



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: J. ROBERTS, MANAGER STRATEGIC INITIATIVES, POLICY AND ANALYSIS,
EXT. 4705

WARD: ALL

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: GROWTH REPORT 2023

DATE: MARCH 27, 2024

The purpose of this memorandum is to provide members of Council with the attached 2023 Growth Report, which summarizes the city-wide development and community building activities during 2023.

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 and 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 new services.

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



GROWTH REPORT 2023

Land Use

Development Approvals

Construction

Complete Communities

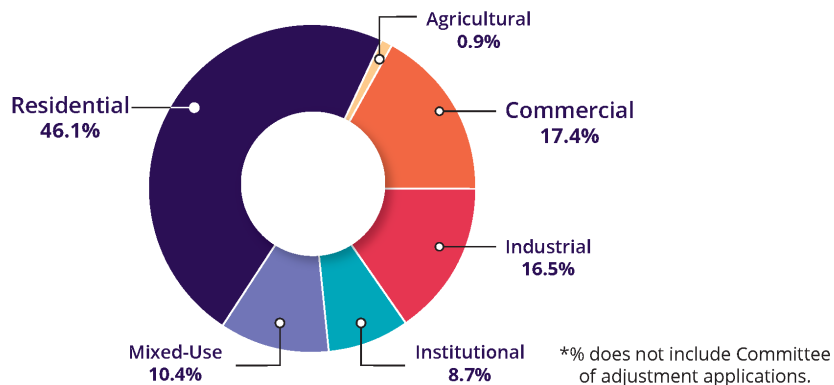
2023

Planning for
the future

LAND USE

218 DEVELOPMENT APPLICATIONS

Only includes the following application types, that facilitate the creation of units (Subdivision, Site Plan, OPA, ZBA, Pre-Consultation, Committee of Adjustment)



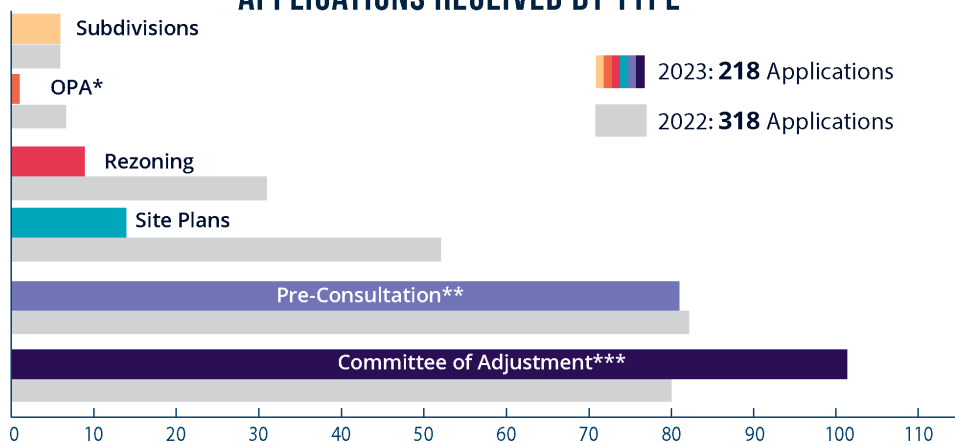
***71%** of applications received are within the built boundary, which is the limits of the developed urban area as defined by urban areas in accordance with Policy 2.2.3.5 in the Growth Plan for the Greater Golden Horseshoe, 2006.

****29%** of applications received are within the greenfield area.

*Built Boundary applications demonstrate infill activities within existing built up 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 on mostly vacant land.

APPLICATIONS RECEIVED BY TYPE



* To be expected with an updated Official Plan. ** Continues to show development interest in the City.

*** Demonstrates increased use of C of A for more timely development approvals for some projects.

2023

Units/infrastructure
approved for development

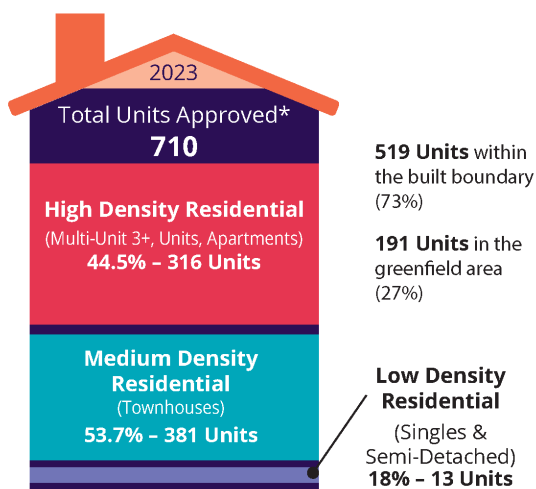
DEVELOPMENT
APPROVALS

TOTAL DEVELOPMENT CHARGES RECEIVED = \$50 MILLION

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

\$15 million in Development Charges were collected from units within the built boundary.

\$35 million were collected from units within the Greenfield areas.



*Includes units on approved draft plans of subdivisions and site plans.

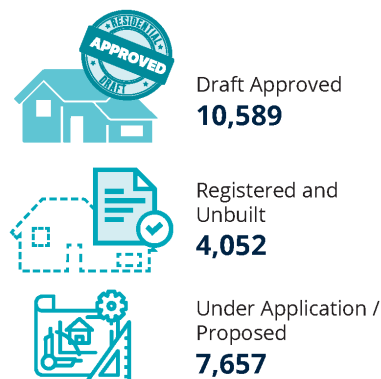


TOTAL KM OF NEW LOCAL INFRASTRUCTURE TO BE BUILT*

- Through subdivision developments we approved the development of **2.98 km** of new local roads.
- 2.92 km** of subdivision sanitary infrastructure
- 2.98 km** of subdivision water infrastructure
- 2.23 km** of subdivision storm infrastructure
- 4.47 km** of sidewalks

*based on 2023 subdivision draft approvals

RESIDENTIAL UNITS IN THE PIPELINE: 22,298



2023

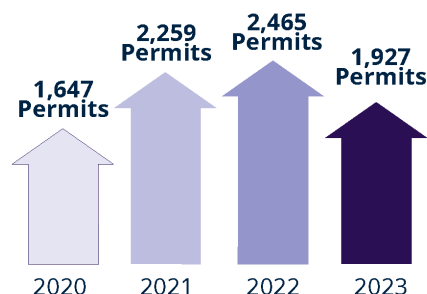
shovels in
the ground

CONSTRUCTION

TOTAL NUMBER OF BUILDING PERMITS ISSUED IN 2023 = 1,927



\$512 MILLION value of Residential Permits issued.



ADDITIONAL RESIDENTIAL UNITS (ARU)

2023
271 ARU



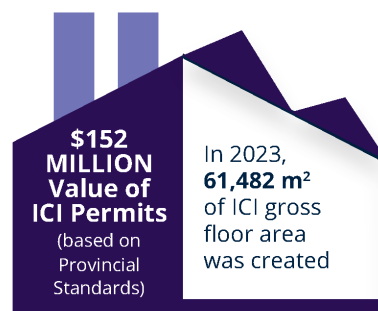
2018 = added 147 units
2019 = added 203 units
2020 = added 173 units
2021 = added 198 units
2022 = added 217 units

PROVINCIAL HOUSING TARGETS

Target	2023	2024	2025
City of Barrie Housing Starts	1,809	—	—
Provincial Housing Targets	1,687	1,917	2,300

Performance against the targets is evaluated based on dwelling units starts. The City defines a housing start when a footing inspection has been scheduled. It means that construction has begun on a new house or multi-unit building.

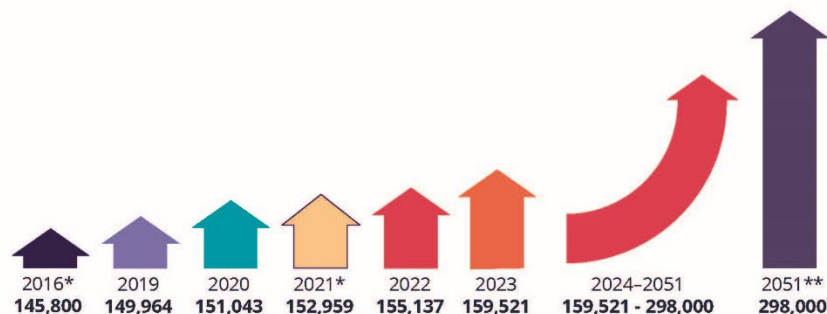
INDUSTRIAL COMMERCIAL INSTITUTIONAL



2023





New houses/New
Residents/New Services

COMPLETE
COMMUNITIES



POPULATION FORECASTS BY YEAR

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

<p>The household counts for 2023 vs 2022 changed by 1,933 additional households*</p> 	<p>Percentage of assessment base (%) Value (\$)</p>	
	<p> Residential</p>	<p>78.13% +\$576,193,200</p>
	<p> Commercial property class</p>	<p>14.66% +\$16,477,555</p>
	<p> Industrial property class</p>	<p>1.92% +\$7,779,621</p>

*Household count based on new MPAC data
The 2023 Persons Per Unit (PPU) is calculated to be 2.75

The assessment base percentage balance overall was relatively unchanged.



Painswick Park Pickleball Court

Pickleball Facility and Redevelopment project completed on-schedule, under budget and opened with great feedback in September 2023.

Painswick Park Playground

Jumpstart Playground —successfully integrated addition into the Painswick Park project and completed and opened in September 2023.

St. Vincent Park

Playspace and Siteworks —opened in the spring of 2023 with very positive feedback regarding the level of design and improved inclusivity.

Gateland Park

New park opened on schedule and on budget in the summer of 2023. Located near Yonge Street and Country Lane.

In 2023, there were **526** new water accounts created.*



16 Industrial/Commercial/Institutional
510 Residential

* The creation of additional residential units (ARU) does not require the creation of a separate water billing account.

2023

APPENDIX

HISTORICAL COMPARISON

	2020	2021	2022	2023
Total number of planning applications submitted	193	370	318	218
Total Development Charges received	\$22,300,000	\$96,500,000	\$99,500,000	\$50,000,000
Total Units approved (Approved Site Plans and Draft Plan of Subdivisions)	1,574	577	3,173	710
Total number of Building Permits issued	1,647	2,259	2,465	1,927
Value of issued residential building permits	\$75,827,301.00	\$497,385,737	\$719,112,774	\$512,167,758
Value of issued industrial / commercial/ institutional building permits issued	\$75,000,000	\$100,995,310	\$141,197,337	\$152,465,120
Total number of second suites added	203	198	217	271
Change in household count (MPAC)	+288	+545	+1,467	+1,933
Number of new water billing accounts created	416	192	546	526
New residential unit starts	629	443	632	1,809

Note: COVID-19 pandemic occurred during 2020 and 2021 having impacts on the development industry which may have caused application volumes and housing starts to be atypical.