50	141	Conditions similar to site 12.
47	Bradford, west side, south of Brock north of Tiffin	commercial	1	50 ft	0.32	commercial	0	MD-HD		17	48	17	48	Conditions similar to site 12.
	Total									1486	3660	1409	3673	

IGAP Intensification Analysis Worksheet

Municipality: _____ New Tecumseth

Community: _____ Beeton

Date of Site Visit: _____ Tuesday February 22, 2006

Completed by: _____ AB & AW

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	8th & 10th	vacant	0	200	0.6	vacant	0	MD	Low- 24 Med- 40 High- 75		24	0	24	24	corner lot
2	110 Dayfoot	vacant	0	250	0.5	vacant	0	MD			20	0	20	20	vacant lot, near grain elevators
3	Centre & 10th	residential	0	150	0.43	residential	1	MD			17	0	16	16	from 10th along to this lot is very under-utilized LDR; could be redeveloped for higher intensity
4	beside 48 8th	vacant	0	187x212	0.5	vacant	0	MD			20	0	20	20	plus lot beside
Totals											81	0	80	80	

IGAP Intensification Analysis Worksheet

Municipality: _____ Bradford

Community: _____ Bradford

Date of Site Visit: _____ Friday February 24, 2006 and April 2006

Completed by: _____ AB, AW & PK

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	along Holland - 28 Holland	Commercial / Residential	120 2	Block	0.41	retail / commercial 2nd floor residential	0	MD	Low- 24 Med- 40 High- 75		16		16		the whole block is currently retail and commercial with 2nd storey residential; it is a bit worn, so there may be an opportunity to redevelop
2	113 Holland	commercial / vacant	2	150	0.17	vacant	1	MD - HD			7	13	6	12	redevelopment & vacant site; to commercial + 3 stories of residential
3	corner of Toronto & Holland	Commercial / Residential	110 1	lots	2 0.30	Leo & John's Auto Repair and a house	1	MD			12		11	11	auto + house next to it; at a corner; sides onto a ravine
4	73-79 Holland	Residential	110 2	block	0.20	residential	2-4	MD - HD			8	15	4	11	corner of Church & Holland plus adjacent lot/building; across from plaza
5	23 - Simcoe	Commercial	90 1	block	0.59	vacant	0	MD			24		24	24	from Holland back to John Street; only 2-3 units
6	? 30 Simcoe	office / residential / parking	2	100	0.56	office and parking lot	2	MD			22		20	20	incorporate the existing building and the lot and do a little walk up appt or TH
7	95-85 Holland	Residential	150 2	block	0.80	Apartment	6-12	MD - HD			32	60	20	48	block of older, run down houses could do the block as commercial and residential; there is a grade issue that may come into play
8	corner of Holland & Morris	vacant / commercial	200 1	block	0.05	Restaurant and vacant	1-2	MD - HD			2	4	0	2	vacant lot beside an old restaurant
9	8th Line and Disette	vacant commercial site	100 ft (3 0	properties)	0.13	vacant	0	MD			5		5	5	site is a vacant piece of land containing three properties. May require redesignation.
10	Barrie Street, north of Fletcher	vacant	0	120 ft	0.27	vacant	0	MD-HD			11	20	11	20	vacant parcel of land on Barrie Street.

11	Barrie Street, north of Frederick	vacant	0	100 ft	0.22	vacant	0	MD-HD			9	17	9	17	
12	Simcoe Street	vacant	0	120 ft	0.33	vacant	0	MD-HD			13	25	13	25	Site is adjacent ot new hotel.
13	Simcoe Street	Residential	2	100ft	0.21	residential	3	MD			8		5		Site contains three existing residential units that back onto municipapl parking lot and curling club. Potential for redevelopment through lot consolidation.
14	Centre Street, between William and Bingham	Commerical	1	100ft	0.13	commercial	0	MD-HD			5	10	5	10	Site is across the street from apartment building. Site appears to have an adandoned greenhouse in backyard and strucutre has garage in front.
15	William Street, between Centre and Back Street	vacant	0	50ft	0.05	vacant	0	LD	1		0		1		Site is connected to site 14. Could probably on add one additional unit.
16	Corner of Barrie and 8th Line	vacant	0		1.90	vacant		MD-HD			76	143	76	143	Site has commercial designation, could possibly do some mixed use or redesignate lands.
Total											251	305	227	369	

IGAP Intensification Analysis Worksheet

Municipality: _____ Township of Ramara

Community: _____ Brechin

Date of Site Visit: _____ Friday February 24, 2006

Completed by: _____ AB & AW

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	SE corner of #47 and #12	commercial and residential	1	100	0.06	convenience store, grocery, residential	2	MD	Low- 7 Med- 20 High- 75		1		-1	-1	
2	NW corner of #47 and #12	Commercial	1	100	0.06	CIBC Bank	0	Commercial with 2 floor residential			1		1	1	
3	on #12 beside convenience store	Residential & vacant	1	150	0.09	vacant store & old shed	1	MD			2		1	1	
4	on #12 up from CIBC	Commercial	1-2	400	0.37	gas, hair, commercial	2	Mixed, MD			7		5	5	
Totals											12		7	7	

IGAP Intensification Analysis Worksheet

Municipality: _____ Collingwood

Community: _____ Collingwood

Date of Site Visit: _____ Wednesday February 23, 2006 and April 2006

Completed by: _____ AB, AW & PK

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Saint Marie & Hume	residential	2	75	0.3	residential	1	MD	Low- 7 Med- 20 High- 100		6		5	5	across from Quarters Admirals Village retirement development
2	Corner of Saint Paul and Ontario	vacant	1	75	0.5	vacant warehouse	0	MD			10		10	10	next to ambulance service; abandoned food packing warehouse.
3	80 Simcoe	old hotel sites	2	likely 5 acres	0.5	boarded up hotels....it looks like someone is prepping for redevelopment	0	MD-HD			10	50	10	50	there are 2 old hotels on these sites with parking lots - boarded up; looks like redevelopment is planned; good MD-HD site in the downtown core; a new residential court is opposite
4	77 & 79 Simcoe	residential & vacant	2	160	0.1	residential & vacant	2	MD			1		-1	-1	opposite the consolidated hotel sites and new residential; maybe a small townhouse development
5	34 St. Marie	residential & vacant	0	150	0.1	vacant	0	MD			1		1	1	mixed office/retail & apt over top; continue style of adjacent TH/office development
6	168, 174, 186, 218, 200 Hwy 10	retail	2	75 x200	1.2	office, retail, commercial, residential	2-3 apt per bldg....could be 20 units+	MD			24		4	4	downtown core #10 between 3rd and 4th above stores could be more intense; some buildings could come down with new ones put up with commercial/retail and 2-3 stories of apt above; some immediate potential
7	136 Pine	commercial	1	75	0.1	laundromat	0	MD			1		1	1	underutilized b/w retirement home and mixed office uses; could do an office/commercial/apt development
8	beside 49 Huron & old Cdn Tire store	old commercial	1	500 likely 5 acres	1.4	vacant, old Cdn Tire store	0	MD-HD			28	138	28	138	old Canadian Tire store; may be a brownfield site; huge site on water; not far from the condo development site
9	Huronario, b/t Simcoe and Third	vacant commercial	1	40 ft	0.1	vacant commercial building	0	MD-HD			1		1	1	Old vacant bar; mixed use redevelopment potential. Parking may be an issue
10	High Street	vacant	0	350 ft	1.1	vacant lot	0	MD-HD			21	105	21	105	large vacant tract of residential property in close proximity to school and residential neighbourhood. The site fronts onto a busy arterial and is opposite an industrial area; noise and traffic may be an issue.
11	High Street	vacant	0	130 ft	0.2	vacant lot	0	MD			4		4	4	smaller site adjacent to site 11; room to add several more townhomes similar to the existing one north of the site.
Total											108	293	85	319	

IGAP Intensification Analysis Worksheet

Municipality: _____ Innisfil

Community: _____ Cookstown

Date of Site Visit: _____ Thursday February 23, 2006

Completed by: _____ AB & AW

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
1	15-17 Queen Street from the RBC building to Library	Commercial and Residential	1-2	+/-200 ft a block of buildings	0.14	bank, animal hospital an 2nd floor residential	+/- 2	MD	Low- 7 Med- 20 High- 75		3		1	1	individual lots/buildings that are single storey that could redevelop to allow commercial or retail on the main floor and 2nd and 3rd floor apartments above. There may be some heritage building issues to address.
2	20 Queen Street. Mac's Milk & Barber Shop	Commercial and Residential	1-2	+/-75 ft a block of buildings	0.19	convenience store and barber shop	+/- 2	MD - HD			4	14	2	12	individual lots/buildings that are single storey that could redevelop to allow commercial or retail on the main floor and 2nd and 3rd floor apartments above. There may be some heritage building issues to address.
3	2-4 King Street, north of Queen on the west side	Commercial	2	+/- 100 ft a block of buildings	0.17	Commercial	1	MD-HD			3	13	2	12	has a lane behind it off of Wellington Street. If assembled, this site may provide for mixed use development. Without assembly, ? Whether redevelopment is feasible.
Total											10	27	5	25	

IGAP Intensification Analysis Worksheet

Municipality: _____ Clearview

Community: _____ Creemore

Date of Site Visit: _____ Wednesday February 22, 2006

Completed by: _____ AB & AW

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Net Unit Potential
1	Collingwood St	residential	1	100	0.09	residential	0	MD	Low- 12-15 Med- 50 High- 75		4.5		4.5	4.5	small lot
2	Edward & Mill	vacant	0	150	0.14	café	0	MD			7		7	7	
3	149 Mill + lot beside	vacant & residential	2	75 plus vacant lot beside	0.06	residential	4	MD			3		-1	-1	2 storey apt + vacant lot beside could be redeveloped
4	beside library	vacant	0	200	0.2	vacant	0	MD			10		10	10	
5	on Mary Street	vacant	0	250	0.23	vacant	0	MD			11.5		11.5	11.5	across for Leisureworld; also TH development proposed down the street
Total											36		32	32	

IGAP Intensification Analysis Worksheet

Municipality: _____ Springwater

Community: _____ Elmvale

Date of Site Visit: _____ Tuesday February 28, 2006

Completed by: _____ AB & AW

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	beside 17 Yonge Street, across from church	residential	200 likely about 3	2 acres	1.2	apt's	could be 5; converted to apt's	MD	Low- 7 Med- 20 High- 75		24		19	19	old school converted to apt's; lots of land around; on the main street; beside a smaller house; also backs onto residential; 60 ft on either side of building
2	15-17 Yonge at Kerr	residential / commercial	120 lots	3	0.11	commercial Hot Tubs and residential		3MD			2.2		-0.8	-0.8	3 lots; redevelopment potential but would require controlled access
3	13 Yonge south of Queen	vacant, commercial, residential	2,200 but shallow		0.18	fitness store and residential		2MD			3.6		1.6	1.6	beside funeral home and gas
4	35-37 Yonge	residential	250 lots	3	0.23	residential		3MD			4.6		1.6	1.6	beside small apt building; could take adjacent 2 lots and do the same thing
5	70 Yonge	commercial	1	75	0.06	Motel	15 motel units	MD			1.2		1.2	1.2	redevelopment potential; may be outside of town and perhaps would be better suited for commercial
6	128-134	residential	300 block of 5 lots		0.27	residential		8MD			5.4		-2.6	-2.6	across from car wash; likely not high potential
7	Core area along Queen, around #29	commercial in areas but not all	small individual buildings but 1 contiguous block		1.7	commercial		0MD			34		34	34	29 a & b Framing; 25 video and derelict (building permit on door); 10 Wye Not; in the core of the area; 16 Guardian Drugs; 24 good depth behind 4 to 6 buildings that could redevelop to be retail and commercial with 2nd floor residential
Total											75		54	54	

IGAP Intensification Analysis Worksheet

Municipality: _____ Midland

Community: _____ Midland

Date of Site Visit: _____ Tuesday February 28, 2006 and April 2006

Completed by: _____ AW, AB & PK

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low)	Net Unit Potential (High)	Notes
1	550-558 Hugel	Residential	100 2 lots	2	0.45	residential apartments	4-10 apt	MD-HD	Low- Med- 30 High- 60		13	27	3	17	2 older homes with apt's; corner, also has lane; may need one lot in to make it work; might make a great little apt
2	Hugel and Manly	vacant	2	160	0.44	residential, vacant	0	MD-HD			12	0	12	26	Site is an old school that has been illegally converted into 12 apartment units. Intensification on this site would be a recognition of the 12 units which are currently unoccupied.
3	George and Hugel	old school	1	230	0.65	vacant	0	MD-HD			19	39	19	39	site is located within a stable residential neighbourhood.
4	504 Dominion	old commercial, residential	2	100	0.41	Residential, commercial	6	MD			12		6	6	could redevelop the block for commercial and residential
5	King & Bay	vacant	0	100	0.23	vacant	0	MD-HD			7	14	7	14	not very deep; better to get adjacent lot too; could do retail and residential
6	Bay & Midland	vacant	0	150 x 300	0.34	vacant	0	MD-HD			10	20	10	20	corner; vacant; no views; maybe townhouses or commercial and residential
Total											74	100	58	123	Total

IGAP Intensification Analysis Worksheet

Municipality: _____ Orillia

Community: _____ Orillia

Date of Site Visit: _____ February 19, 2006 & April 2006

Completed by: _____ AB, AW & PK

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Estimate of Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Corner of Barrie Road & West St	vacant with trailer on site		200	2				Low-Med- 25-40 High- 42-100		52	129	52	129	across from old Canadian Tire, Homehardware & plaza; residential in behind along Barrie Road; down from Orillia offices; may be a brownfield's site
2	dead end area at Front Street & Barrie Road	vacant	0	350	4.4	vacant	0	MD-HD			177	442	177	442	may have some natural heritage issues; large vacant area with access from the other side
3	119 Front Street	2-3 storey house renovated for apartments	2-3	75	0.1	Residential	4	MD - HD			3	7	-1		2-3 storey building - used as an apartment; opposite corner has a small B+B and older industrial building but is outside of study area
4	Coldwater and Peter Street	commercial and residential	2	40	0.1	commercial and possibly residential uses	4	MD - HD			4	9	0	5	
5	77 Front Street	lower commercial with upper residential	2	75	0.1	Residential / Commerical	4	MD - HD			3	7	-1	3	
6	Barrie Road between Dunedin and Dunlop	Commerical	1	75	3.3	Residential and commerial	20	MD-HD			132	331	112	311	Large tract of land containing mostly 1 and 2 storey single family dwellings in poor condition. Area is located in a CIP and backs onto area that is to be transformed into a major recreational/open space area. Area adjacent to the site is also under redevelopment
7	Colborne Street & Scott Street	older homes in direpair		120 several in one block (30- 40 each)		Low Density Residential	2	MD			5		3	3	
8	Coldwater Street & Matcheson Street	small offices/older homes	1-2		120 several in one block (30-40 each)		Residential / office	2	MD		39		37	37	Salvation Army; professional offices; older houses
9	Barrie Road and Dunpop	commercial	1	140ft		warehouse	0	MD-HD			26	66	26	66	Site is a warehouse, likely a temporary building. Potential for redevelopment. Area is also within a CIP.
10	Albert and Victoira	Residential	1-2	80	0.3	residential	5	MD			12		7	7	Residential houses in poor condition.
11	162 Mississauga	commercial and residential	1-2	100	0.2	warehouse / office / commercial	5	MD - mixed use			6		1		good block for redevelopment; some have residential on the 2nd floor now; in the downtown, and there is a vacant lot beside

12	Car lot on Mississauga /Matcheson	commercial	1 block	0.4 car lot	0 MD - mixed use	17	17	17	Car lot is to be relocated to another area of the City
13	Car lot on Mississauga /Matcheson	commercial	0 1/2 block	0.2 car lot	0 MD - mixed use	8	8	8	Car lot is to be relocated to another area of the City
14	Block between Victoria and Barrie	residential	2 55ft	1.6 residential	16 MD - HD	63	158	47	142 Block of single family dwellings in poor condition. Area is within CIP.
15	Coldwater between Peter Street and West Street	vacant /parking lot	2 130ft	0.6 vacant	0 MD - HD	26	64	26	64 Block of single family dwellings in poor condition. Area is within CIP.
16	Coldwater & West	residential / office / commercial	2 100	0.1 residential / office	2 MD	4	2	2	at the corner, beside school; in the area of the Opera House; may not have high potential because of access issues
17	19-23 Western Avenue	Residential	2 block	0.5 converted apt's	8 MD - HD	20	49	12	41 both side of the street have older homes converted to apt's; the block could redevelop for increased use....maybe TH or small apt's... but it may not really give many more units given the conversion to apt that has already taken place
18	16-18 Western Avenue	Residential	2 block	0.2 converted apt's	7 MD - HD	8	21	1	14 both side of the street have older homes converted to apt's; the block could redevelop for increased use....maybe TH or small apt's... but it may not really give many more units given the conversion to apt that has already taken place
19	Block between Victoria and Barrie	Residential	2 block	1.4 residential	20 MD-HD	56	140	36	120 Block of single family dwellings in poor condition. Area is within CIP.
20	Half a block between Victoria and Colborne	Residential	2 block	0.3 residential	6 MD-HD	12	29	6	23
21	Coldwater, west of Emily	vacant	0 400ft	1.8 vacant	0 MD-HD	71	177	71	177
22	Colborne Street & Matcheson	residential	2 100ft each	0.1 residential	10 MD-HD	6	14	-4	4 Mix of singles and apartments
23	Between James and Bond	vacant	0 180ft	2.3 vacant	0 MD-HD	91	227	91	227
24	Mississauga south of Walker	vacant	0 600ft	2.1 vacant	0 MD-HD	82	205	82	205 Potential for environmental constraints
Total						921	2074	806	2050

IGAP Intensification Analysis Worksheet

Municipality: _____ Penetanguishene

Community: _____ Penetanguishene

Date of Site Visit: _____ Tuesday February 28, 2006 and April 2006

Completed by: _____ AB, AW & PK

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage (ft)	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Beck & Brock opposite 2 Beck	vacant	0	150 acres	2	0.77	vacant	0	MD - HD	Low- 7 Med- 30 High- 74	23	57	23	57	opposite condo's under construction; maybe TH's with internal road
2	Beck & Penetang 1 Beck Blvd	Institutional (school)	1	100 ft	0.69	Primary school	0	MD-HD			21	51	21	51	Site is an abandoned school; school has relocated across the street.
3	27-33 Main/Penetang	commercial and 2nd floor residential	2	block	0.42	2nd floor residential, barber, taxi, deli, flowers	4 to 6 in 29 Main St	MD			13		7		across from apt; commerical redevelopment with 2nd floor residential; good depth; back lane
4	66-78 Main/Penetang b/w Robert & Water	commercial and residential	2	75 to 100 block	0.42	2nd floor residential, retail, restaurant, vacant	10 to 12 apt on 2nd floor	MD			13		1		block could redevelop; question if these are heritage buildings; good depth; right in core; good retail with 2nd floor residential
5	Main and Poyntz	commercial	1	100 ft	0.13	temporary structure, hot dog stand	0	MD-HD			4	10	4	10	Site is a temporary structure (hot dog stand)
6	Main and Thompsons Road	vacant	0	350ft	0.87	vacant	0	MD			26		26		Corner lot at the corner of Main and Thompsons Road; might be some grade issues.
7	Edward and Copeland (north side of Edward)	vacant	0	110 ft (each side)	0.90	vacant	0	MD			27		27		Site has an unopened road allowance running through it; potential for a MD development, but likely to be single family dwellings on both sides. Intention is to connect Lucy Street to Edward Street.
8	Church Street, north of Yeo	vacant	0	400ft	1.31	vacant	0	MD-HD			39	97	39	97	Site is currently designated; potential for MD or HD development.
9	Church to Cambridge to Fuller	vacant	0	500 ft	21.40	vacant	0	LD-MD-HD	0	60	257	317	634	634	Site is large tract of land on the edge of the built up area. Potential for a large greenfield development within the built up area, including a mix of LD, MD and HD. Site likely has some environmental constraints. Both High and Low estimate feature a mix of 60 LD, 257 MD and 317 HD units, based on a unit mix of 40% LD, 40% MD and 20% HD.
10	Owen and Poyntz	vacant	0	200ft	0.47	vacant	0	MD			14		14		Site is owned by a nearby church;
										Total	436	532	795	923	

IGAP Intensification Analysis Worksheet

Municipality: _____

Community: _____ Port McNichol

Date of Site Visit: _____ Feb-06

Completed by: _____ AW & AB

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	Corner of First St and Talbot	Vacant	0	120ft	0.13	vacant	0	MD	Low- 20 Med- 25 High- 37		3		3	3	Corner lot, vacant.
2	Talbot Street	Vacant Residential	0	260ft	0.23	vacant	0	MD-HD			6	9	6	9	Site is a tract of incomplete townhouses; on Talbot Street, east of Third Street.
3	Talbot Street and Fourth Avenue	Vacant	0	110 ft	0.07	vacant	0	MD			2		2		Vacant lot on corner of main street.
4	Talbot and Ninth	Vacant commercial	1	150ft	0.16	vacant commercial	0	MD			4		4		Vacant commercial property; potential for mixed use or apartment units
Total											15	9	15	17	

IGAP Intensification Analysis Worksheet

Municipality: _____ Clearview

Community: _____ Staynor

Date of Site Visit: _____ Wednesday February 22, 2006

Completed by: _____ AW & AB

Assessment Criteria															
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes
1	7296 & 7304, b/w Hwy 26 and Perry St	mixed residential & commercial	2	150	0.14	retail, commercial, office & 2nd floor residential	2 on 2nd floor	MD	Low- 12-15 Med- 50 High- 75		7		5	5	immediate intensification opportunities for 3--40% of this block; pick and choose sites to protect heritage buildings
2	236 Hwy 26	commercial and residential	2	150	0.14	retail, commercial and residential	6	MD			7		1	1	similar redevelopment could take place
3	7159, Hwy 26	commercial	1	250	0.23	Restaurant	0	MD			11.5		11.5	11.5	could do mixed development; a deep site
4	7415 & 7423 Hwy 26 at Montreal	highway commercial	1	700	0.65	office & restaurant	0	MD			32.5		32.5	32.5	some under-utilized and vacant buildings; could redevelop the block
Total											58		50	50	

IGAP Intensification Analysis Worksheet

Municipality: _____ New Tecumseth

Community: _____ Tottenham

Date of Site Visit: _____ Tuesday February 21, 2006 and April 2006

Completed by: _____ AW, AB & PK

Assessment Criteria																
Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	Notes	
1	14 & 16 Dillane	Residential	1	80	0.34	residential	2	MD -HD	Low- 24 Med- 40 High- 75		14	26	12	24	not a big site; not very deep; maybe a 5 storey apt	
2	23 Dillane	vacant	0	120	1.28	vacant	0	HD			96	96	96	96	might be in the floodplain; maybe a senior's apt	
3	19 Dillane		1	75	0.17	residential	1	MD -HD			7	13	6	12		
4	Queen & Richmond	office / commercial	2	100 on Richmond 50 on Queen	0.14	office - there may be residential on the 2nd floor	0	MD -HD			6	11	6	11	mirror other side of street	
5	Queen & Richmond	office / commercial	1	200 on Richmond 100 on Queen	0.28	office	0	MD -HD			11	21	11	21	really good potential	
6	26 Queen St	vacant	2	150 on Richmond 50 on Queen	0.21	looks vacant - there may have been a fire	0	MD -HD			8	16	8	16	would need to take adjacent home (28 Queen) but would work; building is in bad shape	
7	Mill & Queen	commercial	2	400	0.56	commerical - main street residential	10-16	MD -HD			22	42	6	26	from Queen to Mill; older buildings; could do 1-2 floors of apt over retail and commercial; add on to the original building	
8	Mill & Queen	commercial	2	400	0.47	office and commercial	4	MD -HD			19	35	15	31		
9	Mill & Queen	retail	1	300	0.58	Tottenham Health Foods	0	MD -HD			23	44	23	44	very large site because of the parking lot; abuts municipal lot; underutilized	
10	Queen & Western Ave	Residential	1	130 on Western 90 on Queen	0.35	low density residential	2	MD -HD			14	26	12	24	beside townhouses and DQ; maybe a 6-plex	
Total											220	329	195	304		

IGAP Intensification Analysis Worksheet

Municipality: _____ Wasaga Beach

Community: _____ Wasaga Beach

Date of Site Visit: _____ Wednesday February 23, 2006 and April 2006

Completed by: _____ AB, AW & PK

Site #	Street Address	Type of Building	# of Stories	Approx Frontage	Approx Area (ha)	Current Land Use	Existing Residential Units	Projected Density (LD/MD/HD)	Assessment Criteria						Notes
									OP Density Targets per ha	Unit Potential Low	Unit Potential Medium	Unit Potential High	Net Unit Potential (Low Estimate)	Net Unit Potential (High Estimate)	
1	Zoo Park & River Road	vacant	0	300	0.63	vacant	0	MD-HD	Low- 7 Med- 20 High- 75		13	47	13	47	large vacant lot; could be mixed use
2	along Zoo Park	residential	50 1 several lots(25)		1.40	small residential homes	25	LD-MD			28		3		if the whole block was redeveloped, there could be intensification; very difficult to achieve piecemeal
3	River Road E opposite Beck St	vacant	0	700	0.50	vacant	0	MD			10		10		open site; proposal for condo's - Sunsetview Luxury Condos
4	River Road E	vacant	0	100	0.36	vacant	0	MD			7		7		could be a few LDR
5	165 River Road E	seasonal residential	1	100	0.48	motel	20	MD			10		-11	-11	seasonal or temporary low income residential appears to be on site; could be redeveloped; there are real estate signs up
6	158 River Road E	seasonal residential	1	200	1.00	motel	0	MD			20		20	20	seasonal or temporary low income residential appears to be on site; could be redeveloped; there are real estate signs up
7	201 Main	seasonal residential	1	150-400	0.37	motel	0	MD-HD			7	28	7	28	whole area could redevelop
8	198 Main	seasonal residential	1	150 -400	0.11	seasonal residential	0	MD-HD			2	8	2	8	whole area could redevelop
9	Main and Elm	vacant	0	200ft	0.55	vacant	0	MD-HD			11	41	11	41	vacant site
10	Zoo Park	vacant	0	650ft	4.70	vacant	0	MD-HD			94	353	94	353	vacant site, might be some environmental constraints. Area south of the site is already approved for development.
11	River Road between Edward and Albert	seasonal residential	1	400ft	0.65	seasonal residential	10	MD			13		3	3	existing seasonal residential rental cottage
12	River Road between Mary and Bluewater	seasonal residential	1	250ft	0.71	seasonal residential	10	MD			14		4	4	existing seasonal residential rental cottage
Total										0	229	477	164	514	

Appendix 'B'

Details from Brownfield Intensification Analysis

Results from Discussions with Municipalities

Note that this summary refers to discussions held in January-February 2006. As noted in the report, informal discussions were held as a follow up to the preliminary work in April-May 2006. Due to the informal nature of the follow-up sessions, a formal record of comments was not generated⁷.

City of Barrie

Planning Department does not keep a formal list of Brownfield sites. There was a couple of dry cleaners located downtown that may require remediation prior to re-development.

The PUC had a facility on 15 Bayfield Street that the City has identified as requiring clean-up. Purchase of this property by the city is currently under review and, if purchased, the city will develop clean-up plans for it and the adjacent roadways.

A number of abandoned waste disposal sites are present in the existing downtown. These sites are currently registered on the MOE register of closed landfill sites and are covered by section 46 of the Environmental Protection Act.

There are 2 waste disposal assessment areas located in close proximity to the downtown core. On-going monitoring will be required and clean-up may be required if any lands in the vicinity are ultimately developed.

A parking lot site at Clapperton and Collier Street that once contained a gas station has been identified as a contaminated site – reference Kathy Gray.

City of Orillia

Planning Department does not keep a formal list of Brownfield sites. Barrie Road Improvement Study does provide some commentary on Brownfield potential.

Town of Collingwood

Planning Department does not keep a formal list of Brownfield sites. The Shipyard site is the largest Brownfield site and it is currently being redeveloped for a range of residential uses.

⁷ Also note that the follow-up meetings with municipalities was not limited to brownfield sites.

The Kauffman Furniture site is a Brownfield site located just outside of the policy permission area identified for the intensification assessment. The Kauffman site is adjacent to residential land uses and it has good road access and fabulous waterfront views. The factory is boarded up but there appears to be some limited physical plant activity (as noted by smoke/steam emissions). Planning staff indicate that several proposals have been presented for discussion. Formal applications have not been received.

Town of Midland

Planning Department has an informal list of Brownfield sites. For the most part, old industrial sites (including currently under draft plan of subdivision) have either been or continue for industrial uses.

One Brownfield site exists although the timeline for redevelopment is at least 20 years out. The site is known locally as the Unimin Lands (Bayshore Drive, east of the stock pile / Williams Street). Unimin purchased the lands adjacent to their operations site in order to limit incompatible development. The site is designated as a Secondary Plan area – mixed residential/marine commercial. It is in a Holding Zone and has a frontage of 750 feet.

Township of New Tecumseth

Planning Department does not keep a formal list of Brownfield sites. Staff expressed concern about commenting on specific properties in the absence of a formal Brownfield Study – given the potential for affecting future use and/or value of a parcel. Staff were also concerned that without a formal assessment, additional sites may exist but are not documented.

Beeton – Town owns a property on Bayfoot Street (former grain silos). Phase I assessment has been done and there may be potential to redevelop this location. There are other lands, abutting the railway, which may be considered to be Brownfield. The westerly side is developed. The easterly side could potentially be the same.

Tottenham – Staff feel that the Brownfield potential is limited. There are lands up Industrial Road that are industrial – could be Brownfield.

Alliston – There is a concrete batching plant on Tupper Street West that may have some future potential. The adjoining CN Rail Line is owned by the Town and it may also have some potential. The area over by Dufferin Street is still active industrial. In time, this area may transition to another use but there is a mix of industrial and quasi-industrial uses in places (service, retail, medical) and this may make redevelopment difficult to achieve. The area west on Victoria Street may have some limited potential. Industrial Street is zoned but is not active.

Town of Bradford West Gwillimbury

Planning Department does not keep a formal list of Brownfield sites. Staff does not think there are potential sites. There has been a debate about the documentation of waste disposal sites and the corresponding local OP designation. In addition, there is one notable former gas station site at Holland Street East and Morris Road. The tanks have been removed but the site is small and the redevelopment potential is deemed to be low.

Township of Innisfil

No response.

IGAP Intensification Analysis Worksheet, Brownfield Sites

Municipality: _____ All

Community: _____ All

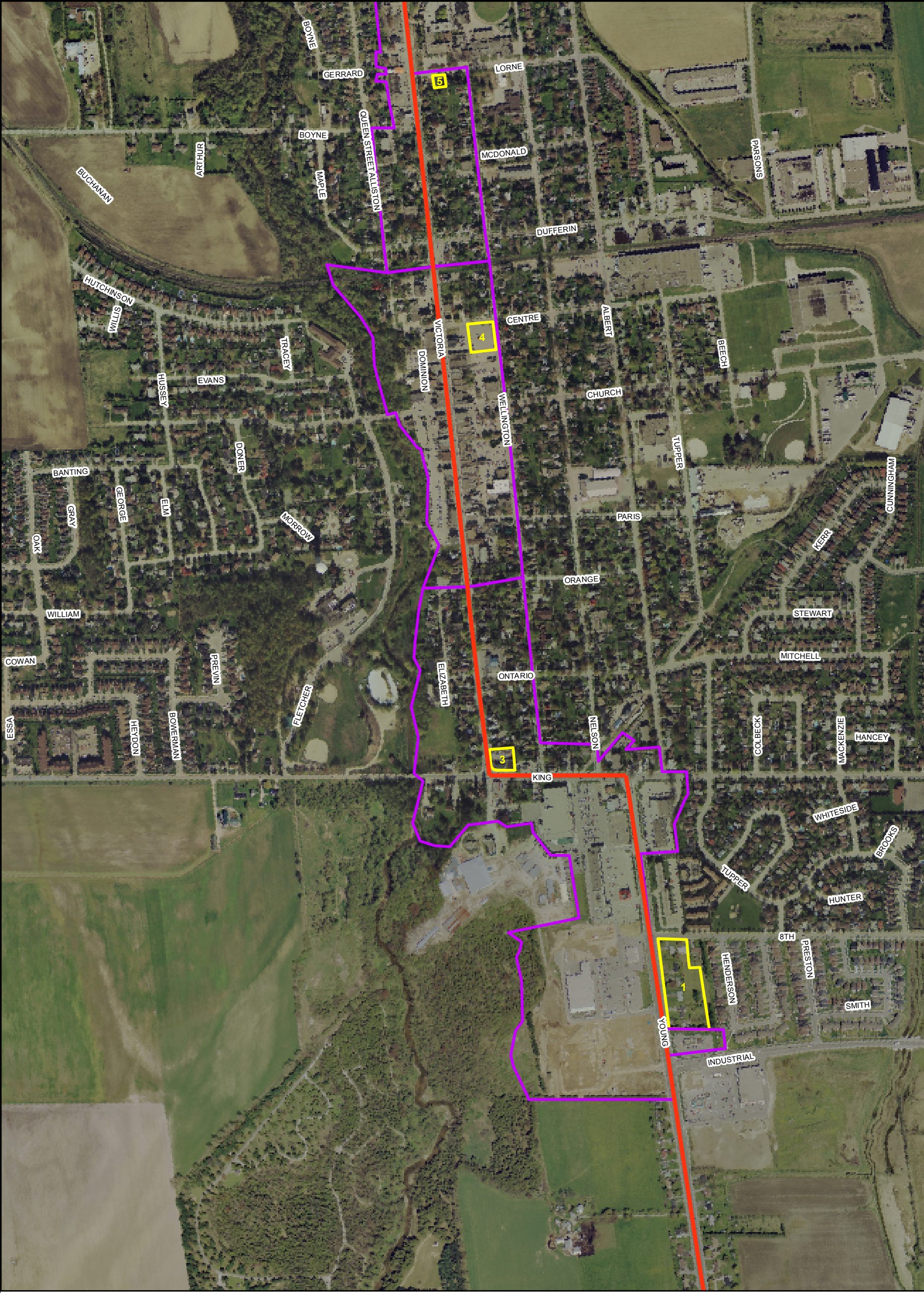
Completed by: _____ AW, AB & PK

Assessment Criteria										Revised Net Potential (Low Estimate)	Revised Net Potential (High Estimate)
Site #	Location	Community	Current Land Use	Former Land Use	Approx Frontage	Area (ha)	Projected Density (LD/MD/HD)	Notes			
13	Balsam Road	Collingwood	Vacant	Furniture complex	700 ft	5.5	MD-HD	The Kauffman Furniture site is adjacent to residential and recreation uses with good road access.	110	550	
12	Waterfront grain elevator	Collingwood	Vacant	Grain elevators	350 ft	1.01	HD	Old grain elevators. Town has received some inquiries regarding site's potential redevelopment opportunities. Likely a HD development	101	101	
9	Bayshore, between William and Manly	Midland	Vacant	Unimin Lands	200 ft	9.5	MD-HD	Site is designated as a Secondary Plan area, mixed residential and marine commercial.	285	570	
7	Russel and Elizabeth	Midland	Industrial	Industrial	800ft	3.25	MD-HD	Site is currently used as an industrial use. Potential for relocation as owner another operation near the highway. Site is surrounded by residential units and one other industrial property.	98	195	
8	Hugel and George	Midland	Industrial	Industrial	350ft	1.3	MD-HD	Site is currently an industrial use. Due to neighbourhood context there may be potential for long term redevelopment of the site. Portions of the building are boarded up.	39	78	

5	Dayfoot across from rail lines	Beeton	abandoned grain elevators	Grain elevators	400 ft	2.66	MD-HD	Former grain silos, phase I has been completed on these lands.	106	200
27	Corner of Powley and Wyandotte	Orillia	warehouse, industrial	abandoned warehouse	200 ft	0.79	MD-HD	Building has adaptive reuse potential depending on the site's history. Good architectural details and high ceilings could produce a nice loft building and several new townhomes.	32	79
25	Woodland and Memorial	Orillia	ORC hospital lands	ORC hospital lands	3000 ft	104	LD, MD, HD	Largest site in the County, but may take some time before land is sold. Potential for reuse of existing buildings. Potential environmental constraints. Unit estimate comprised of 40% LD (1040 units), 40% MD (2080 units) and 20% HD (2080 units).	5200	5200
26	Colborne Street	Orillia	Scrap yard	metal scrap yard	200, 500 ft	2.2	MD-HD	Likely contamination issues. Scrap yard is active, but is in a prime location on the City's waterfront.	88	220
1		Port McNicol	Cargill Elevator	abandoned CPR site		10	MD-HD		250	370
Totals									6309	7563



Appendix 'C'

Mapping of Intensification Sites



Intensification Report: Alliston (East), Town of New Tecumseth

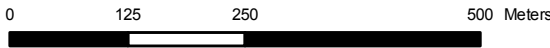
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

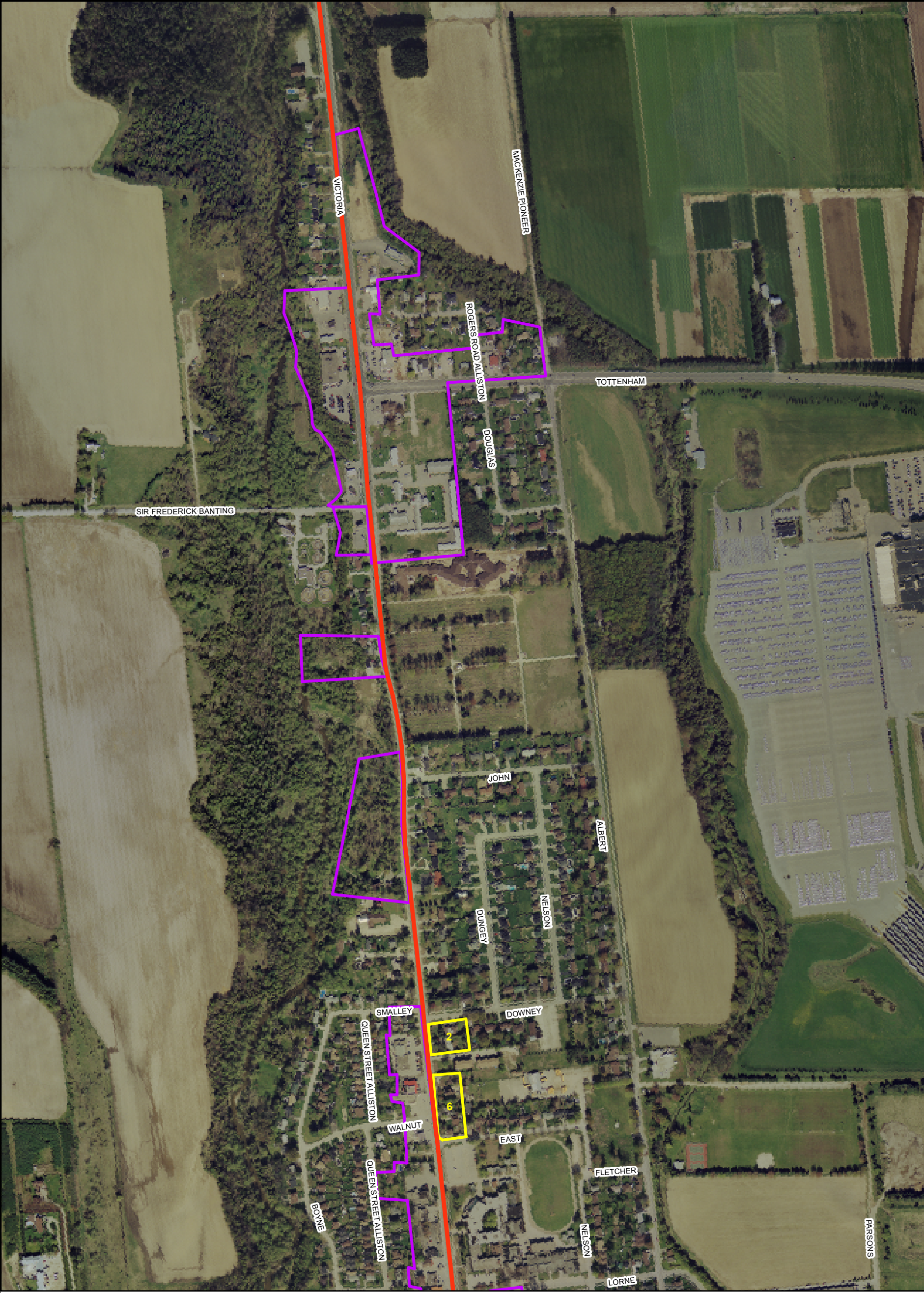
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Alliston (West), Town of New Tecumseth

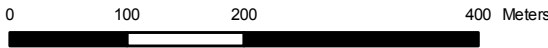
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

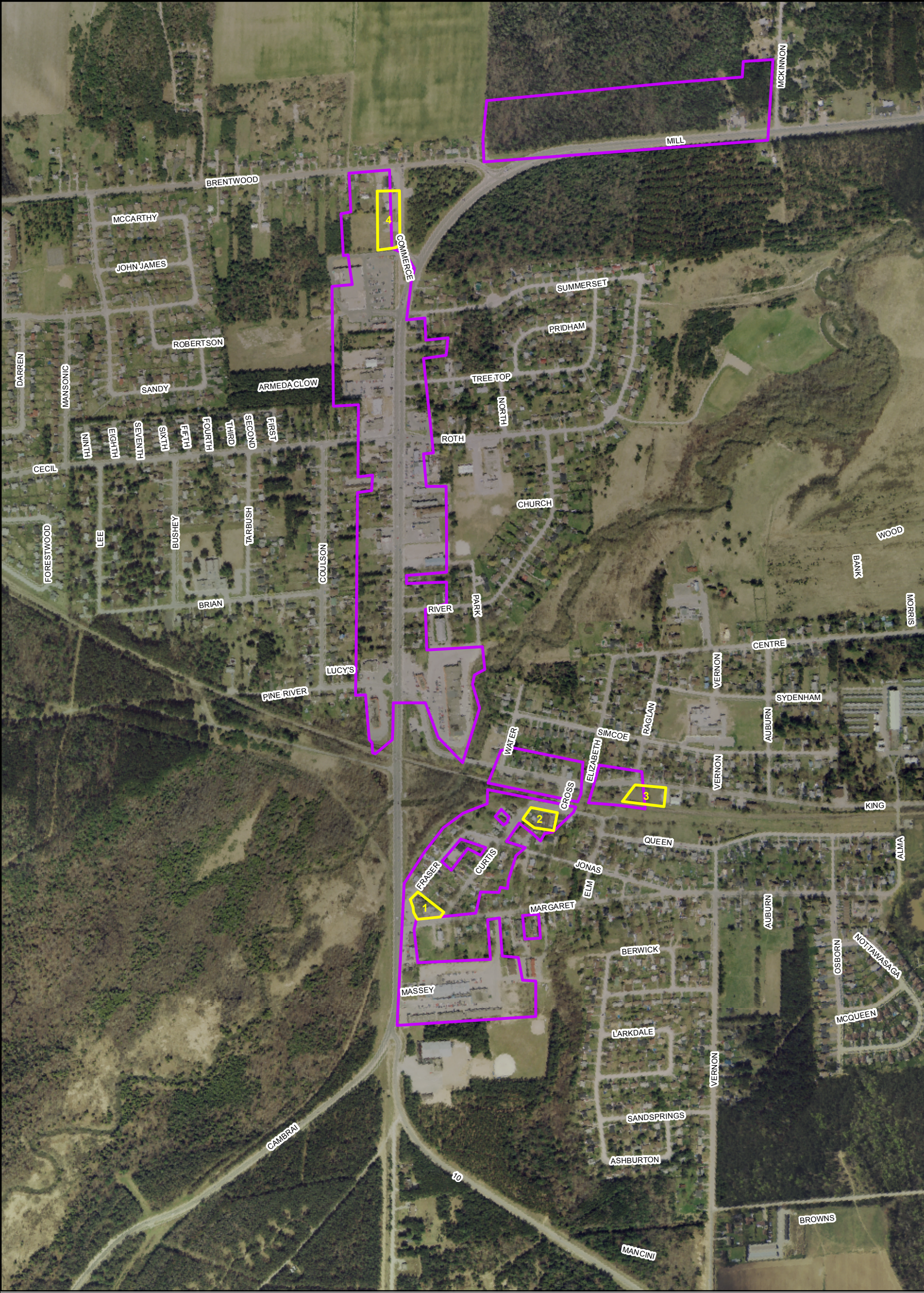
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Angus, Township of Essa

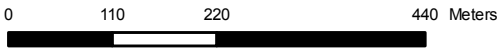
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: City of Barrie (North)

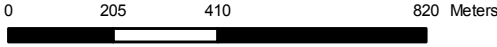
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: CCK Checked By: RSS
Date Created: May 26, 2006





Intensification Report: City of Barrie (South Central)

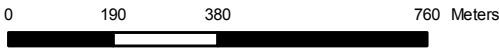
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: CCK Checked By: RSS
Date Created: May 26, 2006





Intensification Report: Beeton, Town of New Tecumseth

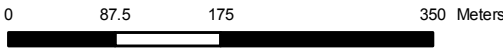
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site
- Potential Brownfield Redevelopment Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes



Created By: CCK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Bradford, Town of Bradford - West Gwillimbury

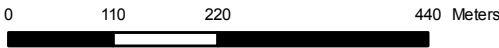
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: CCK Checked By: RSS
Date Created: May 26, 2006





Intensification Report: Brechin, Township of Ramara

Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: PJK Checked By: RSS
Date Created: May 31, 2006





Intensification Report: Town of Collingwood

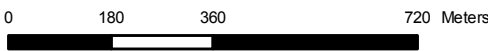
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site
- Potential Brownfield Redevelopment Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

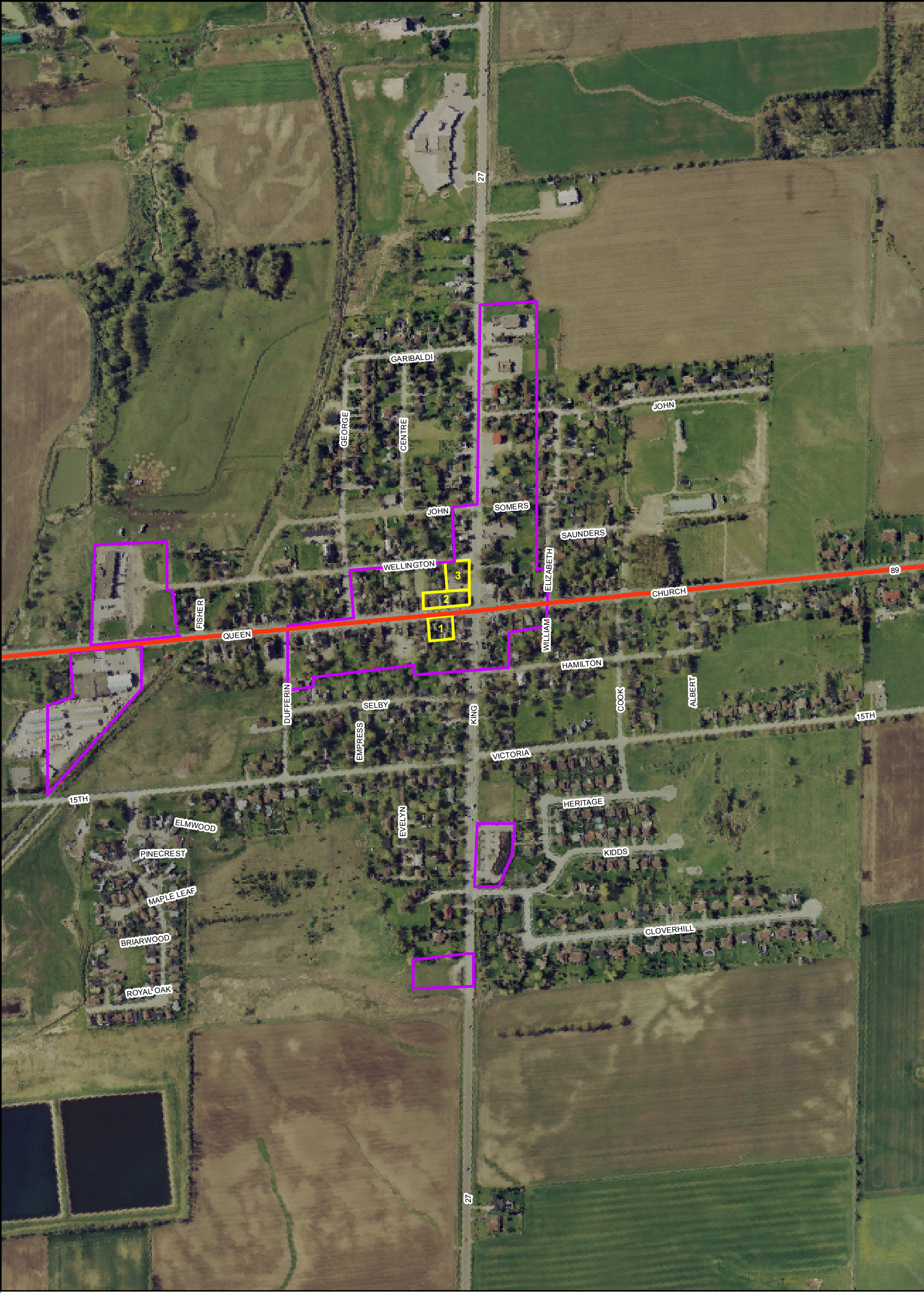
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Cookstown, Town of Innisfil

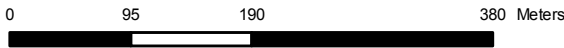
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

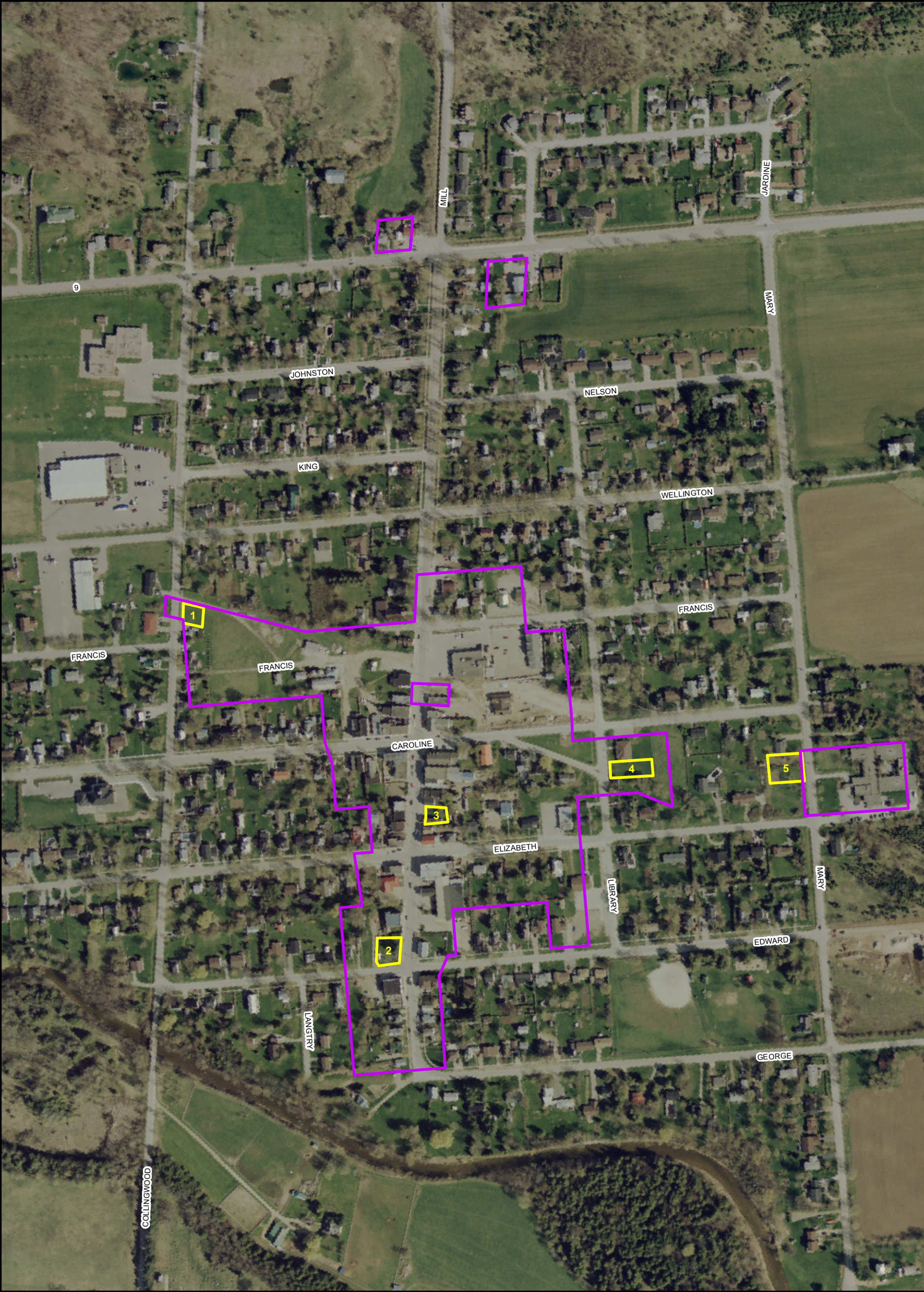
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Creemore, Township of Clearview

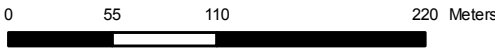
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 25, 2006





Intensification Report: Elmvale, Township of Springwater

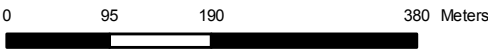
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Town of Midland

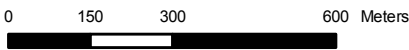
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site
- Potential Brownfield Redevelopment Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes




Created By: PJK Checked By: RSS
Date Created: May 5, 2006





Intensification Report: City of Orillia

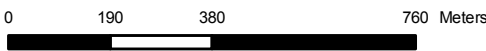
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site
-  Potential Brownfield Redevelopment Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes




Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Port McNicoll, Township of Tay

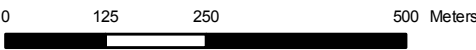
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site
-  Potential Brownfield Redevelopment Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

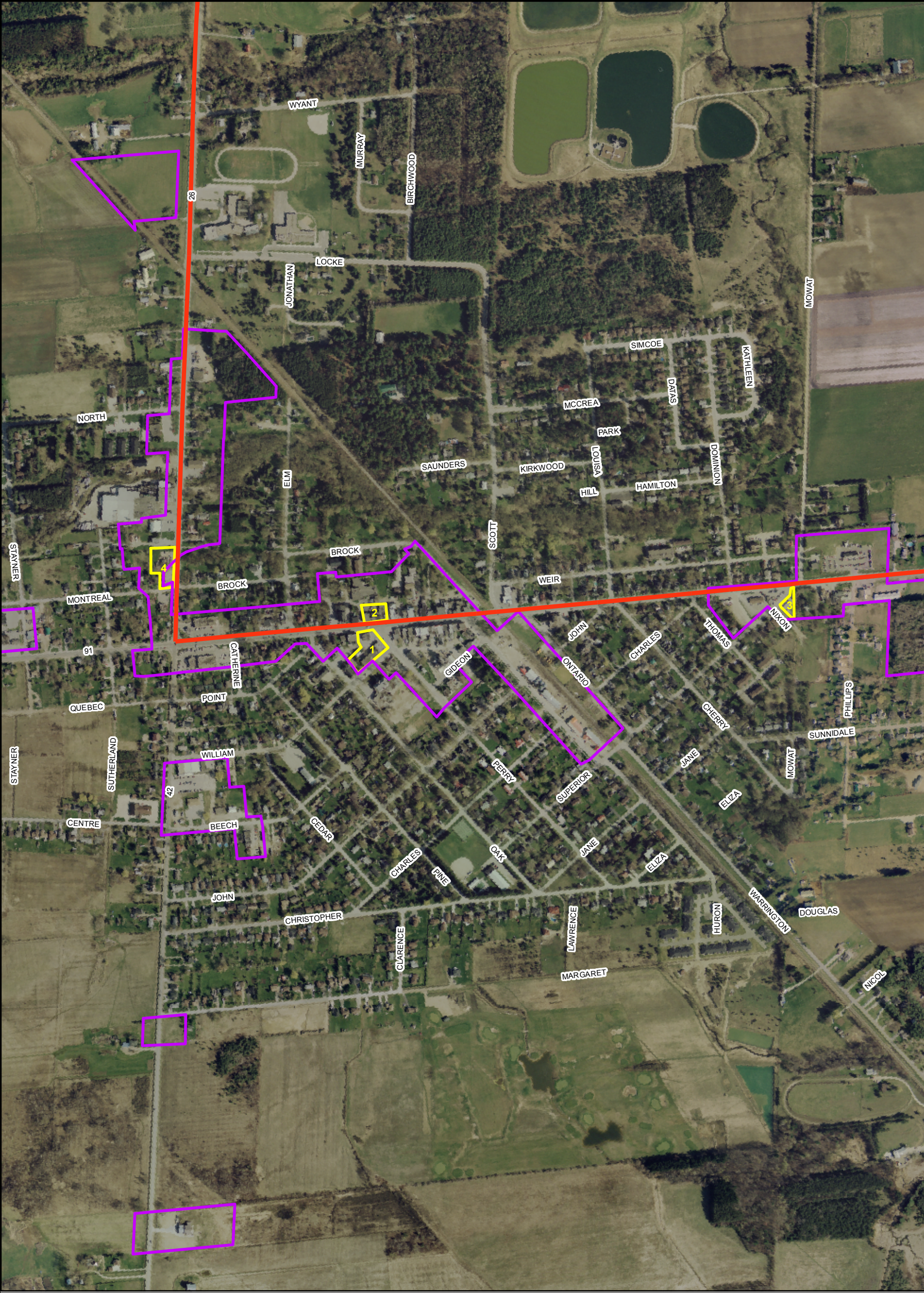
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Stayner, Township of Clearview

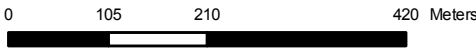
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

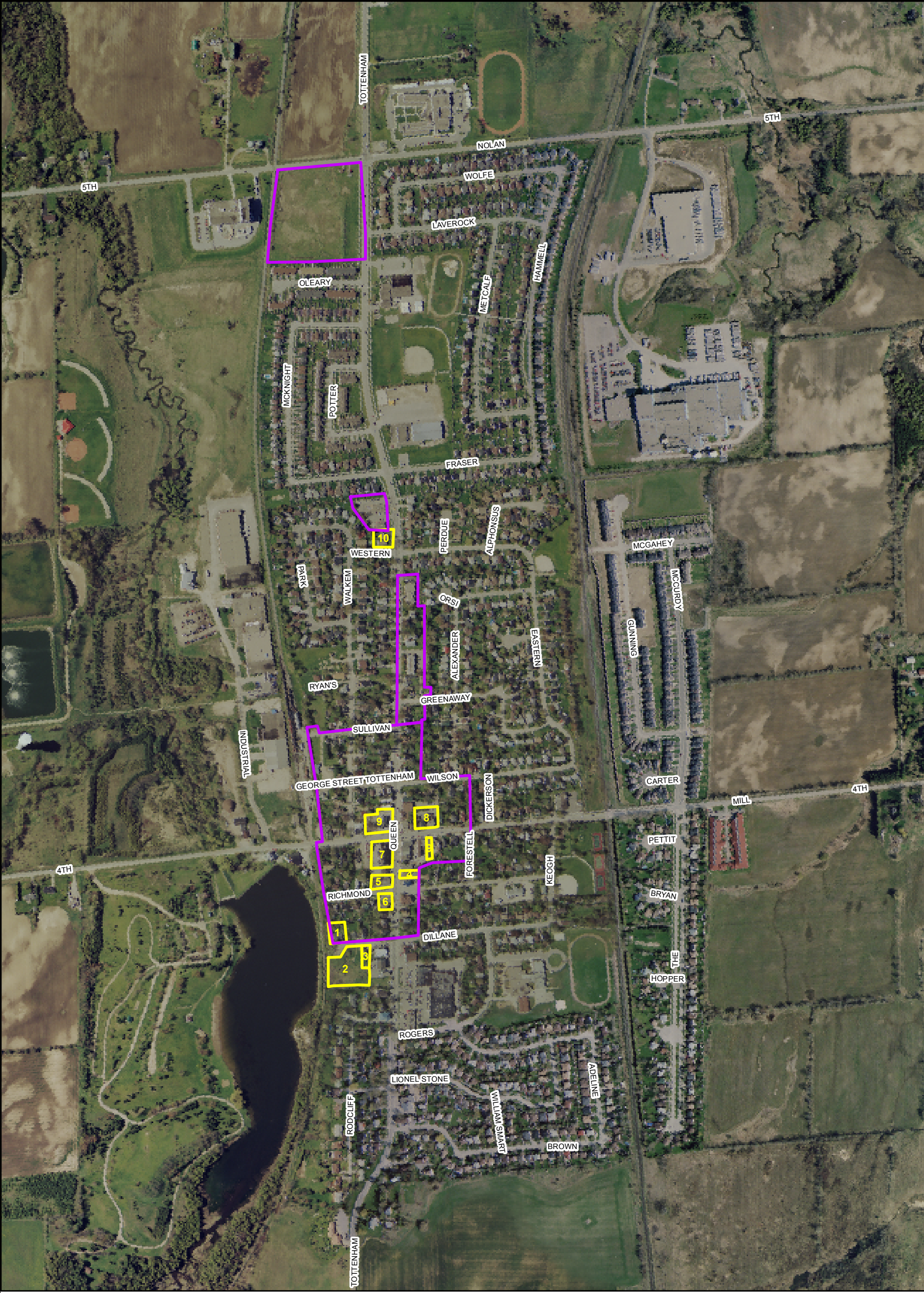
Scale



Map Notes



Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Tottenham, Town of New Tecumseth

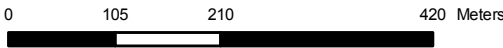
Legend

-  Local Official Plan Policy Permission Area
-  Potential Intensification Site

Data Sources

Data provided by Simcoe County and Dillon Consulting Limited.

Scale



Map Notes

Created By: PJK Checked By: RSS
Date Created: May 10, 2006





Intensification Report: Town of Wasaga Beach

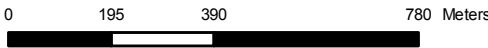
Legend

- Local Official Plan Policy Permission Area
- Potential Intensification Site

Data Sources

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Scale



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