



**CHIEF ADMINISTRATIVE OFFICER
MEMORANDUM**

Page: 1

Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

WARD: ALL

NOTED: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: HEMSON REPORT DEVELOPABLE LANDS

DATE: DECEMBER 11, 2024

Further to my previous memo dated December 11, 2024, I wish to provide further information as context for Council in advance of receiving the presentation at Council on December 11, 2024 from Hemson Consulting on the results of the Joint Needs Analysis and Study Stage 1 and 2. Firstly, I would like to thank Hemson Consulting for their work and the professionalism in conducting this stage of the review.

The study determined that there is a need for additional land for residential development and for comprehensive community/employment area uses in the City of Barrie. The study provides a range of the amount of land needed for both residential and employment to accommodate the forecasted growth in Barrie to 2051. Upwards of 2298 acres (between 390 ha to 930 ha) is required. In particular, there is an identified need for shovel-ready lands and parcels for expansion of existing businesses and large parcels of vacant lands. Recent and planned growth suggests that achieving Official Plan targets in Barrie will be challenging without additional lands.

As part of the Hemson work, the vacant employment lands within the City of Barrie was identified but there was no acknowledgement of the natural heritage areas that exist within the vacant parcels of land. Several of these larger parcels within the City of Barrie's existing boundary are vacant due to the fact that much of the lands are undevelopable. As such, the available supply of vacant employment lands is inflated in Hemson's numbers as there was no review of the quality and ability of these lands to be developed.

Upon review of the 2009 Barrie/Innisfil annexation, Bill 196 adjusted the City of Barrie boundary south into the Town of Innisfil to include 2,293 hectares of land. Of this area 61 % was deemed developable and the remaining were natural heritage/environmentally protected.

Given the previous 2009 annexation data, and considering the existing lands within the city of Barrie, it is reasonable to assume that approximately 60% of lands within an expanded area would be considered developable. As such, in order for the City to achieve 2300 acres of developable land as identified as a need from Hemson, the city would reasonably require approximately 4,000 gross acres of land. This is a far larger number than what was originally proposed to the Townships of Springwater and Oro Medonte in 2023.

Given the information contained within the Joint Needs Analysis Hemson Stage 2 Study, our experience with developable lands within the City's boundary and our historical experience with the previous 2009 annexation, Council may wish to reassess their initial proposals to the Townships of Springwater and Oro-Medonte to better respect the demonstrated need for vacant land for comprehensive community employment lands and to meet Provincial residential targets for the City of Barrie.