



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR, A. NUTTALL AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

WARD ALL

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT SERVICES SUMMARY REPORT 2022: APPLICATIONS AND KEY
INITIATIVES

DATE: MARCH 1, 2023

PURPOSE

The purpose of this Memorandum is to provide members of Council with an overview of the development application activity and policy initiatives of the Development Services Department during 2022.

OVERVIEW

Development Services has continued to experience a significant volume of development applications in 2022. Staff have also managed to deliver strategic initiatives, such as the Community Improvement Program (CIP), Patios Everywhere Program, community engagement on waterfront and parks planning, adopted Official Plan, and commencing work on the new Zoning By-law and Urban Design Guidelines. Staff also provided support to Committees of Council, including the Affordable Housing Taskforce, the Active Transportation and Sustainability, the Heritage Barrie, and the Committee of Adjustment.

Core services continue to be a priority in supporting economic recovery activities throughout the City.

DEVELOPMENT SERVICES APPLICATION ACTIVITY

Development activity was strong throughout 2022. The review and approval of development applications involves input from various branches of the department, including development and policy planning, engineering approvals, parks planning, and transportation planning, as well as input from other internal departments and external agencies. Development Services field staff continue to deliver inspection services, in association with developer led projects on private property, while ensuring project timelines were met for construction industry partners while maintaining evolving safety protocols.

The following charts demonstrate application activity broken down by quarter for 2022 and do not include smaller applications, such as deeming by-laws, part lot control by-laws, telecommunications towers and heritage designating by-laws that were also processed by staff this year.

A detailed list of registered applications is attached as Appendix "A" to this Memorandum. While applications received and approved show development activity, this does not necessarily correlate with construction activity.



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Table 1. Applications Received in 2022 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2021	2020	2019	2018
Conformity/Pre-Consultation	25	13	25	20	83	112	62	55	55
Official Plan Amendments	2	3	2	1	8	3	7	3	4
Zoning By-law Amendments	7	8	5	11	31	25	18	24	21
Site Plan Approval	12	8	1	5	26	29	28	23	11
Draft Plan of Subdivision	2	1	1	2	6	9	4	8	6
Site Plan Exemption*	15	15	14	8	52	71	62	19	0
Consent**	11	11	10	16	48	35	34	25	21
Minor Variance**	6	12	3	11	32	61	40	27	54
Redline Revisions	0	1	0	0	1	2	5	-	-
Draft Plan Extensions	2	3	5	2	12	14	7	-	-
Site Plan Extensions	0	0	3	1	4	0	6	-	-
Site Alteration	3	2	5	4	14	9	-	-	-
Total	85	77	74	81	317	370	273	183	172

*Increase from the patios everywhere program

**Based on when the hearing occurred not when the file was received and excluding requested deferrals.

Table 2. Applications Approved in 2022 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2021	2020	2019	2018
Official Plan Amendment	0	2	1	1	4	2	3	6	14
Zoning By-law Amendment	3	8	2	5	18	8	25	9	11
Removal of Holding Provisions	1	0	0	2	3	-	-	-	-
Site Plan	3	3	6	7	19	9	17	11	9
Draft Plan of Subdivision	1	1	0	3	5	2	3	4	4
Consents/Variations	20	23	15	26	84	89	68	48	73
Total Applications Approved	28	36	23	44	132	110	104	78	111
Total Residential Units					3,173	577	1,574	2,599	-

Table 3. Applications Registered in 2022 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2022 Units	2021	2021 Units	2020	2020 Units	2019	2019 Units	2018
Site Plan	2	7	2	0	11	416	17	1,137	14	1,234	10	201	20
Draft Plan of Subdivision	0	2	4	0	6	1,852	5	575	2	374	3	845	1
Pre-Servicing	1	1	0	0	2		7	-	-	-	-	-	-
Total	3	10	6	0	19	2,268	29	1,712	16	1,608	13	1,046	21

Table 4. Zoning Enforcement Cases 2022

Enforcement Type	Q1	Q2	Q3	Q4	Total	2021	2020
Total Received	241	260	225	238	964	921	884
Under Investigation	74	104	85	123	386	319	171
Resolved (same period)	117	81	80	78	356	381	466
Resolved (from previous periods)	72	110	60	91	333	199	-
No Violation (same period)	50	66	50	35	201	221	246
No Violation (from previous periods)	20	19	9	39	87	59	-

PUBLIC AND NEIGHBOURHOOD MEETINGS

Starting in May 2020, meeting participation moved to virtual platforms for public input and provision of technical comments as the City responded to COVID-19.

Zoom continues to be used to host Committee of Adjustment, neighbourhood meetings, and public information sessions. Starting in late spring, through the Clerk's office, Council and Committee, including Planning Committee, moved to a hybrid format with applicants, consultants, and residents being able to attend in-person or virtually. Microsoft Teams is used for technical and pre-consultation meetings with applicants, consultants, internal staff, and external agencies. Recordings of neighbourhood meetings can be accessed through the Proposed Development webpage on the City's website and Planning Committee recordings can be accessed via the City's YouTube channel, which allows the public to view material and projects if they are unable to attend a meeting.

Table 5 provides an overview of the number of public meetings in 2022 and the total attendance/views. As registration is required to participate, statistics and accurate contact information can now be easily collected.

While participation levels cannot be compared to pre-pandemic levels, the public has been able to attend and provide input at each public meeting. Positive feedback has been received from the public, applicants, and consultants on virtual public meetings held to date, including accessibility and convenience for participants and efficiencies of time and resources.

Table 5. Number of Virtual Public Engagements and Participation in 2022

Meeting	Number of Engagements	Attendees/Views**
Committee of Adjustment	10	120
Neighbourhood Meetings	21	585
Public Meetings	27	Not Tracked
Planning Committee	14	Not Tracked
Public Information Sessions (Parks Planning)	7	387
Open House / Town Hall (New Affordable Housing Initiative/ New Zoning By-law)	2	101

**YouTube live streaming statistics included - Viewers of council/committee on Rogers TV not included

ADOPTED OFFICIAL PLAN, NEW ZONING BY-LAW AND URBAN DESIGN GUIDELINES

In February 2022, Council adopted a new Official Plan. The new Official Plan provides comprehensive land use policy direction for all lands within the City. Following the adoption of the new Official Plan, staff prepared an Adoption Package for the Approval Authority, being the Minister of Municipal Affairs and Housing. The Adoption Package was deemed completed by the Minister, as of March 17, 2022. Following a standard Provincial approvals process, the new Official Plan was posted on the Environmental Registry of Ontario on September 8, 2022, for a 30-day public review and comment period. The Ministry re-posted the new Official Plan for another 30-day public comment and review period on December 5, 2022. Other than providing the ability for more public input into the Official Plan, no additional justification was provided by Ministry staff as to why the Official Plan was posted for another round of consultation. This second round of consultation concluded January 4, 2023.

At the time of writing, the Official Plan is still with the Ministry for review, with no communication as the status of the Official Plan being provided by Ministry staff.

In early 2022, Development Services staff started working on the development of a new Comprehensive Zoning By-Law. This new Zoning By-Law will implement the vision of the new Official Plan. To assist staff in the development of the new Zoning By-Law, two Public Information Sessions were held in November, the first being a virtual session, which 55 people attended, and the second being an in-person session, which 15 people attend. The development of the new Zoning By-Law has progressed, as per the project schedule, with a draft anticipated to be released for public consultation in early Spring 2023.

New City-Wide Urban Design Guidelines were developed in parallel with the Official Plan to support the implementation of same. Throughout consultation on the Official Plan, stakeholders indicated that much of the direction on urban design shift from the Official Plan into the new City-Wide Urban Design Guidelines. As a result, the urban design guideline document grew in scope and staff could not continue to consult on both the Official Plan and urban design guidelines at the same time. Rather, it was determined that the new City-Wide Urban Design Guidelines require their own consultation program. Public consultation on the newest version of the City-Wide Urban Design Guidelines is anticipated to occur in the Spring of 2023, following consultation on the new Zoning By-Law.

COMMUNITY IMPROVEMENT PROGRAM

The City's Community Improvement Program (CIP) provides funding opportunities for affordable housing, redevelopment and preservation of built heritage. The CIP is intended to act as a catalyst for new mixed-use and affordable housing development projects in the City's urban growth centre (UGC) and strategic growth areas along with the preservation of historic neighbourhoods.

Managed by Development Services, the program received a total of fifteen (15) grant applications, thirteen (13) of which were approved by the Grant Review Committee.

The approved applications included:

- 2 Affordable Housing and Redevelopment Grants (applications combined);
- 1 Affordable Housing Grant; and,
- 10 Preservation of Built Heritage Grants.

A total of \$2,256,011.04 in uncommitted funds was available in the CIP Reserve for 2022, as established by Council. The CIP Grant Review Committee granted a total of \$1,350,336.00 in funding during the first intake period and a total of \$59,975.00 in funding in the second intake period with a remaining balance of \$845,700.04.



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Given the volume of grant applications, it appears that the CIP has been successful. The CIP funding approved to date will support development projects of all sizes, ranging from minor improvements to heritage properties to high density mixed-use and affordable housing developments throughout the City.

Staff are seeking direction on a related report on updating the CIP in 2023, as it relates to recent legislative changes to municipal financial contributions and planning approvals through Bill 23, *More Homes for Everyone Act, 2022*.

PATIOS EVERYWHERE PROGRAM

On May 25, 2020, Council endorsed a program to allow temporary patios at existing restaurants to open across the city on private lands. This was done to increase the number of patrons permitted during COVID-19 restrictions that prohibited or limited indoor dining. The program was continued in 2021 and 2022.

Over the course of the program in 2022, seven (7) applications were received with staff issuing letters of approval to three (3) at grade patios and four (4) refreshment vehicles. The applications and approvals were all for renewals, which received the same approvals in 2021. The reduced number of applications and approvals was due to the lifting of COVID-19 restrictions related to restaurant occupancy.

2022 MUNICIPAL BENCHMARKING STUDY

The second Municipal Benchmarking Study prepared by Altus Group Economic Consulting on behalf of Building Industry and Land Development Association (BILD) was released on September 27, 2022.

The study examined municipal approval processes, timelines for approval and government charges, as well as comparing approaches across municipalities for dealing with the approval and development of new housing. It also highlighted key features in promoting the approval of new housing and construction, as well as the cost implications of municipal processes and policies.

The City of Barrie was ranked first among sixteen municipalities in the Greater Toronto Area. This is the second time that the City has earned the top spot in the benchmarking study, as the City was ranked number one in 2000. The City was able to maintain first place despite the impacts of the pandemic, increased material costs and a significant influx of development applications. The areas for improvement identified in the BILD report, including contact information for staff and increased information about where projects are within the approvals process, are being addressed by staff across the corporation in early 2023.

CONCLUSION

Staff in the Development Services Department continue to be dedicated to delivering core services while adapting to an increasing number and complexity of development applications along with an evolving hybrid work environment.

For any questions, please contact Tiffany Thompson, Manager of Growth and Development at tiffany.thompson@barrie.ca or Extension 5485, Carlissa McLaren, Manager of Planning at carlissa.mclaren@barrie.ca or Extension 4719, or Jennifer Roberts, Manager of Strategic Initiatives, Policy and Analysis at jennifer.roberts@barrie.ca.

Attachments:

Appendix "A" – Development Application Registrations 2022

APPENDIX "A"
Development Application Registrations 2022

	File Number	Address/ Development Name	Description	Date Registered	New Residential Units	Location
Site Plan Registrations						
Q1	D11-021-2020	195 Owen Street	Conversion of a 3 plex to 6 plex	15/03/2022	3	Built Boundary
Q1	D11-002-2020	360 Lockhart (now 783 Huronia Road)	New single storey industrial building (4,539.20 sq. m.) with 4 units	03/03/2022	0	Built Boundary
Q2	D11-009-2021	91 and 110 Turnberry Lane	Development on Blocks 13 and 14 51M-1187 with a total of 94 townhouse units	12/04/2022	94	Greenfield
Q2	D11-014-2021	407 Bayfield Street	836 sq. m. commercial building (Rexall)	11/04/2022	0	Built Boundary
Q2	D11-019-2021	509 Bayfield Street	455 sq. m. drive-thru restaurant	12/05/2022	0	Built Boundary
Q2	D11-016-2019	46, 50, 52, 56 Patterson Road	46 townhouse units	13/05/2022	46	Built Boundary
Q2	D11-017-2020	571 Welham Road	Tire crumb manufacturing facility	18/05/2022	0	Built Boundary
Q2	D11-018-2020	Block 17, 51M-1193 Blue Forest Crescent (formerly 700 Mapleview Drive East)	130 townhouse units (96 back-to-back townhouse units and 34 laneway townhouse units)	02/05/2022	130	Built Boundary
Q2	D11-026-2020	113 & 117 Bayfield Street, 6, 8 & 12 Sophia Street East	8 storey residential building with 108 purpose built rental units with 70 affordable units	07/04/2022	108	Urban Growth Centre
Q3	D11-011-2021	341 Mapleview Drive West	Self-storage facility containing 8 separate buildings with total area of 9,656 sq. m.	05/07/2022	0	Built Boundary
Q3	D11-003-2018	27 & 31 Blake Street	6 storey apartment building with 35 units	24/08/2022	35	Built Boundary
Subdivisions Registrations						
Q1	D12-430	970 Mapleview Drive East (Phase 2)	Phase 2 178 Single Detached, 163 Townhouses (Street) 62 Townhouses (Laneway) 67 Mixed Use	04/01/2022	470	Greenfield
Q2	D12-426	793 Mapleview Drive East (Phase 2)	Draft Phase 2- Block 3 and Block 7 - (520units) and a High-Density Block* Units for High Density block counted on Site Plan D11-004-2021	04/27/2022	520	Greenfield - Hewitt's
Q3	D12-434	344, 350, 354 Ardagh Road & 2, 4, 5 and 8 Teck Road	Creation of 3 blocks to construct 17 units (condominium)	09/16/2022	17	Greenfield
Q4	D12-431	515 Mapleview Drive East (Phase 2)	Phase 2 49 Single Detached 130 Semi-Detached 47 Townhouses 2 mixed use blocks	09/21/2022	226	Greenfield - Hewitt's