



GROWTH REPORT 2023

Land Use

Development Approvals

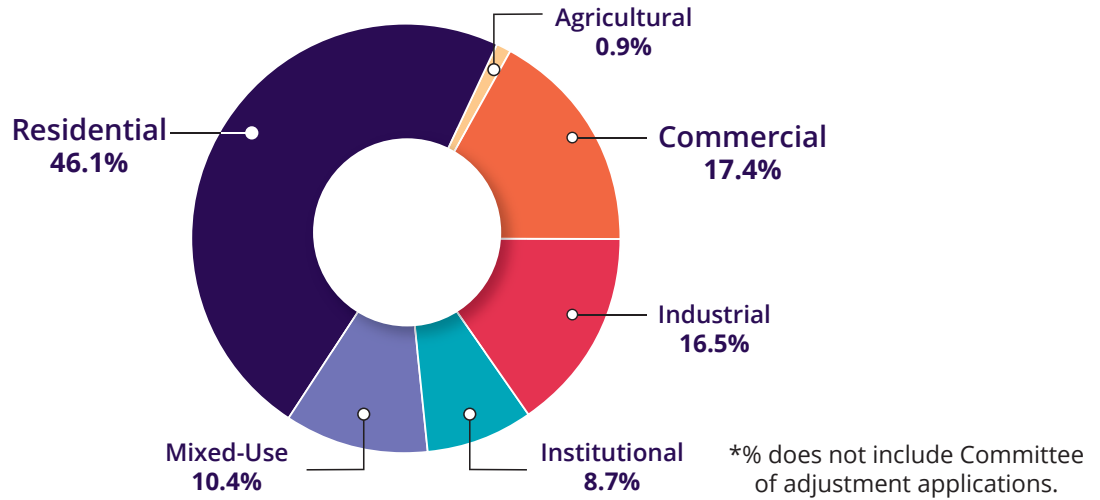
Construction

Complete Communities



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)



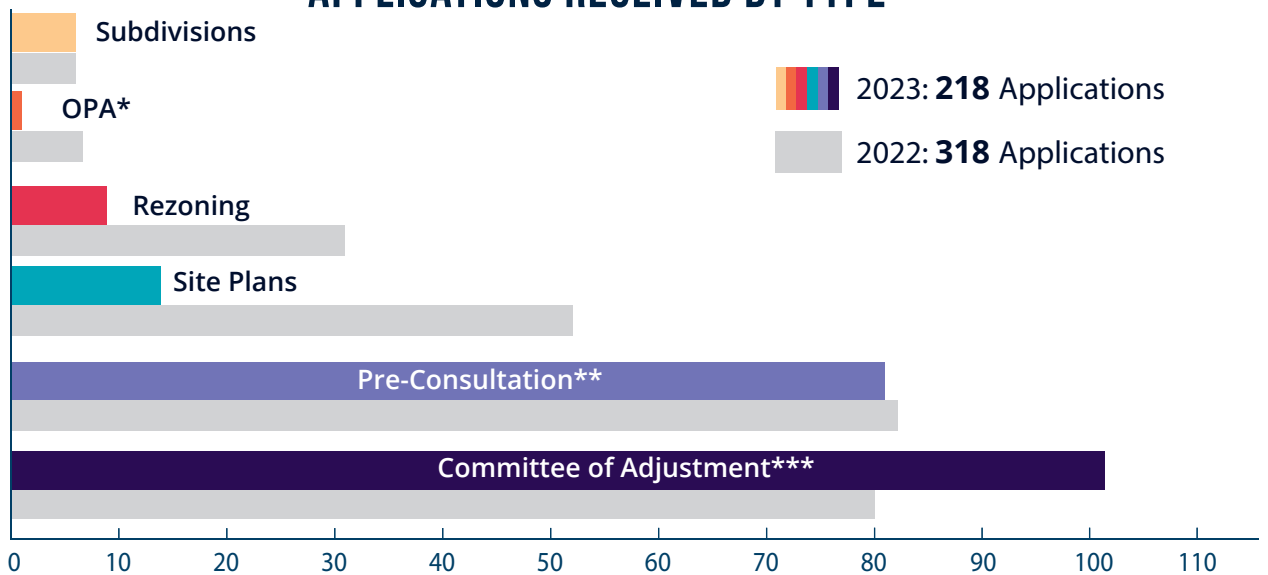
***71%** of applications received are within the built boundary, which is the limits of the developed urban area as defined by urban areas in accordance with Policy 2.2.3.5 in the Growth Plan for the Greater Golden Horseshoe, 2006.

****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



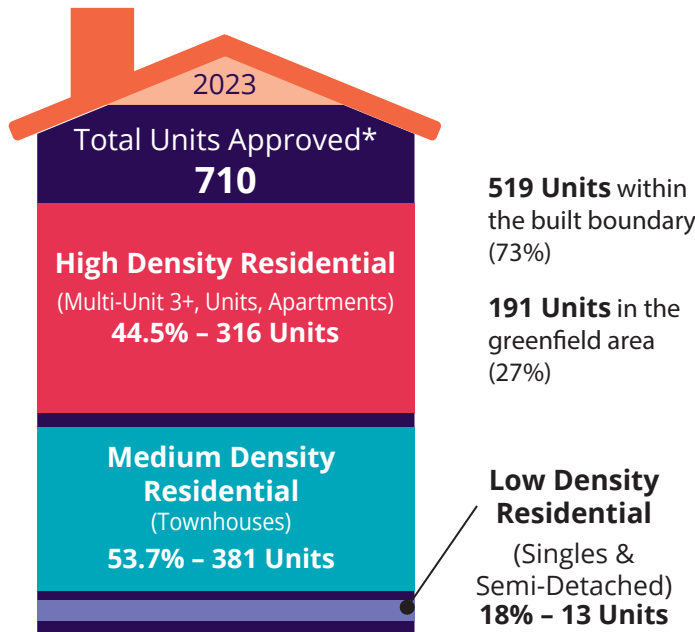
* To be expected with an updated Official Plan. ** Continues to show development interest in the City.

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

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



Draft Approved
10,589



Registered and Unbuilt
4,052

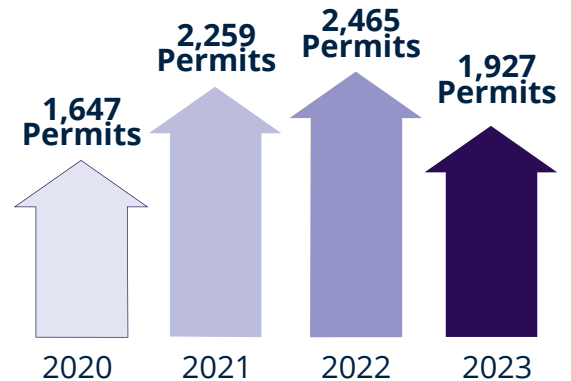


Under Application / Proposed
7,657

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



\$512 MILLION value of Residential Permits issued.



ADDITIONAL RESIDENTIAL UNITS (ARU)



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

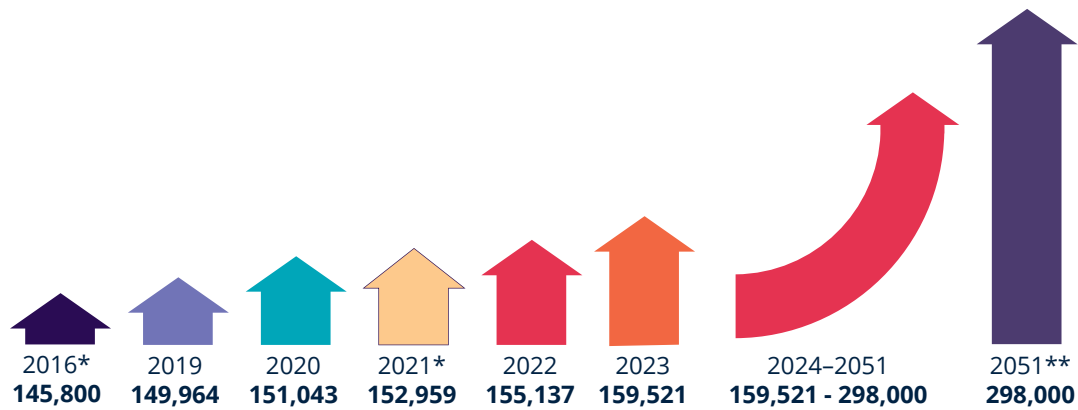
PROVINCIAL HOUSING TARGETS

| 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





POPULATION FORECASTS BY YEAR

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

| | Percentage of assessment base (%) | Value (\$) |
|---|-----------------------------------|-----------------------|
| <p>Residential</p> | 78.13% | +\$576,193,200 |
| <p>Commercial property class</p> | 14.66% | +\$16,477,555 |
| <p>Industrial property class</p> | 1.92% | +\$7,779,621 |

The remaining 5.29% of the assessment base includes managed forested areas and pipeline lands.

The household counts for 2023 vs 2022 changed by **1,933** additional households*



*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.

PARKS UPDATE

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.

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.