



DEVELOPMENT SERVICES MEMORANDUM

Page: 1
File:
Pending #:

TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
A. SAJECKI, SUPERVISOR OF GROWTH MANAGEMENT

NOTED: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: 2021 GROWTH REPORT

DATE: FEBRUARY 28, 2022

The purpose of this Memorandum is to provide members of Council with the attached 2021 Growth Report, which summarizes the city-wide development and community building activities during 2021.

Key metrics were captured at four stages through the Development Process:

1. **Land Use** – Planning for the future, changes to land use designations to support growth through Re-zoning and Official Plan Amendments;
2. **Development Approvals** – Units/Infrastructure approved for Development through Subdivisions and Site Plans;
3. **Construction** – Shovels in the Ground, new infrastructure and units being built; and
4. **Complete Communities** – New houses and new residents. It is at this time the City is providing services to new residents.

Council received the first infographic style Growth Report in 2019. Metrics around affordable housing will be provided in the Affordable Housing Report coming to Council in Q2 2022.

For more information, please contact Michelle Banfield, Director of Development Services at ext. 5466 Michelle.Banfield@barrie.ca

2021



GROWTH REPORT 2021

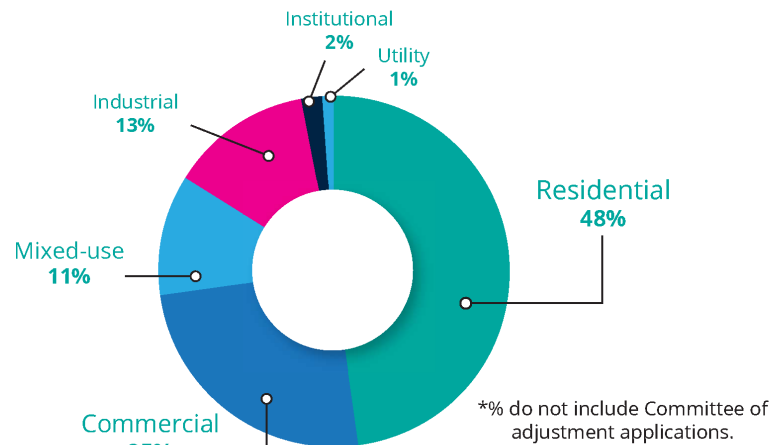
Land Use
Development Approvals
Construction
Complete Communities

2021

Planning for
the future

LAND USE

370 DEVELOPMENT APPLICATIONS



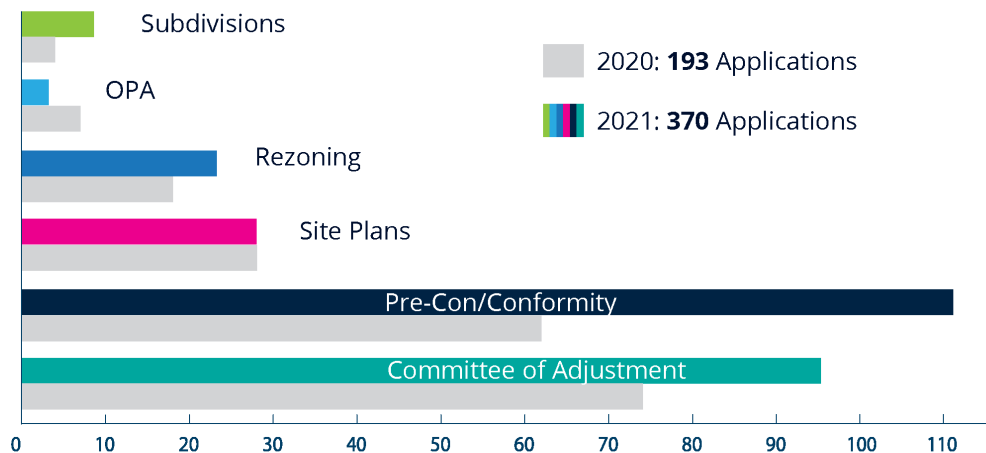
***86%** of applications received are within the built boundary, which is essentially the former city boundary before additional lands were annexed in 2010.

****14%** of applications received are within the Greenfield area.

*Built Boundary applications demonstrate infill activities within existing built areas, helping to meet our intensification targets set by the Provincial government, which require 50% of all new residential development to occur in the built boundary annually based on 2.2.2(1)(a) of the Growth Plan. The large volume of applications received in the built boundary in 2021 will help the City achieve this overall target as the location of applications varies year over year.

**Applications in the greenfield areas demonstrate an expansion of development in vacant areas.

APPLICATIONS RECEIVED BY TYPE



2021

Units/infrastructure
approved for development

DEVELOPMENT
APPROVALS

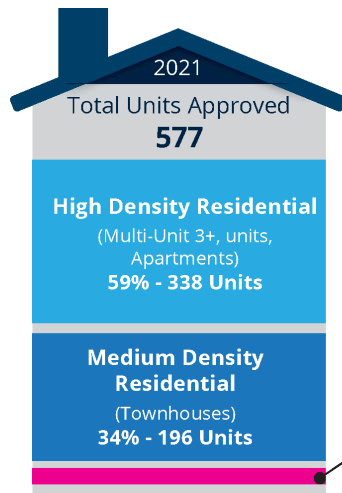
TOTAL DEVELOPMENT CHARGES RECEIVED = \$96.5 MILLION

\$22.3 million received in 2020

Development Charges are collected when draft plan of subdivisions and site plans are registered or building permits are issued.

\$24.4 million in Development Charges were collected from units within the built boundary.

\$72.1 million were collected from units within the Secondary Plan Areas.



1574 Units Approved in 2020

447 Units within the built boundary (77%)

130 Units in the greenfield area (23%)

Low Density Residential
(Singles & Semi-Detached)
7% - 43 Units



TOTAL KM OF NEW LOCAL INFRASTRUCTURE TO BE BUILT*

- Through subdivision developments we approved the development of **0.1 km** of new local roads.
- 0.1 km** of local linear sanitary infrastructure
- 0.1 km** of local linear water infrastructure
- 0.1 km** of local linear storm infrastructure
- 0.2 km** of sidewalks

*based on 2021 subdivision approvals



In 2021, **38.9 hectares** of public green space were dedicated to the city through registration.

Parkland
4.2 ha

Environmental Protection Lands/Natural Heritage Space
27.4 ha

Open Space
7.3 ha

DID YOU KNOW?

38.9 Hectares is approximately the size of 73 football fields.

2021

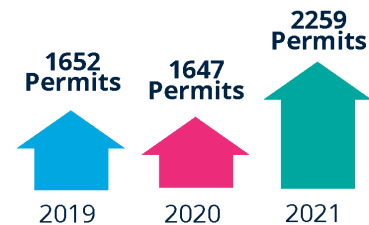
Shovels in
the ground

CONSTRUCTION

TOTAL NUMBER OF BUILDING PERMITS ISSUED IN 2021 = 2259



\$497 MILLION Value of
Residential Permits Issued.

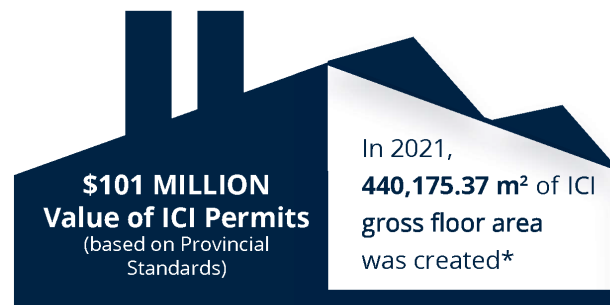


SECOND SUITES

2021
198 second suites



2018 = added 147 units
2019 = added 203 units
2020 = added 173 units



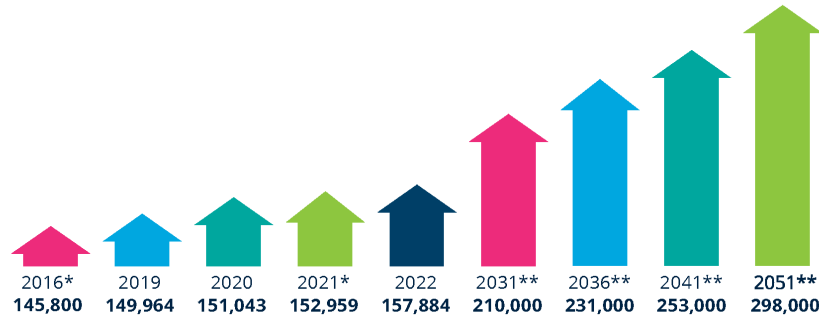
*82 football fields

**INDUSTRIAL
COMMERCIAL
INSTITUTIONAL**

2021




New houses/New
Residents/New Services

COMPLETE
COMMUNITIES



POPULATION FORECASTS BY YEAR

*Based on 2016 and 2021 Population Census Data **Growth Plan Population Projections

	Percentage of assessment base (%)	Value (\$)
 Residential	77.6%	+ \$201,218,000
 Commercial property class	15.1%	+ \$1,321,941
 Industrial property class	2%	- \$15,110.841
The remaining 5.3% of the assessment base include managed forested areas and pipeline lands.		

The household counts for 2021 vs 2020 changed by **545** additional households*

There were 228 additional households in 2020

*Household count based on new MPAC data

*The 2021 Persons Per Unit (PPU) is calculated to be 2.72

The assessment base balance overall was relatively unchanged. The City lost value in the industrial class due to a few large properties switching from industrial vacant lands to commercial.



PARKS UPDATE

In 2021, construction began on **Gateland Park (0.73 ha)**; the neighbourhood park is expected to open before the end of 2022.

Work on two new baseball diamonds for **Painswick Park** also began in 2021, with construction anticipated to finish in 2022.

Both parks are in the Big Bay Point Road and Yonge Street area.

In 2021, there were **192** new water accounts created.*



11 Industrial /
Commercial / Institutional
181 Residential

*The creation of secondary suite households does not require the creation of a separate water billing account.

2021

APPENDIX Historical Comparison

**APPENDIX
HISTORICAL COMPARISON**

	2020	2021
Total number of development applications submitted	193	370
Total Development Charges received	\$22,300,000	\$96,500,000
Total Units approved (Approved Site Plans and Draft Plan of Subdivisions)	1574	577
Total number of Building Permits issued	1647	2259
Value of issued residential building permits	\$75,827,301.00	\$497,385,737
Value of issued industrial / commercial/ institutional building permits issued	\$75,000,000	\$100,995,310
Total number of second suites added	203	198
Change in household count (MPAC)	+288	+545
Number of new water billing accounts created	416	192
Residential Occupancies	629	443

Note: COVID-19 pandemic occurred during 2020 and 2021 and may have influenced numbers