



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
J. ROBERTS, MANAGER STRATEGIC INITIATIVES, POLICY AND ANALYSIS

NOTED: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: 2022 GROWTH REPORT

DATE: MARCH 22, 2023

The purpose of this memorandum is to provide members of Council with the attached 2022 Growth Report, summarizing city-wide development and community building activities throughout the past year.

Key metrics were captured at 4 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.
4. **Complete Communities** – New houses and new residents. It is at this time the City is providing new services.

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 2023.

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

Attached: Appendix "A" – 2022 Growth Report

APPENDIX "A"
Growth Report 2022



GROWTH REPORT 2022

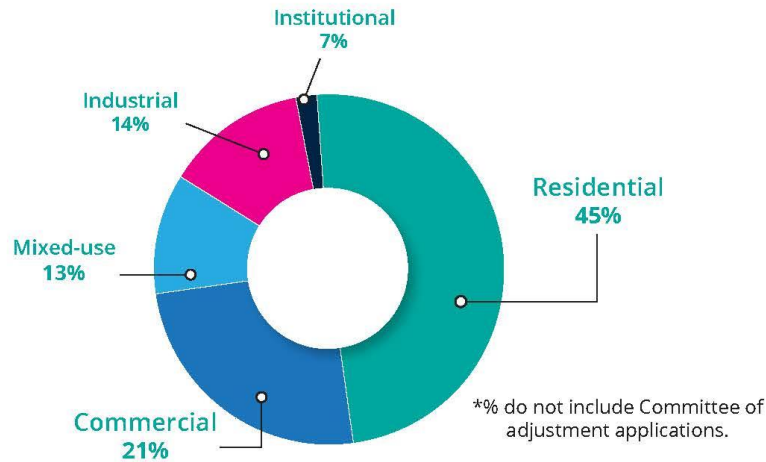
Land Use
Development Approvals
Construction
Complete Communities

2022

Planning for
the future

LAND USE

318 DEVELOPMENT APPLICATIONS



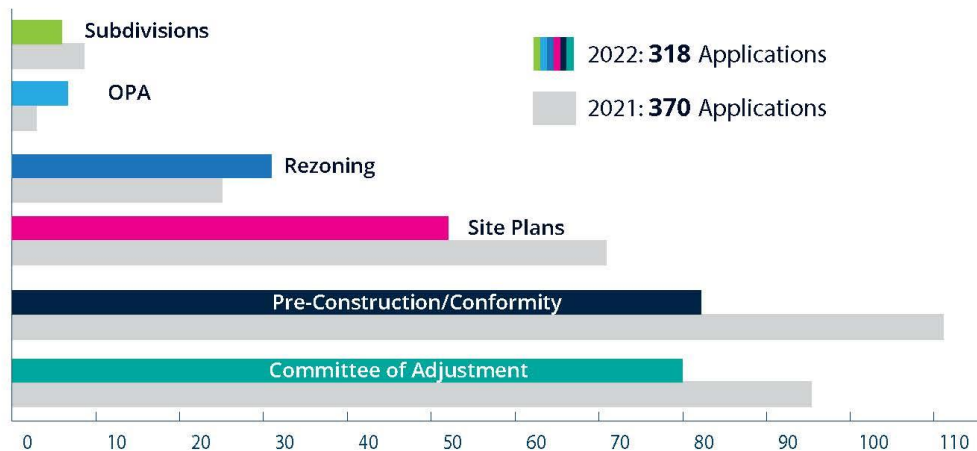
***70%** of applications received are within the built boundary, which is the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 [in the Growth Plan for the Greater Golden Horseshoe, 2006].

****30%** 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.

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

APPLICATIONS RECEIVED BY TYPE



2022

Units/infrastructure
approved for development

DEVELOPMENT
APPROVALS

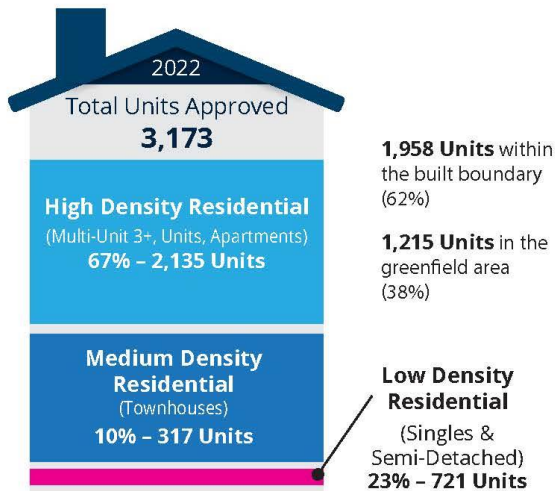
TOTAL DEVELOPMENT CHARGES RECEIVED = \$99.5 MILLION

\$96.5 million received in 2021

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

\$30.1 million in Development Charges were collected from units within the built boundary.

\$69.4 million were collected from units within the Secondary Plan Areas.



577 Units approved in 2021



In 2022, **21.78 hectares** of public green space were dedicated to the city through registration.

Parkland
4.27 ha

Environmental Protection
Lands/Natural Heritage Space
13.25 ha

Open Space
5.25 ha



TOTAL KM OF NEW LOCAL INFRASTRUCTURE TO BE BUILT*

- Through subdivision developments we approved the development of **2.01 km** of new local roads.
- 0.1 km** of subdivision sanitary infrastructure
- 0.1 km** of subdivision water infrastructure
- 0.1 km** of subdivision storm infrastructure
- 3.02 km** of sidewalks

*based on 2021 subdivision approvals

RESIDENTIAL UNITS IN THE PIPELINE: 19,993



Draft Approved
10,988



Registered and
Unbuilt
2,867



Under Application /
Proposed
6,138

2022

Shovels in
the ground

CONSTRUCTION

TOTAL NUMBER OF BUILDING PERMITS ISSUED IN 2022 = 2,465



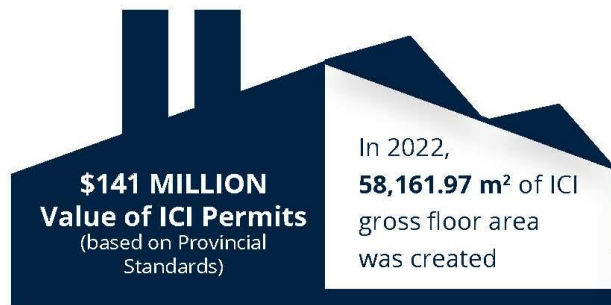
\$719 MILLION value of
Residential Permits issued.

SECOND SUITES

2022
217 second suites



2018 = added 147 units
2019 = added 203 units
2020 = added 173 units
2021 = added 198 units



**INDUSTRIAL
COMMERCIAL
INSTITUTIONAL**

2022

COMPLETE
COMMUNITIES
New houses/New Residents/New Services



POPULATION FORECASTS BY YEAR



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

The household counts for 2022 vs 2021 changed by

1,467

additional households*

There were 545 additional households in 2021

	Percentage of assessment base (%)	Value (\$)
 <p>Residential</p>	77.46%	+ \$294,414,492
 <p>Commercial property class</p>	15.12%	+ \$8,127,000
 <p>Industrial property class</p>	1.95%	+\$4,012,200
<p>The remaining 5.47% of the assessment base includes managed forested areas and pipeline lands.</p>		

The household counts for 2022 vs 2021 changed by **1,467** additional households*

There were 545 additional households in 2021

*Household count based on new MPAC data
*The 2022 Persons Per Unit (PPU) is calculated to be 2.77

The assessment base balance overall was relatively unchanged.



In 2022

Muirfield Park – Neighbourhood park was assumed by the city.

Eastview Park – New pickleball courts completed.

Ferndale Park – Tennis court retrofit completed.

Shear Park – Tennis court retrofit completed.

St. Vincent Park – New playground and walkways started (work to be complete in spring 2023).

Painswick Park – Construction retrofit, new pickleball courts, new shade structure, walkways, outdoor ping pong, relocated softball field and pending playground replacement (work to be completed in 2023).

Painswick Park (developer new) – Two new baseball fields and walkways will be added in 2023 following an inspection for completion of works.

Central Park (Yonge – Go Village Development) New neighborhood park will be added in spring of 2023 following a spring inspection for completion of works.

In 2021, there were **546** new water accounts created.*



7 Industrial/Commercial/Institutional

539 Residential

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

2022

APPENDIX Historical Comparison

APPENDIX
HISTORICAL COMPARISON

	2020	2021	2022
Total number of planning applications submitted	193	370	318
Total Development Charges received	\$22,300,000	\$96,500,000	\$99,500,000
Total Units approved (Approved Site Plans and Draft Plan of Subdivisions)	1,574	577	3,173
Total number of Building Permits issued	1,647	2,259	2,465
Value of issued residential building permits	\$75,827,301.00	\$497,385,737	\$719,112,774
Value of issued industrial / commercial/ institutional building permits issued	\$75,000,000	\$100,995,310	\$141,197,337
Total number of second suites added	203	198	217
Change in household count (MPAC)	+288	+545	+1,467
Number of new water billing accounts created	416	192	546
New residential units created	629	443	632

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