



Long-Term Growth Scenarios Review

City of Barrie

Summary of Growth Forecast Assumptions and
Methodology and Key Findings – Final Report

October 26, 2018

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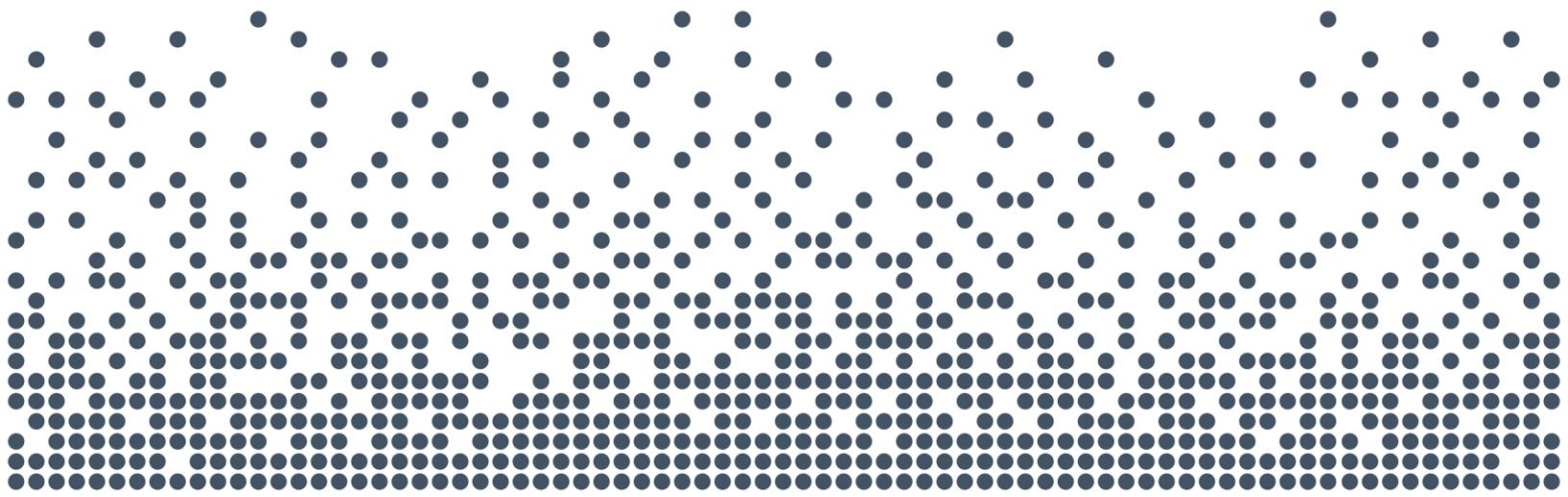
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.U.A.	Built-Up Area
D.G.A.	Designated Greenfield Area
E.M.T.	Executive Management Team
F.D.G.A.	Future Designated Greenfield Area
G.G.H.	Greater Golden Horseshoe
G.I.S.	Geographic Information Systems
G.M.S.	Growth Management Strategy
N.F.P.O.W.	No Fixed Place of Work
O.P.	Official Plan
P.P.U.	Persons Per Unit
U.G.C.	Urban Growth Centre



Executive Summary



Executive Summary

Watson & Associates Economists Ltd. (Watson) was retained by the City of Barrie in the fall of 2016 to prepare an update to the City's long-term population, housing and employment forecast to the year 2071 by planning area and traffic zone, as background to the City's Water and Wastewater Drainage Master Plan and Transportation Master Plan Update. As a first step, the City requested that the City's population, housing and employment forecast is updated to 2031, based on the results of the 2016 Census as well as recent and anticipated development trends. The initial update, referred to as the "Base Case Scenario," has been provided within the framework of the City's current Official Plan (O.P.) population and employment forecast to 2031 (i.e. 210,000 persons and 101,000 jobs).¹ Subsequently, two additional long-term growth scenarios were developed under the framework of the 2017 Growth Plan for the Greater Golden Horseshoe (G.G.H).

In the spring of 2017, the Province released the 2017 Growth Plan, under the 2005 *Places to Grow Act*. In effect as of July 1, 2017, the Growth Plan provides new targets with respect to residential intensification and greenfield density which will have direct impact on the distribution and density of residential development within the City's built-up area (B.U.A.), designated greenfield areas (D.G.A.) and future designated greenfield areas (F.D.G.A.) over the 2041 planning horizon. In response to the 2017 Growth Plan, the City has requested that additional population, housing and employment growth scenarios are prepared to the year 2041, which address the new requirements of the 2017 Growth Plan informed by recent local development patterns within the City of Barrie.

The City has also requested that potential opportunities and challenges in achieving the 2017 Growth Plan policy requirements with respect to residential intensification and greenfield density are examined and quantified to support a preferred "Made in Barrie" solution to long-term population, housing and employment growth. The results of the "Made in Barrie" Growth Scenario (Scenario 3) are summarized herein by planning area and traffic zone to the year 2041. The Scenario 3 growth forecast has also been extended out to the year 2071 to inform the City's infrastructure planning requirements.

¹ Population forecast includes an upward adjustment for the net Census undercount of approximately 3.1%. Employment forecast includes work at home and no fixed place of work employment.



The 2071 growth analysis by traffic zone has been prepared as background analysis and the results are not summarized in this report.

City of Barrie Long-Term Growth Scenarios

In total, three long-term growth scenarios have been developed, including:

Scenario 1 (Base Case) – represents an update of the City's 2031 O.P. The growth scenario forecast is premised on the policy requirements of the 2006 Growth Plan. The Scenario 1 population, housing and employment forecast has been allocated by planning area and traffic zone to 2031.

Scenario 2 (2017 Growth Plan Scenario) – reflects the requirements of the 2017 Growth Plan with respect to total 2031B, 2036 and 2041 population and jobs, greenfield density and residential intensification.¹ The Scenario 2 population and housing forecast has been allocated by planning area to 2041.

Scenario 3 (Made in Barrie Long-Term Growth Scenario) – reflects the City's preferred position with respect to long-term population, housing and employment growth potential based on best efforts regarding planning policy and growth accommodation. The Scenario 3 population, housing and employment forecast has been allocated by planning area and traffic zone to 2071. As previously mentioned, a longer-term planning horizon has been developed as part of Scenario 3 for long-term infrastructure planning purposes.

The results of each Growth Scenario are summarized in Figure ES-1.

¹ It is noted that the post-2031 residential intensification target under Scenario 2 does not meet the requirements of the 2017 Growth Plan.



Figure ES-1
City of Barrie
Population Household, and Employment Growth Summary

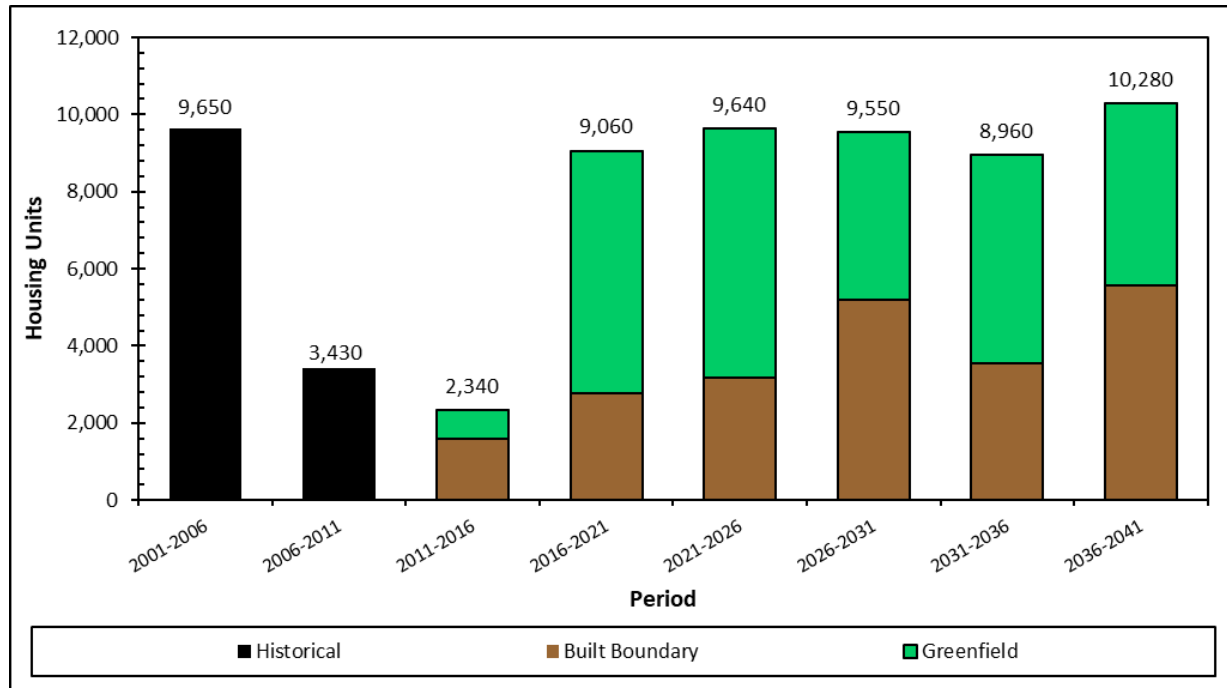
Year / Forecast Period	Scenario 1 (Base Case)			Scenario 2 (2017 Growth Plan)		Scenario 3 (Made in Barrie)		
	Population	Households	Employment	Population	Households	Population	Households	Employment
2016	145,800	52,480	73,800	145,800	52,480	145,800	52,480	73,800
2021	167,500	61,520	83,400	167,600	61,520	167,600	61,520	83,400
2031	210,000	80,710	101,000	210,000	80,710	210,000	80,710	101,000
2041				253,000	99,800	253,000	99,960	129,000
2016-2021	21,700	9,040	9,600	21,800	9,040	21,800	9,040	9,600
2021-2031	42,500	19,190	17,600	42,400	19,190	42,400	19,190	17,600
2031-2041				43,000	19,090	43,000	19,250	28,000
Built-Up Area								
2016	136,300	49,460	70,400	136,300	49,460	136,300	49,460	70,300
2021	139,300	52,210	73,700	139,300	52,210	139,300	52,210	73,700
2031	154,500	60,560	81,200	156,000	61,470	154,500	60,560	81,200
2041				179,100	71,810	175,400	69,690	97,300
2016-2021	3,000	2,750	3,300	3,000	2,750	3,000	2,750	3,400
2021-2031	15,200	8,350	7,500	16,700	9,260	15,200	8,350	7,500
2031-2041				23,100	10,340	20,900	9,130	16,100
Designated/Future Designated Greenfield Area								
2016	9,500	3,020	3,400	9,500	3,020	9,500	3,020	3,400
2021	28,300	9,310	9,700	28,300	9,310	28,300	9,310	9,800
2031	55,600	20,150	19,800	54,000	19,240	55,600	20,150	19,800
2041				73,900	27,990	77,500	30,270	31,700
2016-2021	18,800	6,290	6,300	18,800	6,290	18,800	6,290	6,400
2021-2031	27,300	10,840	10,100	25,700	9,930	27,300	10,840	10,000
2031-2041				19,900	8,750	21,900	10,120	11,900
Percentage Households in Built-Up Area								
2016-2021		30%			30%		30%	
2021-2031		44%			48%		44%	
2031-2041					54%		47%	
2016-2022					32%		33%	
2022-2031					50%		44%	
2031-2041					54%		47%	

Source: Watson & Associates Economists Ltd. 2017
Figures may not add precisely due to rounding.

Figure ES-2, summarizes the allocation of historical and forecast housing growth within the City of Barrie between the Built-Up Area and the Designated Greenfield Area, as per the Preferred Growth Scenario (Scenario 3), between 2011 and 2041 in five-year increments.



Figure ES-2
City of Barrie
Population and Household Growth Summary



In developing Growth Scenario 3, effort has been made to conform with the requirements of the 2017 Growth Plan with respect to the 2036 and 2041 population and employment forecasts set out in Schedule 3, as well as the residential intensification and greenfield density targets as per sections 2.2.2. and 2.2.7. of the 2017 Growth Plan. With respect to residential intensification, there are two unique local factors that impede the City's ability to meet the requirements of the 2017 Growth Plan with respect to residential intensification and greenfield density. These include:

Development of South Barrie Salem and Hewitt's Secondary Plan Areas – largely impacts the City between 2016 and 2031, and to a lesser extent during the post-2031 period. As per the Salem and Hewitt's Secondary Plans, these lands are planned to collectively accommodate 40,850 persons by 2031. At total buildout, it is estimated that the City of Barrie Salem and Hewitt's Secondary Plan Areas will accommodate approximately 50,700 persons.



Intensification of Lands Surrounding the South Barrie GO Train Station – largely impacts the City during the post-2031 period. The South Barrie GO Train Station is located outside the City's Built-Up Area. While housing growth within this area will be planned to largely accommodate high-density housing (i.e. low-rise, mid-rise and high-rise apartments), development immediately surrounding the South Barrie GO Train Station is treated as greenfield development under the 2017 Growth Plan. This has the impact of further reducing the City's ratio of housing growth allocated to the Built-Up Area during the post-2031 period.

Figure ES-3 summarizes the City's greenfield housing forecast over the 2016 to 2041 period by geographic area under the Preferred Growth Scenario. Collectively, the Salem and Hewitt's Secondary Plan Areas as well as the South Barrie GO Train Station lands represent approximately 87% of forecast greenfield development within the City between 2016 and 2041.

Figure ES-3
City of Barrie
Greenfield Development Forecast, 2016-2041

Geographic Area	Housesholds	% Share
Salem and Hewitt's Secondary Plans	18,260	67%
South Barrie GO Train Station Intensification	5,380	20%
Other Greenfield	3,610	13%
Total	27,250	100%

Source: Watson & Associates Economists Ltd. 2018

Barrie's Urban Growth Centre (UGC) and Intensification Nodes and Corridors are expected to accommodate the vast majority of residential intensification over the forecast period. As illustrated in Figure ES-4, to achieve the 40% and 47% intensification identified in the City's Preferred Growth Scenario for the 2015 to 2031 and 2031 to 2041 periods, respectively, intensification within the UGC and Intensification/Nodes and Corridors will need to increase by more than eight-fold relative to historical development levels (i.e. 2011 to 2016).



Figure ES-4
City of Barrie
Annual Housing Intensification Forecast for UGC and Intensification Nodes/Corridors

Residential Intensification Area	Historical Average (2011-2016)	Forecast Growth 2016-2041	% Change - Historical vs. Forecast
Urban Growth Centre	35	300	857%
Intensification Nodes/Corridors	40	338	846%

Source: Watson & Associates Economists Ltd. 2018

In light of the above-mentioned local circumstances, the City of Barrie is requesting an alternative intensification target from that which is identified in the 2017 Growth Plan. This alternative housing intensification target is summarized below in Figure ES-5.

Figure ES-5
City of Barrie
Recommended Housing Intensification Targets, 2015-2041

Period	Recommended Scenario 3 (Made in Barrie)	2006 Growth Plan Target	2017 Growth Plan Target
2015-2031	40%	40%	
2015-2021	33%		40%
2022-2031	44%		50%
2031-2041	47%		60%

Source: Watson & Associates Economists Ltd. 2018

With respect to greenfield density, consideration has been given to historical and forecast density trends within the City's designated greenfield areas. Through this review, it was determined that greenfield developments have averaged approximately 56 people and jobs per ha (excluding employment lands) since 2006 (refer to Appendix B for further details). Looking forward, it is anticipated that average greenfield density levels will continue to gradually increase. It is not anticipated, however, that an average density of 80 people and jobs per ha will be achieved within the 2041 planning horizon, given the amount of low and medium-density housing which is currently approved or planned within the City's greenfield areas. Accordingly, a lower alternative greenfield density target of 65 people and jobs per hectare is recommended.



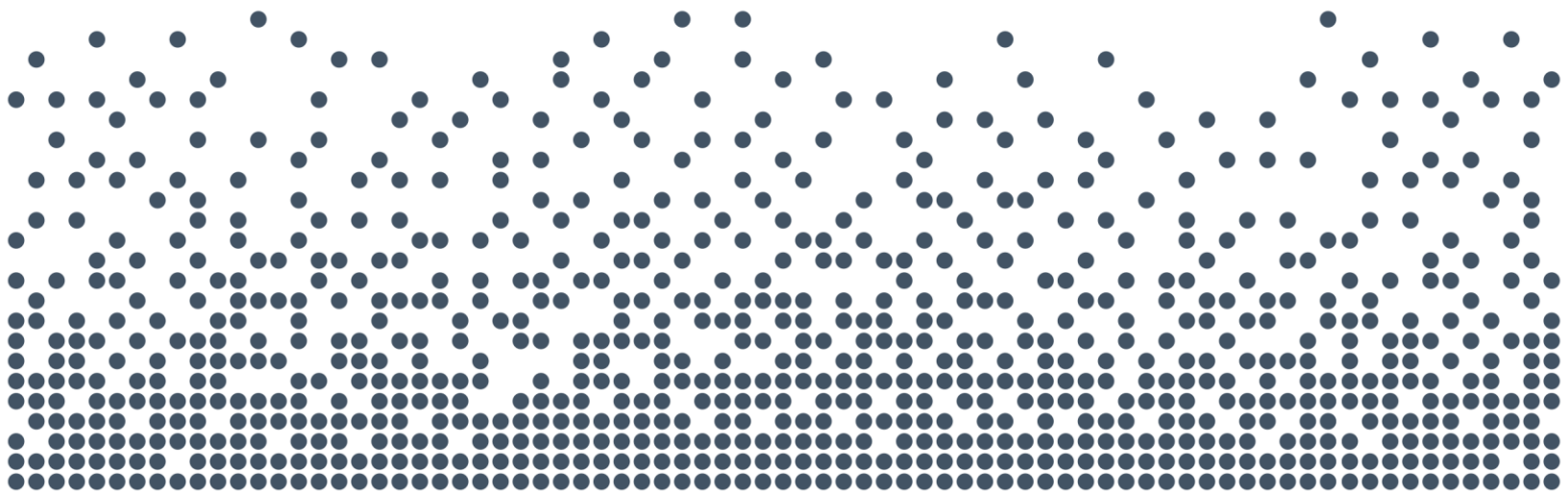
Figure ES-2 summarizes the recommended alternatives regarding residential intensification and greenfield density under the preferred Scenario 3 growth forecast (Made in Barrie). Further details with respect to the preferred growth option will be provided as part of the City's Municipal Comprehensive Review (M.C.R.) study to be released in 2019.

Figure ES-2
Scenario 3 Growth Forecast (Made in Barrie)
2017 Growth Plan Conformity Summary

Percentage Residential Intensification			Opportunity/Challenge
Planning Period	Scenario 3	2017 Growth Plan Target	
2015 to 2022	33%	40%	
2022-2031	44%	50%	High volume of greenfield development in Annexed Area between 2022 and 2031.
2031-2041	47%	60%	Housing allocation to the South Barrie GO Train Station (D.G.A. lands) poses challenges to the City regarding residential intensification targets.
Greenfield Density (People/jobs per ha) ¹			Opportunity/Challenge
Geographic Area	Scenario 3	2017 Growth Plan Target	
Designated Greenfield Areas (D.G.A.)	65	80	City of Barrie is aiming to maximize the average greenfield area density target by allocating high-density growth around the South Barrie GO Train Station.
Future Designated Greenfield Area (F.D.G.A.) ²	61	80	Difficult to achieve this level of density given the location attributes of the F.G.D.A. lands in the Salem and Hewitt's Secondary Plans.
Total Designated Greenfield Area	65	80	

¹ Reflects community lands only. Excludes employment lands.

² Reflects post-2031 lands in Salem and Hewitt's Secondary Plans.



Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

Watson & Associates Economists Ltd. (Watson) was retained by the City of Barrie in the fall of 2016 to prepare an update to the City's long-term population, housing and employment forecast to the year 2071 by planning area and traffic zone, as background to the City's Water and Wastewater Drainage Master Plan and Transportation Master Plan Update. As a first step, the City requested that the City's population, housing and employment forecast is updated to 2031, based on the results of the 2016 Census as well as recent and anticipated development trends. The initial update, referred to as the "Base Case Scenario," has been provided within the framework of the City's current Official Plan (O.P.) population and employment forecast to 2031 (i.e. 210,000 persons and 101,000 jobs).¹ Subsequently, two additional long-term growth scenarios were developed under the framework of the 2017 Growth Plan for the Greater Golden Horseshoe (G.G.H).

In the spring of 2017, the Province released the 2017 Growth Plan, under the 2005 *Places to Grow Act*. In effect as of July 1, 2017, the Growth Plan provides new targets with respect to residential intensification and greenfield density which will have direct impact on the distribution and density of residential development within the City's built-up area (B.U.A.), designated greenfield areas (D.G.A.) and future designated greenfield areas (F.D.G.A.) over the 2041 planning horizon. In response to the 2017 Growth Plan, the City has requested that additional population, housing and employment growth scenarios are prepared to the year 2041, which addresses the new requirements of the 2017 Growth Plan informed by recent local development patterns within the City of Barrie.

The City has also requested that potential opportunities and challenges in achieving the 2017 Growth Plan policy requirements with respect to residential intensification and greenfield density are examined and quantified to support a preferred "Made in Barrie" solution to long-term population, housing and employment growth. The results of the

¹ Population forecast includes an upward adjustment for the net Census undercount of approximately 3.1%. Employment forecast includes work at home and no fixed place of work employment.



“Made in Barrie” Growth Scenario (Scenario 3) are summarized herein by planning area and traffic zone to the year 2041. The Scenario 3 growth forecast has also been extended out to the year 2071 to inform the City’s infrastructure planning requirements. The 2071 growth analysis by traffic zone has been provided to the City as background analysis and the results are not summarized in this report. Maps 1-1, 1-2 and 1-3 summarize the geographic boundaries of the Planning Areas and traffic zones within the City of Barrie.

1.2 Long-Term Growth Scenarios

In total, three long-term growth scenarios have been developed, including:

- **Scenario 1 (Base Case)** – represents an update of the City’s 2031 O.P. The growth scenario forecast is premised on the policy requirements of the 2006 Growth Plan. The Scenario 1 population, housing and employment forecast has been allocated by planning area and traffic zone to 2031.
- **Scenario 2 (2017 Growth Plan Scenario)** – reflects the new requirements of the 2017 Growth Plan with respect to total 2031B, 2036 and 2041 population and jobs, greenfield density and residential intensification.¹ The Scenario 2 population and housing forecast has been allocated by planning area to 2041.
- **Scenario 3 (Made in Barrie Long-Term Growth Scenario)** – reflects the City’s position with respect to long-term population, housing and employment growth potential based on best efforts with respect to planning policy and growth accommodation. The Scenario 3 population, housing and employment forecast has been allocated by planning and traffic zone to 2071. As previously mentioned, a longer-term planning horizon has been developed as part of Scenario 3 for long-term infrastructure planning purposes. Further details with respect to the preferred growth option will be provided as part of the City’s Municipal Comprehensive Review (M.C.R.) study to be released in 2019.

The key input assumptions and results of each growth scenario are discussed in detail in Chapter 3, herein.

¹ It is noted that the post-2031 residential intensification target under Scenario 2 does not meet the requirements of the 2017 Growth Plan.



1.3 Study Process

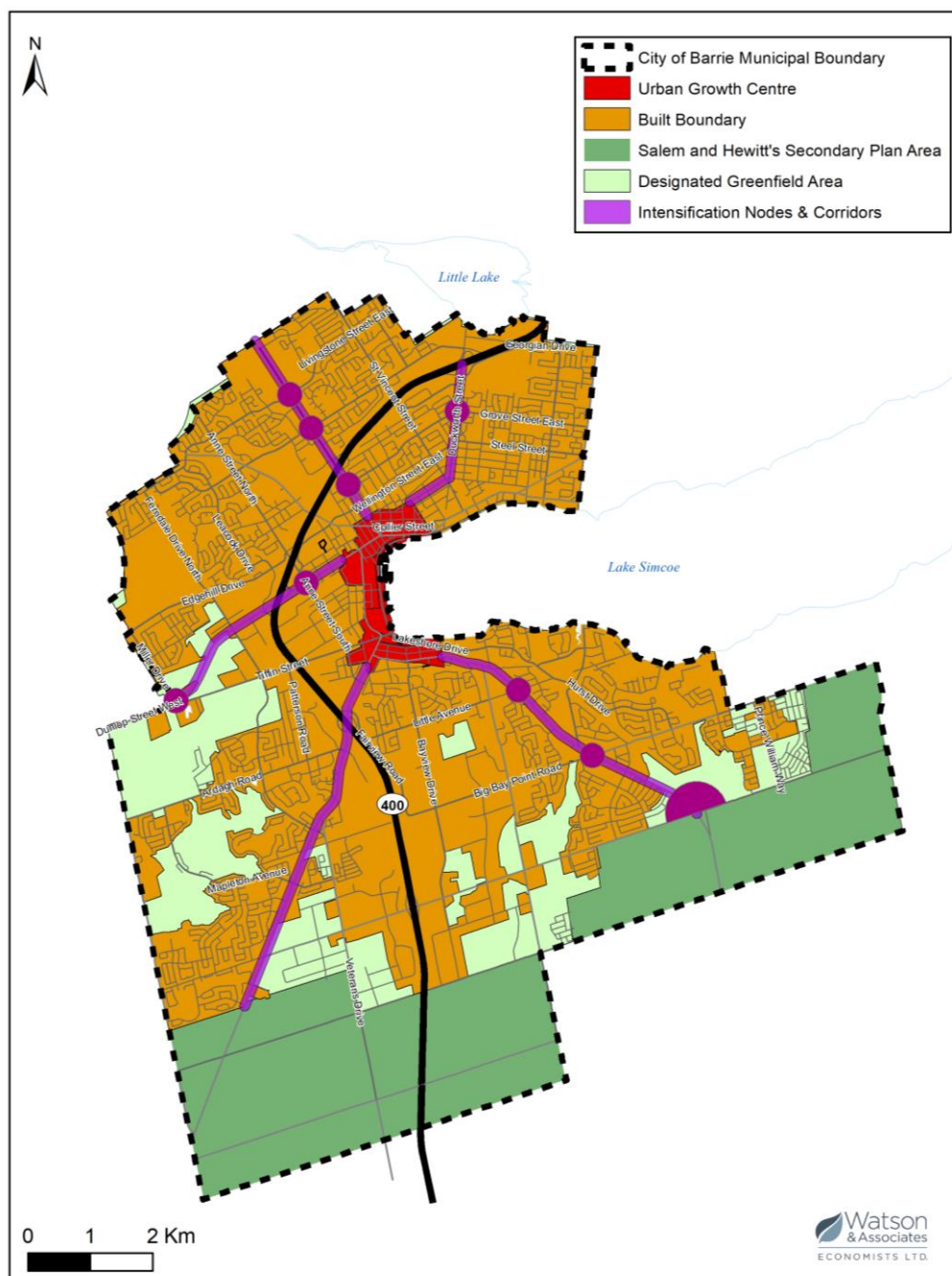
The development of the City's updated growth scenarios involved extensive discussion and correspondence with senior staff and Council at the City of Barrie, with respect to recent residential and non-residential development trends, future urban development opportunities within the City's B.U.A. and D.G.A./F.D.G.A. Opportunities and challenges with respect to planning policy objectives regarding greenfield density and residential intensification were also discussed. The results of these discussions have been summarized in two presentations made to the City in the spring/summer of 2017, including:

- City of Barrie Growth Forecast Update, Presentation of Preliminary Findings to Executive Management Team (E.M.T.), April 25, 2017; and
- City of Barrie Growth Scenarios – 2017 Growth Plan Conformity Requirements Relative to Recent Development Trends, August 25, 2017.

Each of the above-referenced presentations are provided in Appendix A.

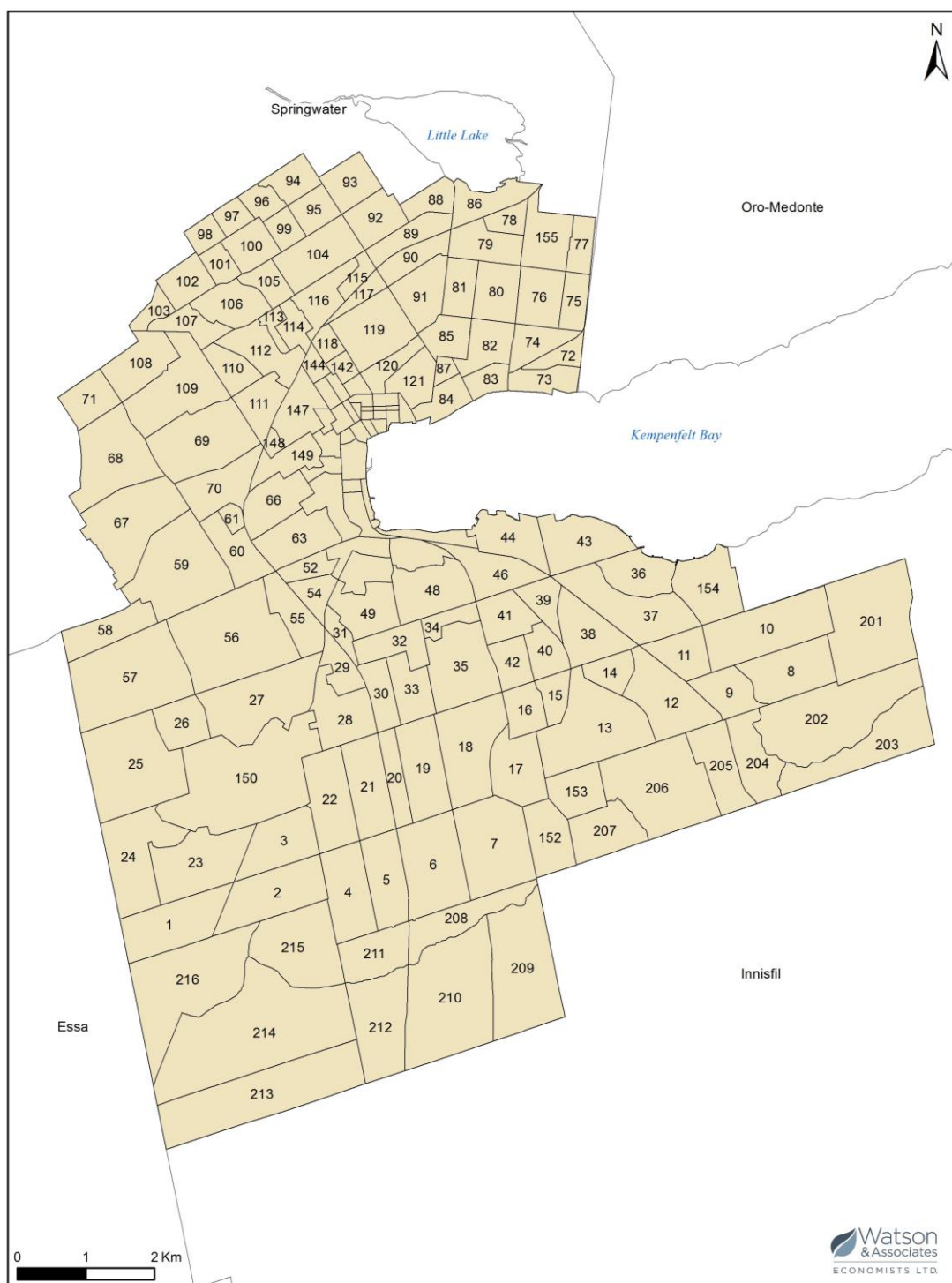


Map 1-1
City of Barrie
Planning Areas



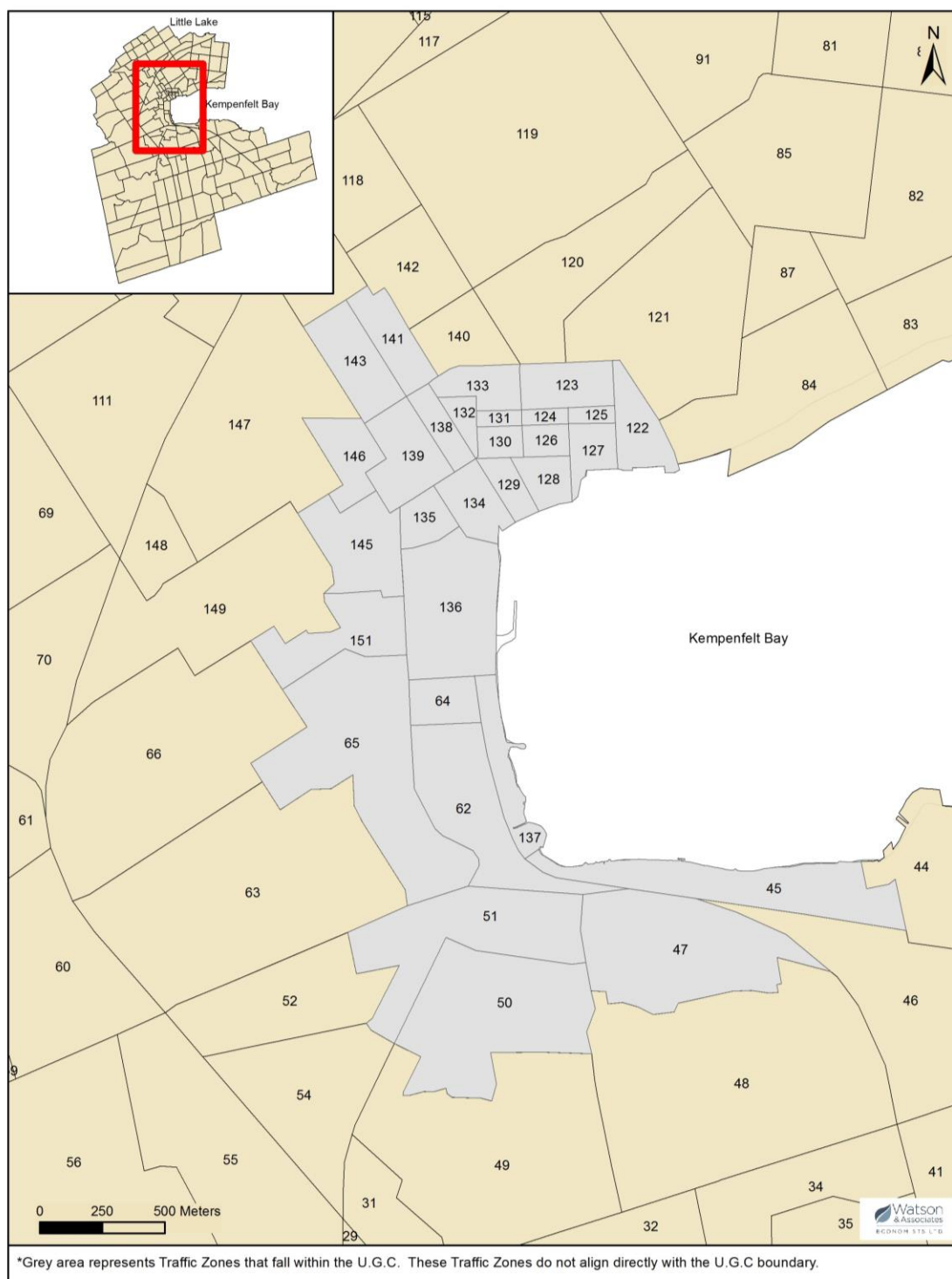


Map 1-2
City of Barrie
Traffic Zones – City Wide (Excluding Urban Growth Centre)





Map 1-3
City of Barrie
Traffic Zones – Urban Growth Centre





Chapter 2

City of Barrie Long-Term Population, Household and Employment Forecast



2. City of Barrie Long-Term Population, Household and Employment Forecast

In accordance with the Land Needs Assessment Methodology for the G.G.H., the population, household and employment forecast approach adopted for this study utilizes a combined forecasting approach, which incorporates both a “top-down” cohort-survival forecast (i.e. population by age-cohort) and a “bottom-up” assessment of development trends. This combined approach is adopted to ensure that both regional and local economic, demographic and housing conditions are adequately assessed in developing the City’s long-term growth potential by planning area as well as by traffic zone.

The long-term total population and employment forecast for the City of Barrie (Scenarios 2 and 3) for the years 2031B, 2036 and 2041 is set out in Schedule 3 of the 2017 Growth Plan for the Greater Golden Horseshoe (G.G.H.).¹ Chapter 2 of the 2017 Growth Plan provides specific direction on how long-term population forecasts within the G.G.H. are to be achieved with respect to residential intensification and greenfield density.

The G.G.H. Growth Forecast to 2041, Technical Report, 2012, represents the supporting demographic and economic analysis used to develop the long-term population and employment forecasts by upper-tier/single-tier municipality as summarized in Schedule 3 of the 2017 Growth Plan. In general, the 2012 Technical Report is premised upon the assumption that the long-term economic outlook for the Province of Ontario and the G.G.H. remains positive. This outlook reflects the Provincial Outlook for Ontario as set out in the Ontario Ministry of Finance’s Long-Term Report on the Economy.²

In accordance with the long-term population and employment forecast set out in Schedule 3 of the 2017 Growth Plan, three detailed long-term growth forecasts have been developed. These forecasts include specific details with respect to:

- Total population and employment growth;
- Population by age (single year) and sex;

¹ It is noted that the Scenario 1 2031 population and employment forecast is consistent with the current City of Barrie O.P.

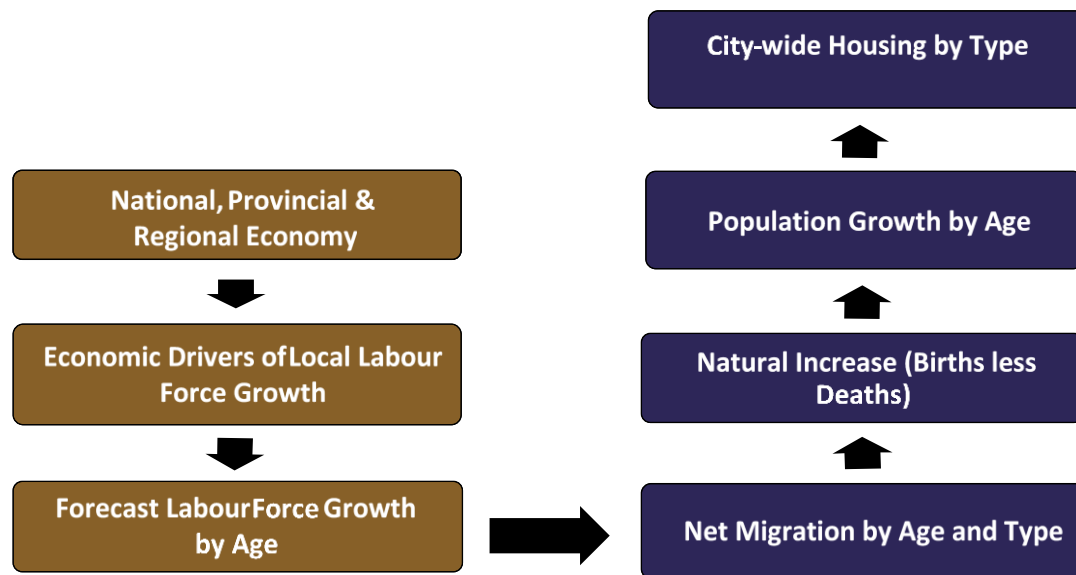
² Ontario’s Long-Term Report on the Economy. January, 2010.



- Net migration by single age and sex;
- Forecast fertility and mortality rates;
- Households by structure type; and
- Employment by major sector.

Figure 2-1 graphically illustrates the approach used in developing the long-term population, household and employment forecast for the City of Barrie as part of this review.

Figure 2-1
Population and Household Project Model



2.1 Cohort-Survival Population and Household Forecast Methodology

The cohort-survival population forecast methodology uses, as its base, population age groups by sex, and ages each group over time, taking into consideration age-specific death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the municipality, less out-migration, by age group).



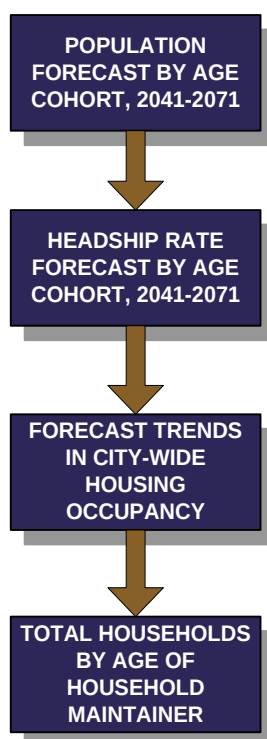
Forecast trends in population age structure provide important insights with respect to future housing needs based on forecast trends in average household occupancy. Total housing growth is generated from the population forecast by major age group using a headship rate forecast.

A headship rate is defined as the number of primary household maintainers or heads of households by major population age group (i.e. cohort). Average headship rates do not tend to vary significantly over time by major age group; however, the number of maintainers per household varies by population age group. For example, the ratio of household maintainers per total housing occupants is higher on average for households occupied by older cohorts (i.e. 55+ years of age) as opposed to households occupied by adults 29 to 54 years of age. This is important because, as the City's population ages, the ratio of household maintainers is anticipated to increase. The average headship rate represents the inverse of the average number of persons per unit (P.P.U.). As such, as the City's population ages over time, the average P.P.U. is forecast to steadily decline as the ratio of household maintainers per total housing occupants increases. Figure 2-2 summarizes the cohort-survival forecast methodology. The cohort-survival population forecast approach is the provincially accepted approach to projecting population and corresponding total household formation.¹

¹ Land Need Assessment Methodology for the Greater Golden Horseshoe. 2018. Step R2.



Figure 2-2
Cohort-Survival Population and Household Forecast Methodology



At the planning policy and traffic zone level, the residential forecast focuses on the rate of historical and forecast housing construction in the City of Barrie, adjusted to incorporate supply and demand factors by geographic area. Such factors include: servicing/development constraints; housing supply opportunities; historical housing demand; and planning policy objectives. Population is then forecast by developing assumptions on average household size by unit type, taking into consideration the higher average occupancy of new housing units and the decline in P.P.U. over time within existing households.

2.2 Forecast Households by Structure Type

Forecast households have been categorized by the following structure types:

- Low density (singles/semi-detached);
- Medium density (townhouses); and
- High density (apartments).



Forecast housing growth by structure type has been developed based on the following broad supply and demand factors:

Supply Factors

- Supply of potential future housing stock in the development process by housing type and approval status;
- Housing intensification opportunities;
- Current inventory of net vacant designated urban greenfield lands not currently in the development approvals process; and
- Provincial and local planning policy.

Demand Factors

- Historical, Regional and local housing activity based on building permit activity/housing completions;
- Propensity trends by structure type for the City of Barrie;
- Anticipated local market demand for housing intensification; and
- Housing market appeal to families, empty-nesters and seniors within the City of Barrie.

2.3 Employment Forecast

A long-term employment growth forecast by major employment sector/category (i.e. primary, industrial, commercial, institutional, work at home and no fixed place of work (N.F.P.O.W.)¹) has been established using the employment “activity rate” method.² Consideration has also been provided regarding long-term economic opportunities and disruptive factors which are anticipated to influence long-term employment growth by major employment sector within the City of Barrie. The City’s M.C.R. study will provide

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

² An employment activity rate is defined as the number of jobs in a municipality divided by the number of residents.



a further analysis of forecast employment growth by land-use category (i.e. employment lands employment, population-related employment and major office employment).

When forecasting long-term employment, it is important to understand how growth in the City's major employment categories (i.e. industrial, commercial and institutional) is impacted by forecast labour force and population growth. Population-related employment (i.e. retail, schools and service commercial) is generally automatically attracted to locations convenient to local residents. Typically, as the population grows, the demand for population-related employment also increases, to service the needs of the local community. Forecast retail and institutional employment activity rates have been based on historical activity rates and employment trends, as well as future employment prospects within a local and regional context. Similar to population-related employment, home-based employment is also anticipated to generally increase in proportion to population growth.¹

Industrial and office commercial employment (export-based employment), on the other hand, is not closely linked to population growth. It tends to be more influenced by broader market conditions (i.e. economic competitiveness, transportation access, access to labour and distance to employment markets), as well as local site characteristics such as servicing capacity, highway access and exposure, site size/ configuration, physical conditions and site location within existing and future employment areas throughout the City and surrounding market area. As such, industrial employment (employment lands employment) is not anticipated to increase in direct proportion to population growth and has been based on a review of the following:

- Macro-economic trends influencing employment lands and major office development within the City of Barrie and surrounding market area);
- Historical employment trends (i.e. review of established and emerging employment clusters), non-residential construction activity and recent employment land absorption rates; and
- Availability of serviced employment land supply (i.e. shovel-ready employment land) and future planned greenfield development opportunities on vacant

¹ Due to further advancements in telecommunications technology, it is anticipated that home-based and no fixed workplace employment activity rates may increase over the forecast period for the City.



designated employment lands within the City of Barrie and surrounding market area.



Chapter 3

General Population and Employment Growth Assumptions



3. General Population and Employment Growth Assumptions

The following Chapter summarizes the general population and employment growth assumptions applied to each of the long-term growth scenarios.

3.1 Year 2016 Population, Housing and Employment Base

- The 2016 total Census population and households for the City of Barrie are 145,800 and 52,470, respectively;
- The City-wide 2016 population and housing base, along with estimates by traffic zone and planning policy area, were derived from the 2016 Census;
- The 2016 population is based on the 2016 Census adjusted for the net Census undercount;¹
- The City of Barrie 2016 employment base has been derived using data provided by Economic Modeling Specialists International (EMSI). As of mid-2016, the City's employment base is estimated at approximately 73,800 employees, including work at home employment and employees with N.F.P.O.W.²

3.2 Population and Employment Allocation by Planning Policy Area

The allocation of the City's long-term population and housing forecast by planning policy area (e.g. Urban Growth Centre (U.G.C.), Intensification Nodes/Corridors, Remaining Built Designated Greenfield Area, Salem and Hewitt's Secondary Plan Areas)) has been informed by the following:

- Supply of potential future housing stock in the development process by housing structure type and approval status;

¹ The net Census undercount represents the net number of persons who are missed (i.e. over-coverage less under-coverage) during enumeration. For the City of Barrie, the net Census undercount is estimated at 3.1%. The net Census undercount has been held constant at approximately 3.1% over the long-term forecast period.

² In accordance with the 2016 Census, the 2016 employment base for the City of Barrie is 72,300, including work at home and N.F.P.O.W. employment.



- Housing intensification opportunities;
- Current inventory of net vacant designated urban greenfield lands not currently in the development approvals process;
- Provincial and local policy direction (i.e. provincial residential intensification targets);
- Historical population and housing activity by structure type; and
- Forecast market demand for housing intensification.

3.3 Forecast Population, Housing and Employment Growth

- As previously mentioned, the long-term population employment forecast to the year 2031 is consistent with the City of Barrie O.P. By 2031, Barrie's population and its employment base are forecast to reach 210,000 and 101,000, respectively.¹
- As part of this update, a detailed review has been undertaken of recent demographic and housing trends. This review indicates that average household sizes or persons per unit (P.P.U.) are not declining as rapidly as previously predicted. The trend is largely believed to be a result of delays in children leaving home and an increase in multi-family (i.e. multi-generational) dwellings. By the year 2031, the City's household forecast is anticipated to reach approximately 80,700, which represents a reduction of approximately 2,300 households in comparison to the 2012 Growth Management Strategy (G.M.S.)² forecast by 2031.

3.4 Population, Housing and Employment Allocation by Planning Area and Traffic Zone

- As previously discussed, the population, housing and employment forecast has been disseminated to the traffic zone level through a G.I.S.-based spatial modelling exercise.

¹ The City of Barrie Official Plan population forecast includes the net Census undercount. The City of Barrie Official Plan employment forecast includes work at home and no fixed place of work employment.

² Barrie 2031. City of Barrie Growth Management Strategy. Growth Allocation and Greenfield Land Needs Report. Phases 4, 5 and 6. Final. May 9, 2012.



- As part of this exercise, long-term housing growth (total households by dwelling type) and corresponding population growth have been summarized for each traffic zone. This was completed through the following:
 - Housing growth by traffic zone was identified through a detailed spatial review of opportunities to accommodate new residential development through units in the development approvals process (registered not built, approved, draft approved, site plans), other designated residential land and through intensification (infill and redevelopment). The location of this development was plotted spatially in G.I.S., based on data provided by the City of Barrie. The timing/phasing of development was estimated based on a review of the project status.
 - Sources of information regarding the land supply included the Subdivision Paper (January 30, 2017) prepared by the City of Barrie and an intensification analysis prepared for the 2011 City of Barrie G.M.S.¹ The residential growth allocations were also informed by the Secondary Plans for Salem and Hewitt's² and City of Barrie 2015 Fiscal Impact Analysis.³ Additional infill development through secondary suite development and severance activity, which is generally consistent with the 2012 G.M.S., were identified and allocated to mature residential neighbourhoods with low-density housing inventory.
 - Forecast population estimates by traffic zone were derived based on a review of historical and forecast demographic and housing development trends. This included a review of demographic trends in existing residential units (reflecting existing population adjusted for anticipated population decline in existing households) and population growth anticipated through new residential development (based on the number of housing units anticipated to be constructed during the forecast period, multiplied by an average P.P.U.).

¹ Barrie 2031. City of Barrie Growth Management Strategy. Residential Intensification Assessment, Phase 2. Final. October 21, 2011.

² Amendment No. 38 to the City of Barrie Official Plan. Salem Secondary Plan, June 2014. Amendment No. 39 to the City of Barrie Official Plan. Hewitt's Secondary Plan, June, 2014.

³ City of Barrie Long-Term Fiscal Impact Assessment of Growth. Final Report. December 27, 2015.



- Employment growth by usual place of work, by major sector (i.e. primary, industrial, commercial, and institutional), as well as work at home and N.F.P.O.W. employment has also been summarized by traffic zone, based on the following approach:
 - Industrial employment growth has been allocated based on a review of available, vacant designated employment land supply within the City of Barrie as of 2017. Consideration was also given to the potential for commercial and institutional employment growth on employment lands over the forecast period, consistent with the approach utilized in the 2012 G.M.S. The timing of employment growth was estimated based on the development status of employment lands (i.e. shovel-ready vs. other designated lands) and site plan applications;
 - Similar to the industrial forecast, commercial and institutional employment was also disaggregated based on a review of available, vacant designated commercial and institutional lands;
 - Additional commercial and institutional employment growth through intensification was also considered within the U.G.C. and Intensification Nodes and Corridors. Forecast growth with Intensification Nodes/ Corridors and the U.G.C. includes employment associated with mixed-use residential development (refer to Appendix B for additional details); and
 - Work at home and N.F.P.O.W. employment was allocated by traffic zone in accordance with population growth.
- In accordance with the above approach, population, housing and employment figures for 2016, 2021, 2026 and 2031 were reported out on a traffic zone level in both G.I.S. and tabular (Excel) format.
- It is noted that in low-growth traffic zones, it is appropriate that forecast population and corresponding employment levels may moderately decline as a result of demographic trends associated with an aging population.



Chapter 4

Summary of Growth Scenarios



4. Summary of Growth Scenarios

4.1 Scenario 1 – Base Case Growth Scenario, 2016 to 2031

Figures 4-1 and 4-2 provide a summary of the Base Case Growth Scenario, including forecast population, housing by structure type and employment by major sector from 2016 to 2031. A summary of the Base Case population and employment forecast by Planning Area and comparison with the 2012 G.M.S. growth allocations are also provided below in Figures 4-3 through 4-6. Key assumptions and outputs associated with the Base Case Growth Scenario are as follows:

- As previously identified, the City of Barrie population and housing base is forecast to reach 210,000 and 80,700 by 2031 (adjusted for the net Census undercount). The 2031 Base Case Growth Scenario is consistent with the 2031 population forecast as per Schedule 7 of the 2006 Growth Plan for the G.G.H.;¹
- The City's population is forecast to grow at an average annual rate of 2.5%, which is well above the provincial average for this period (approximately 1.0% annually);
- Between 2016 and 2031, average P.P.U.s are forecast to decline from 2.78 in 2016 to 2.60 in 2031. This P.P.U. decline is largely associated with the aging of the City's population base;
- Generally, it is observed that for new households, housing occupancy levels tend to increase in the shorter term (1 to 5 years) as new home buyers form families, followed by a decline over the medium term (15 to 30 years) as children leave home. This trend is then followed by a period of stabilization over the long run (30+) as older units are regenerated by new families. The result of this pattern is that more recently constructed housing units typically yield a higher P.P.U. on average in comparison to older units;
- The 2016 to 2031 household forecast by structure type is as follows:
 - Low density (singles and semi-detached) – 25%;
 - Medium density (townhouses and apartments in duplexes) – 28%;
 - High density (apartments) – 47%;

¹ It is noted that the 2031 population forecast for the City of Barrie remains unchanged at 210,000 as per the 2017 Growth Plan.



- The City of Barrie employment base is forecast to reach 101,000 jobs by 2031. The 2031 employment forecast is also consistent with the 2006 and 2017 Growth Plan;
- The City's employment base is forecast to increase at an annual growth rate of 2.1%; and
- The share of forecast employment growth by sector between 2016 and 2031 is summarized as follows:

○ Primary	0%
○ Industrial	21%
○ Commercial	37%
▪ Office	37%
▪ Retail	67%
○ Institutional	21%
○ Work at Home	8%
○ N.F.P.O.W.	<u>13%</u>
Total	100%

As previously mentioned, the Base Case Growth Scenario (Scenario 1) represents an update of the City's 2031 O.P. This growth scenario is premised on the policy requirements of the 2006 Growth Plan. More specifically, the Base Case Growth Scenario assumes:

- Residential Intensification – 40% of all new households occupied between 2016 and 2031 will be located within the City's B.U.A.; and
- Average Greenfield Density – the combined average density of residential and non-residential development in designated greenfield areas between 2006 and 2031 is 50 people and jobs per hectare in accordance with the 2006 Growth Plan.

Additional details regarding forecast population, housing and employment growth by traffic zone are provided in Appendices C and D.



Figure 4-1
City of Barrie
Scenario 1 (Base Case) - Population and Housing Forecast, 2016 to 2031

Year/Forecast Period		Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						Person Per Unit (P.P.U.) Excluding Net Census Undercount	Person Per Unit (P.P.U.) Including Net Census Undercount
				Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households			
Historical	Mid 2001	103,700	107,000	25,400	4,130	7,200	130	36,860	2.81	2.90	
	Mid 2006	128,400	132,400	31,090	7,200	8,090	130	46,510	2.76	2.85	
	Mid 2011	135,700	140,000	33,290	7,930	8,580	140	49,940	2.72	2.80	
	Mid 2016	141,400	145,800	33,760	8,940	9,710	70	52,470	2.69	2.78	
Forecast	Mid 2021	162,500	167,600	37,670	11,280	12,510	70	61,530	2.64	2.72	
	Mid 2026	183,500	189,200	39,880	13,980	17,230	70	71,160	2.58	2.66	
	Mid 2031	203,600	210,000	40,840	16,840	22,960	70	80,710	2.52	2.60	
Incremental	Mid 2001 - Mid 2006	24,700	25,400	5,690	3,070	890	0	9,650			
	Mid 2006 - Mid 2011	7,300	7,600	2,200	730	490	10	3,430			
	Mid 2011 - Mid 2016	5,700	5,800	470	1,010	1,130	-70	2,530			
	Mid 2016 - Mid 2021	21,100	21,800	3,910	2,340	2,800	0	9,060			
	Mid 2016 - Mid 2026	42,100	43,400	6,120	5,040	7,520	0	18,690			
	Mid 2016 - Mid 2031	62,200	64,200	7,080	7,900	13,250	0	28,240			

Source: Watson & Associates Economists Ltd., 2017.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 4-2
City of Barrie
Scenario 1 (Base Case) Employment Forecast, 2016 to 2031

Year/ Forecast Period	Employment									Total Employment (Including N.F.P.O.W.)
	Primary	Work at Home	Industrial	Office	Retail	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	
Mid 2006	120	4,090	13,910	6,610	17,660	24,270	12,680	55,070	9,120	64,190
Mid 2011	100	4,340	12,710	7,880	18,780	26,660	15,430	59,240	9,730	68,970
Mid 2016	50	4,670	13,140	8,650	20,040	28,700	16,900	63,460	10,320	73,780
Mid 2021	50	5,530	15,220	9,750	22,420	32,170	18,970	71,940	11,490	83,430
Mid 2026	50	6,420	17,370	11,100	24,490	35,590	21,040	80,470	12,840	93,310
Mid 2031	50	6,810	18,890	12,420	26,380	38,800	22,590	87,140	13,850	100,990

Incremental Change										
Mid 2001 - Mid 2006	0	930	1,745	6,610	17,660	3,395	3,310	9,380	1,805	11,185
Mid 2006 - Mid 2011	-20	250	-1,200	1,270	1,120	2,390	2,750	4,170	610	4,780
Mid 2011 - Mid 2016	-50	330	430	770	1,260	2,040	1,470	4,220	590	4,810
Mid 2016 - Mid 2021	0	860	2,080	1,100	2,380	3,470	2,070	8,480	1,170	9,650
Mid 2016 - Mid 2026	0	1,750	4,230	2,450	4,450	6,890	4,140	17,010	2,520	19,530
Mid 2016 - Mid 2031	0	2,140	5,750	3,770	6,340	10,100	5,690	23,680	3,530	27,210

Source: Watson & Associates Economists Ltd., 2017. Numbers may not add up precisely due to rounding

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Figure 4-3
City of Barrie
Forecast Population Growth by Planning Area, 2016 to 2031
(Base Case Growth Scenario)

Area	Population ¹			
	2016	2021	2026	2031
Built Boundary (Intensification)				
U.G.C.	4,600	5,800	8,300	13,300
Built Boundary (Outside U.G.C.)	131,700	133,500	135,900	141,100
Total Built Boundary	136,300	139,300	144,200	154,400
Designated Greenfield Area	9,200	11,100	14,200	15,000
Salem and Hewitt's Secondary Plan Area	300	17,200	30,800	40,600
Total Designated/Future Designated Greenfield Areas	9,500	28,300	45,000	55,600
Total	145,800	167,600	189,200	210,000

Source: Watson & Associates Economists Ltd. 2017

¹ Includes Census undercount of approximately 3%.

Figure 4-4
City of Barrie
Forecast Employment Growth by Planning Area, 2016 to 2031
(Base Case Growth Scenario)

Area	Employment			
	2016	2021	2026	2031
Built Boundary (Intensification)				
U.G.C.	6,700	7,100	8,300	10,000
Built Boundary (Outside U.G.C.)	63,700	66,600	69,500	71,200
Total Built Boundary	70,400	73,700	77,800	81,200
Designated Greenfield Area	3,300	6,400	8,000	8,500
Salem and Hewitt's Secondary Plan Area	100	3,300	7,500	11,300
Total Designated/Future Designated Greenfield Areas	3,400	9,700	15,500	19,800
Total	73,800	83,400	93,300	101,000

Source: Watson & Associates Economists Ltd. 2017. Figures may not add precisely due to rounding.



Figure 4-5
City of Barrie
Population Forecast Comparison
2017 Growth Forecast Update (Base Case) vs. 2012 G.M.S.¹

Area	2011	2016	2021	2026	2031	2016-2031
Growth Update 2017 (Base Case Scenario)						
Built Boundary (Intensification)						
U.G.C.		4,600	5,800	8,300	13,300	8,700
Built Boundary (Outside U.G.C.)		131,700	133,500	135,900	141,100	9,400
Total Built Boundary		136,300	139,300	144,200	154,400	18,100
Designated Greenfield Area		9,200	11,100	14,200	15,000	5,800
Salem and Hewitt's Secondary Plan Area		300	17,200	30,800	40,600	40,300
Total Designated/Future Designated Greenfield Areas		9,500	28,300	45,000	55,600	46,100
Total		145,800	167,600	189,200	210,000	64,200
G.M.S. (2012)						
Built Boundary (Intensification)						
U.G.C.	4,800	4,800	6,600	9,400	13,600	8,800
Built Boundary (Outside U.G.C.)	127,600	129,400	131,900	133,600	136,800	7,400
Total Built Boundary	132,400	134,200	138,500	143,000	150,400	16,200
Designated Greenfield Area	8,100	12,000	14,300	18,100	20,300	8,300
Salem and Hewitt's Secondary Plan Area	500	500	17,200	29,800	39,300	38,800
Total Designated/Future Designated Greenfield Areas	8,600	12,500	31,500	47,900	59,600	47,100
Total	141,000	146,700	170,000	190,900	210,000	63,300
Difference						
Built Boundary (Intensification)						
U.G.C.		(200)	(800)	(1,100)	(300)	(100)
Built Boundary (Outside U.G.C.)		2,300	1,600	2,300	4,300	2,000
Total Built Boundary		2,100	800	1,200	4,000	1,900
Designated Greenfield Area		(2,800)	(3,200)	(3,900)	(5,300)	(2,500)
Salem and Hewitt's Secondary Plan Area		(200)	-	1,000	1,300	1,500
Total Designated/Future Designated Greenfield Areas		(3,000)	(3,200)	(2,900)	(4,000)	(1,000)
Total		(900)	(2,400)	(1,700)	-	900

Source: Watson & Associates Economists Ltd. 2017

¹ Includes Census undercount of approximately 3%



Figure 4-6
City of Barrie
Population Forecast Comparison
2017 Growth Forecast Update (Base Case) vs. 2012 G.M.S.¹

Area	2016-2021	2016-2026	2016-2031
Growth Update 2017 (Base Case Scenario)			
Built Boundary (Intensification)			
U.G.C.	1,200	3,700	8,700
Built Boundary (Outside U.G.C.)	1,800	4,200	9,400
Total Built Boundary	3,000	7,900	18,100
Designated Greenfield Area	1,900	5,000	5,800
Salem and Hewitt's Secondary Plan Area	16,900	30,500	40,300
Total Designated/Future Designated Greenfield Areas	18,800	35,500	46,100
Total	21,800	43,400	64,200
G.M.S. (2012)			
Built Boundary (Intensification)			
U.G.C.	1,800	4,600	8,800
Built Boundary (Outside U.G.C.)	2,500	4,200	7,400
Total Built Boundary	4,300	8,800	16,200
Designated Greenfield Area	2,300	6,100	8,300
Salem and Hewitt's Secondary Plan Area	16,700	29,300	38,800
Total Designated/Future Designated Greenfield Areas	19,000	35,400	47,100
Total	23,300	44,200	63,300
Difference			
Built Boundary (Intensification)			
U.G.C.	(600)	(900)	(100)
Built Boundary (Outside U.G.C.)	(700)	-	2,000
Total Built Boundary	(1,300)	(900)	1,900
Designated Greenfield Area	(400)	(1,100)	(2,500)
Salem and Hewitt's Secondary Plan Area	200	1,200	1,500
Total Designated/Future Designated Greenfield Areas	(200)	100	(1,000)
Total	(1,500)	(800)	900

Source: Watson & Associates Economists Ltd. 2017

¹ Includes Census undercount of approximately 3%



Figure 4-7
City of Barrie
Employment Forecast Comparison
2017 Growth Forecast Update (Base Case) vs. 2012 G.M.S.

Area	2011-2016	2016-2021	2016-2026	2016-2031
Growth Update 2017 (Base Case Scenario)				
Built Boundary (Intensification)				
U.G.C.		400	1,600	3,300
Built Boundary (Outside U.G.C.)		2,900	5,900	7,500
Total Built Boundary		3,300	7,500	10,800
Designated Greenfield Area		3,100	4,700	5,200
Salem and Hewitt's Secondary Plan Area		3,200	7,400	11,200
Total Designated/Future Designated Greenfield Areas		6,300	12,100	16,400
Total		9,600	19,600	27,200
G.M.S. (2012)				
Built Boundary (Intensification)				
U.G.C.	100	800	1,900	3,100
Built Boundary (Outside U.G.C.)	2,200	4,700	7,900	10,800
Total Built Boundary	2,300	5,500	9,800	13,900
Designated Greenfield Area	2,220	3,200	5,100	6,100
Salem and Hewitt's Secondary Plan Area	0	3,100	5,900	8,800
Total Designated/Future Designated Greenfield Areas	2,220	6,300	11,000	14,900
Total	4,500	11,800	20,800	28,800
Difference				
Built Boundary (Intensification)				
U.G.C.	(100)	(400)	(300)	200
Built Boundary (Outside U.G.C.)	(2,200)	(1,800)	(2,000)	(3,300)
Total Built Boundary	(2,300)	(2,200)	(2,300)	(3,100)
Designated Greenfield Area	(2,220)	(100)	(400)	(900)
Salem and Hewitt's Secondary Plan Area	-	100	1,500	2,400
Total Designated/Future Designated Greenfield Areas	(2,220)	-	1,100	1,500
Total	(4,500)	(2,200)	(1,200)	(1,600)

Source: Watson & Associates Economists Ltd. 2017



4.2 Scenario 2 – 2017 Growth Scenario (2017 Growth Plan), 2016 to 2041

Figures 4-7 and 4-8 provide a summary of the Scenario 2 Growth Forecast (2017 Growth Plan), including forecast population, housing by structure type and employment by major sector from 2016 to 2041. Under Scenario 2, the population, housing and employment forecast conforms to each of the requirements of the 2017 Growth Plan with respect to residential intensification and greenfield density, except the post-2031 residential intensification requirement of 60% residential intensification.¹ During the 2031 to 2041 planning period, residential intensification is targeted at 54%, which falls short of the provincial requirement. Due to the amount of housing growth directed to the City's greenfield areas during the post-2031 period, both within the Salem and Hewitt's Secondary Plan Areas and within the former City of Barrie municipal boundary, a 60% residential intensification target is not considered to be achievable under any scenario. These challenges are further discussed in Scenario 3.

A summary of the Scenario 2 population by planning area is also provided in Figures 4-9 and 4-10. An employment allocation by planning area was not carried out under Scenario 2. Generally, the total employment forecast and employment allocations by planning area under Scenario 2 are consistent with Scenario 3. Key assumptions and outputs associated with the Scenario 2 growth forecast are as follows:

- As per Schedule 3 of the Growth Plan, the City of Barrie population base is forecast to reach 253,000 by 2041 (adjusted for the net Census undercount);
- Between 2016 and 2041, the City's population is forecast to grow at an average annual rate of 2.2%, which is well above the provincial average for this period (approximately 1.0% annually);
- Between 2016 and 2041, average P.P.U.s are forecast to decline from 2.78 in 2016 to 2.54 in 2041.² Similar to the Scenario 1 forecast, this P.P.U. decline is largely associated with the aging of the City's population base;
- As per Schedule 3 of the Growth Plan, the City of Barrie employment base is forecast to reach 129,000 jobs by 2041;

¹ As per sections 2.2.2. and 2.2.7 of the Growth Plan for the Greater Golden Horseshoe (2017). Places to Grow. Better Choices. Brighter Future. Ontario.

² P.P.U. forecast includes the net Census undercount.



- The City's employment base is forecast to increase at an annual growth rate of 2.3%; and
- Over the 2016 to 2041 forecast period, the employment activity rate (i.e. ratio of jobs to population) is forecast to increase from 50% in 2016 to 51% in 2041 under Scenario 2. Additional details regarding the Scenario 2 population, housing and employment growth forecasts by planning area are provided in Appendix E.

Figure 4-8
City of Barrie
Scenario 2 (2017 Growth Plan)
Population and Housing Forecast, 2016 to 2041

Year		Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
				Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (P.P.U.) Excluding Net Cesus Undercount ¹	Person Per Unit (P.P.U.) Including Net Census Undercount ¹
Historical	Mid 2001	103,700	107,000	25,400	4,130	7,200	130	36,860	2.81	2.90
	Mid 2006	128,400	132,400	31,090	7,200	8,090	130	46,510	2.76	2.85
	Mid 2011	135,700	140,000	33,290	7,930	8,580	140	49,940	2.72	2.80
	Mid 2016	141,400	145,800	33,760	8,940	9,710	70	52,470	2.69	2.78
Forecast	Mid 2021	162,500	167,600	37,670	11,280	12,510	70	61,530	2.64	2.72
	Mid 2026	183,500	189,200	39,880	13,980	17,230	70	71,160	2.58	2.66
	Mid 2031	203,600	210,000	40,840	16,840	22,960	70	80,710	2.52	2.60
	Mid 2036	222,500	229,500	41,860	18,940	28,540	70	89,340	2.49	2.57
	Mid 2041	245,300	253,000	42,740	21,040	35,940	70	99,790	2.46	2.54
Incremental	Mid 2001 - Mid 2006	24,700	25,400	5,690	3,070	890	0	9,650		
	Mid 2006 - Mid 2011	7,300	7,600	2,200	730	490	10	3,430		
	Mid 2011 - Mid 2016	5,700	5,800	470	1,010	1,130	-70	2,530		
	Mid 2016 - Mid 2021	21,100	21,800	3,910	2,340	2,800	0	9,060		
	Mid 2016 - Mid 2026	42,100	43,400	6,120	5,040	7,520	0	18,690		
	Mid 2016 - Mid 2031	62,200	64,200	7,080	7,900	13,250	0	28,240		
	Mid 2016 - Mid 2036	81,100	83,700	8,100	10,000	18,830	0	36,870		
	Mid 2016 - Mid 2041	103,900	107,200	8,980	12,100	26,230	0	47,320		

Source: Watson & Associates Economists Ltd., 2017.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 4-9
City of Barrie
Scenario 2 (2017 Growth Plan)
Population Growth Forecast by Planning Area, 2016 to 2041

Geographic Area	Population ¹					
	2016	2021	2026	2031	2036	2041
Built Boundary (Intensification)						
U.G.C.	4,600	5,800	8,300	13,400	17,300	20,200
Intensification Nodes/Corridors	6,400	7,500	10,400	13,500	18,500	27,800
Remaining Built Boundary	125,300	126,000	126,700	129,100	131,000	131,100
Total Built Boundary	136,300	139,300	145,400	156,000	166,800	179,100
Designated Greenfield Area	9,200	11,100	13,000	13,400	17,100	20,200
Salem and Hewitt's Secondary Plan Area	300	17,200	30,800	40,600	45,400	53,700
Total Designated/Future Designated Greenfield Area	9,500	28,300	43,800	54,000	62,500	73,900
Total City of Barrie	145,800	167,600	189,200	210,000	229,500	253,000

Source: Watson & Associates Economists Ltd. 2017

¹ Includes Census undercount of approximately 3%.

4.3 Scenario 3 – Made in Barrie Growth Scenario, 2016 to 2041

4.3.1 Scenario 3 Growth Forecast Summary

Figures 4-10 through 4-13 provide a summary of the Scenario 3 growth forecast (Made in Barrie), including forecast population, housing by structure type and employment by major sector from 2016 to 2041. Key assumptions and outputs associated with the Scenario 3 growth forecast are as follows:

- Consistent with Scenario 2, the City of Barrie population and employment based is forecast to reach 253,000 and 129,000 by 2041 (adjusted for the net Census undercount), as per Schedule 3 of the Growth Plan;
- The 2016 to 2041 household forecast by structure type is as follows:
 - Low density (singles and semi-detached) – 19%;
 - Medium density (townhouses and apartments in duplexes) – 25%;
 - High density (apartments) – 56%; and
- The share of forecast employment growth by sector between 2016 and 2041 is summarized as follows:
 - Primary 0%
 - Industrial 19%



○ Commercial	39%
○ Institutional	21%
○ Work at Home	8%
○ N.F.P.O.W.	<u>13%</u>
Total	100%

Additional details regarding the Scenario 3 population, housing and employment growth forecasts by planning area and traffic zone are provided in Appendices F, G and H.

Figure 4-10
City of Barrie
Scenario 3 (Made in Barrie)
Population and Housing Forecast, 2016 to 2041

Year		Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
				Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (P.P.U.) Excluding Net Census Undercount	Person Per Unit (P.P.U.) Including Net Census Undercount ¹
Historical	Mid 2001	103,700	107,000	25,400	4,130	7,200	130	36,860	2.81	2.90
	Mid 2006	128,400	132,400	31,090	7,200	8,090	130	46,510	2.76	2.85
	Mid 2011	135,700	140,000	33,290	7,930	8,580	140	49,940	2.72	2.80
	Mid 2016	141,400	145,800	33,760	8,940	9,710	70	52,470	2.69	2.78
Forecast	Mid 2021	162,500	167,600	37,660	11,280	12,510	70	61,530	2.64	2.72
	Mid 2026	183,500	189,200	39,880	13,980	17,230	70	71,160	2.58	2.66
	Mid 2031	203,600	210,000	40,840	16,840	22,960	70	80,710	2.52	2.60
	Mid 2036	224,000	231,000	41,790	18,590	29,220	70	89,670	2.50	2.58
	Mid 2041	245,300	253,000	42,740	20,710	36,430	70	99,960	2.45	2.53
Incremental	Mid 2001 - Mid 2006	24,700	25,400	5,690	3,070	890	0	9,650		
	Mid 2006 - Mid 2011	7,300	7,600	2,200	730	490	10	3,430		
	Mid 2011 - Mid 2016	5,700	5,800	470	1,010	1,130	-70	2,530		
	Mid 2016 - Mid 2021	21,100	21,800	3,900	2,340	2,800	0	9,060		
	Mid 2016 - Mid 2026	42,100	43,400	6,120	5,040	7,520	0	18,690		
	Mid 2016 - Mid 2031	62,200	64,200	7,080	7,900	13,250	0	28,240		
	Mid 2016 - Mid 2036	82,600	85,200	8,030	9,650	19,510	0	37,200		
	Mid 2016 - Mid 2041	103,900	107,200	8,980	11,770	26,720	0	47,490		

Source: Watson & Associates Economists Ltd., 2017.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 4-11
City of Barrie
Scenario 3 (Made in Barrie)
Employment Forecast, 2016 to 2041

Year/Forecast Period	Employment by Major Sector/Land Use Category ²								N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)
	Primary	Work at Home	Industrial	Office	Retail	Commercial/ Population Related	Institutional	Total		
Mid 2006	100	4,085	13,906	6,613	17,658	24,271	12,680	55,041	9,119	64,160
Mid 2011	45	4,343	12,710	7,885	18,780	26,665	15,433	59,196	9,731	68,927
Mid 2016	45	4,667	13,138	8,655	20,044	28,700	16,897	63,447	10,325	73,772
Mid 2021	45	5,530	15,220	9,750	22,430	32,180	18,970	71,940	11,490	83,430
Mid 2026	45	6,420	17,370	11,100	24,490	35,590	21,050	80,480	12,840	93,320
Mid 2031	45	6,810	18,890	12,420	26,380	38,810	22,600	87,150	13,850	101,000
Mid 2036	45	7,570	20,940	14,700	29,310	44,010	25,170	97,740	15,590	113,330
Mid 2041	45	8,830	23,570	17,460	32,880	50,340	28,510	111,290	17,710	129,000
Incremental Change										
Mid 2016 - Mid 2021	0	860	2,080	1,100	2,380	3,480	2,070	8,500	1,170	9,660
Mid 2016 - Mid 2026	0	1,760	4,230	2,440	4,450	6,890	4,150	17,030	2,520	19,550
Mid 2016 - Mid 2031	0	2,140	5,750	3,770	6,340	10,110	5,700	23,700	3,530	27,230
Mid 2016 - Mid 2036	0	2,900	7,780	6,030	9,240	15,270	8,250	34,190	5,250	39,440
Mid 2016 - Mid 2041	0	4,170	10,430	8,810	12,830	21,640	11,610	47,840	7,390	55,230

Source: Watson & Associates Economists Ltd., 2017.

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

² Employment rounded to the nearest 10.

Figure 4-12
City of Barrie
Scenario 3 (Made in Barrie)
Population Growth Forecast by Planning Area, 2016 to 2041

Geographic Area	Population ¹					
	2016	2021	2026	2031	2036	2041
Built Boundary (Intensification)						
U.G.C.	4,600	5,800	8,300	13,400	15,800	17,600
Intensification Nodes/Corridors	6,400	7,500	9,100	12,000	16,100	24,500
Remaining Built Boundary	125,300	126,000	126,700	129,100	131,700	133,300
Total Built Boundary	136,300	139,300	144,100	154,500	163,600	175,400
Designated Greenfield Area	9,200	11,100	14,300	15,000	21,900	26,500
Salem and Hewitt's Secondary Plan Area	300	17,200	30,800	40,600	45,400	51,000
Total Greenfield	9,500	28,300	45,100	55,600	67,300	77,500
Total City of Barrie	145,800	167,600	189,200	210,000	231,000	253,000

Source: Watson & Associates Economists Ltd. 2017

¹ Includes Census undercount of approximately 3%.



Figure 4-13
City of Barrie
Scenario 3 (Made in Barrie)
Employment Growth Forecast by Planning Area, 2016 to 2041

Area	Employment ¹					
	2016	2021	2026	2031	2036	2041
Built Boundary (Intensification)						
U.G.C.	6,700	7,100	8,300	10,000	11,800	13,800
Built Boundary (Outside U.G.C.)	63,600	66,600	69,500	71,200	75,800	83,500
Total Built Boundary	70,400	73,700	77,800	81,200	87,500	97,300
Designated Greenfield Area	3,300	6,400	8,000	8,500	10,800	13,200
Salem and Hewitt's Secondary Plan Area	100	3,300	7,500	11,300	15,000	18,400
Total Designated/Future Designated Greenfield Areas	3,400	9,700	15,500	19,800	25,800	31,600
Total	73,800	83,400	93,300	101,000	113,300	129,000

Source: Watson & Associates Economists Ltd. 2017. Figures may not add precisely due to rounding.

¹ Employment totals rounded to the nearest 100.

4.3.2 Scenario 3 (Made in Barrie), 2017 Growth Plan Conformity Summary

Summarized below are the key sections of the 2017 Growth Plan with respect to residential intensification and greenfield density.

Delineated Built-Up Areas (Section 2.2.2)

With respect to residential intensification requirements, sections 2.2.2.1 through 2.2.2.3 of the 2017 Growth Plan state:

“By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.

By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.

Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.”



Section 2.2.2.5 of the 2017 Growth Plan allows for Councils within upper- and single-tier municipalities to request an alternative to the target established in policy 2.2.2.2 through the next municipal comprehensive review, where it has been demonstrated that the target cannot be achieved and that the alternative target meets all other requirements of the Plan.

Designated Greenfield Areas (Section 2.2.7)

With respect to the greenfield density requirements, section 2.2.7.2 of the 2017 Growth Plan states that:

“The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare.”

Section 2.2.7.6 of the 2017 Growth Plan allows for Councils within upper- and single-tier municipalities in the Outer Ring to request an alternative to the target established in policy 2.2.7.2 through a municipal comprehensive review, where it is demonstrated that the target cannot be achieved and that the alternative target meets all other requirements of the Plan.

In developing Growth Scenario 3, effort has been made to conform with the requirements of the 2017 Growth Plan with respect to the 2036 and 2041 population and employment forecasts set out in Schedule 3 as well as the residential intensification and greenfield density targets contained within sections 2.2.2. and 2.2.7. With respect residential intensification, there are two unique local factors that impede the City’s ability to meet all the requirements of the 2017 Growth Plan with respect to residential intensification and greenfield density. These include:

- Development of South Barrie Salem and Hewitt’s Secondary Plan Areas – largely impacts the City between 2016 and 2031, and to a lesser extent during the post-2031 period. As per the Salem and Hewitt’s Secondary Plans, these lands are planned to collectively accommodate 40,850 persons by 2031. At total buildout, it is estimated that the City of Barrie Salem and Hewitt’s Secondary Plan Areas will accommodate approximately 50,700 persons; and
- Intensification of Lands Surrounding the South Barrie GO Train Station – largely impacts the City during the post-2031 period. The South Barrie GO Train Station



is located outside the City's Built-Up Area. While housing growth within this area will be planned to largely accommodate high-density housing (i.e. low-rise, mid-rise and high-rise apartments), development immediately surrounding the South Barrie GO Train Station is treated as greenfield development under the 2017 Growth Plan. This has the impact of further reducing the City's ratio of housing growth allocated to the Built-Up Area during the post-2031 period.

Figure 4-14 summarizes the City's greenfield housing forecast over the 2016 to 2041 period by geographic area under the Preferred Growth Scenario (Scenario 3). Collectively, the Salem and Hewitt's Secondary Plan Areas and the South Barrie GO Train Station lands represent approximately 87% of forecast greenfield development within the City between 2016 and 2041.

Figure 4-14
City of Barrie
Scenario 3 (Made in Barrie)
Forecast Greenfield Development, 2016 to 2041

Geographic Area	Housing Units	% Share
Salem and Hewitt's Secondary Plan Area	18,260	67%
South Barrie GO Train Station Intensification	5,380	20%
Other Greenfield	3,610	13%
Total	27,250	100%

Source: Watson & Associates Economists Ltd.

Barrie's Urban Growth Centre (U.G.C.) and Intensification Nodes and Corridors are expected to accommodate the vast majority of residential intensification over the forecast period. As illustrated in Figure 4-15, to achieve the 40% and 47% intensification identified in the City's Preferred Growth Scenario for the 2015 to 2031 and 2031 to 2041 periods, respectively, intensification within the U.G.C. and Intensification/Nodes and Corridors will need to increase by more than eight-fold relative to historical development levels (i.e. 2011 to 2016).



Figure 4-15
City of Barrie
Scenario 3 (Made in Barrie)
Residential Intensification (Historical vs. Forecast – Average
Annual Absorption of Residential Dwelling Units)

Residential Intensification Area	Historical Average (2011-2016)	Forecast Growth 2016-2041	% Change - Historical vs. Forecast
Urban Growth Centre	35	300	857%
Intensification Nodes/Corridors	40	338	846%

Source: Watson & Associates Economists Ltd.

In light of the above-mentioned local circumstances, an alternative intensification target is recommended as follows:

- 2022 to 2031 – 44%; and
- 2031 to 2041 – 47%.

With respect to greenfield density, consideration has been given to historical and forecast density trends within the City's greenfield areas. Through this review, it was determined that greenfield developments have averaged 56 people and jobs per ha (excluding employment lands) since 2006 (refer to Appendix B for further details). Looking forward, it is anticipated that average greenfield density levels will continue to gradually increase. It is not anticipated, however, that an average density of 80 people and jobs per ha will be achieved given the amount of low- and medium-density housing that is currently approved or planned within the City's greenfield areas. Accordingly, a lower alternative greenfield density target of 65 people and jobs per hectare is recommended under Scenario 3. Figure 4-16 summarizes the recommended alternatives regarding residential intensification and greenfield density under the preferred Scenario 3 growth forecast (Made in Barrie).

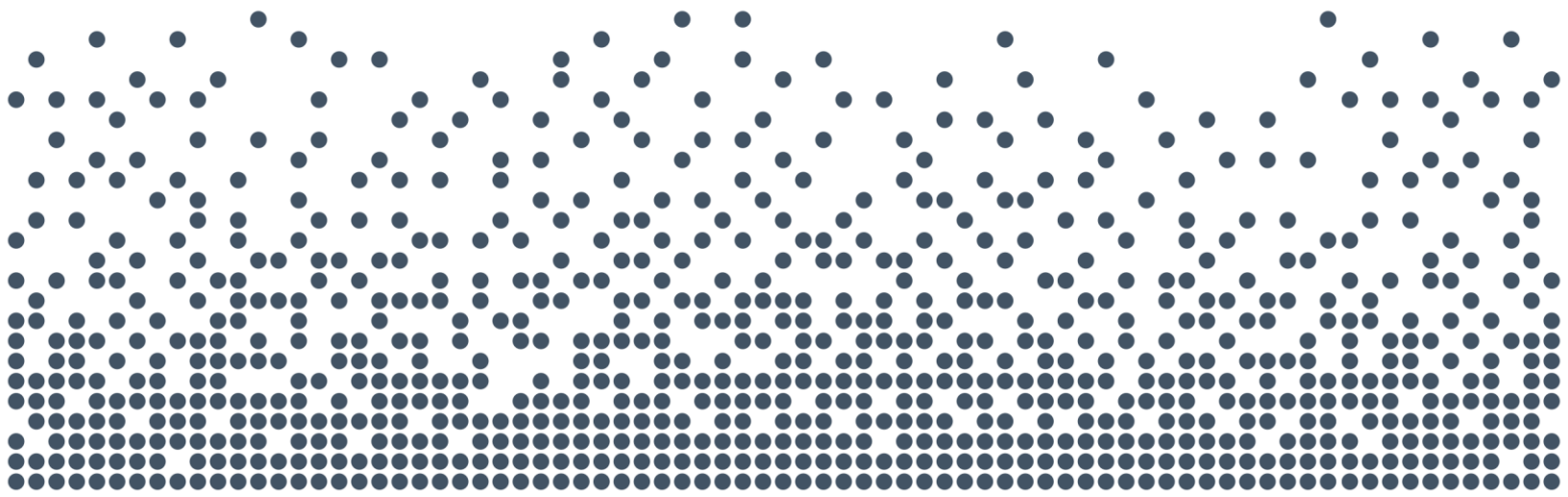


Figure 4-16
Scenario 3 Growth Forecast (Made in Barrie)
2017 Growth Plan Conformity Summary

Percentage Residential Intensification			Opportunity/Challenge
Planning Period	Scenario 3	2017 Growth Plan Target	
2015 to 2022	33%	40%	
2022-2031	44%	50%	High volume of greenfield development in Annexed Area between 2022 and 2031.
2031-2041	47%	60%	Housing allocation to the South Barrie GO Train Station (D.G.A. lands) poses challenges to the City regarding residential intensification targets.
Greenfield Density (People/jobs per ha) ¹			Opportunity/Challenge
Geographic Area	Scenario 3	2017 Growth Plan Target	
Designated Greenfield Areas (D.G.A.)	65	80	City of Barrie is aiming to maximize the average greenfield area density target by allocating high-density growth around the South Barrie GO Train Station.
Future Designated Greenfield Area (F.D.G.A.) ²	61	80	Difficult to achieve this level of density given the location attributes of the F.G.D.A. lands in the Annexed Area.
Total Designated Greenfield Area	65	80	

¹ Reflects community lands only. Excludes employment lands.

² Reflects post-2031 lands in Salem and Hewitt's Secondary Plan Areas.



Appendices



Appendix A

April 25, 2017 Presentation to
Executive Management Team
(E.M.T.); August 25, 2017
Staff Presentation



City of Barrie Growth Forecast Update

Presentation of Preliminary Findings to EMT

April 25, 2017



Presentation Outline

- ▣ 2016 Population and Employment Base
- ▣ Recent Growth and Development Trends
- ▣ Opportunities to Accommodate Growth
- ▣ Population and Housing Growth Forecast
- ▣ Forecast Housing Supply vs. Demand
- ▣ Employment Growth Forecast
- ▣ Forecast Employment Supply vs. Demand
- ▣ Conclusions and Next Steps

1



Introduction

- ❑ An update is required to Barrie's long-term population and employment forecast as background to the City's revised Water/Wastewater Drainage and Transportation Master Plans.
- ❑ In accordance with Amendment No. 2 to the Growth Plan, the City of Barrie is forecast to grow to 253,000 people and 129,000 jobs by the year 2041.
- ❑ The City is also required to update its population and employment forecast to the year 2041 as part of its upcoming Official Plan (O.P.) Review and Growth Plan Conformity process.

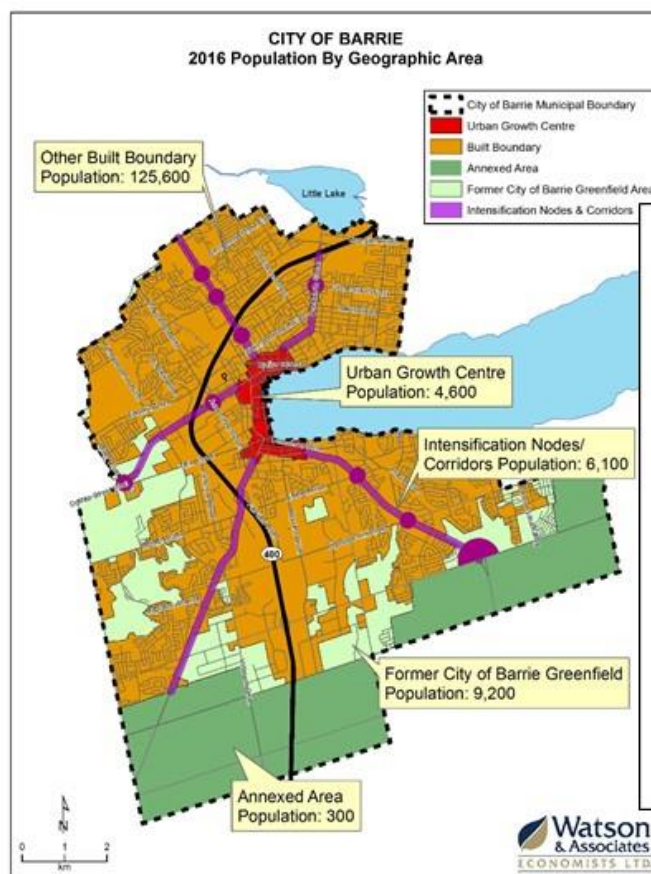


Introduction (Cont'd)

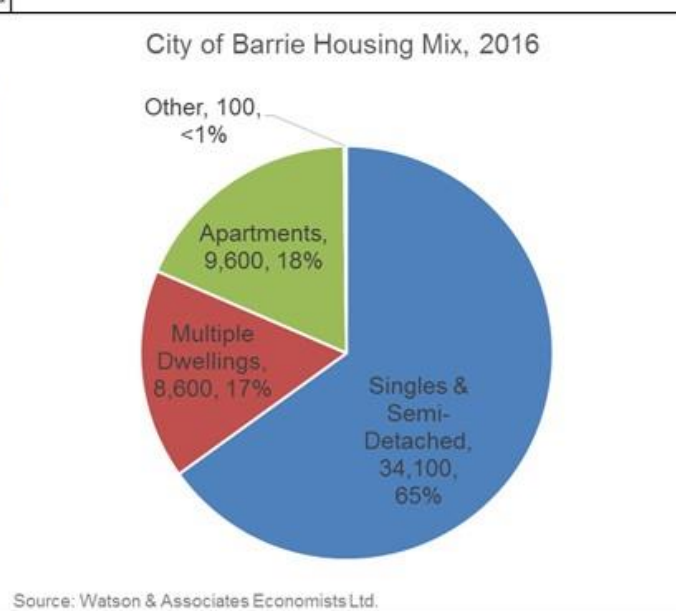
- ❑ The 2014 Provincial Policy Statement (P.P.S.) and 2006 Growth Plan limit the City's ability to designate urban lands beyond a 20-year time horizon.
- ❑ However, nothing limits the City in planning for infrastructure and public service facilities beyond a 20-year time horizon.
- ❑ For the purposes of long-range infrastructure planning, a 2071 planning horizon has been considered.



2016 Population and Housing Profile

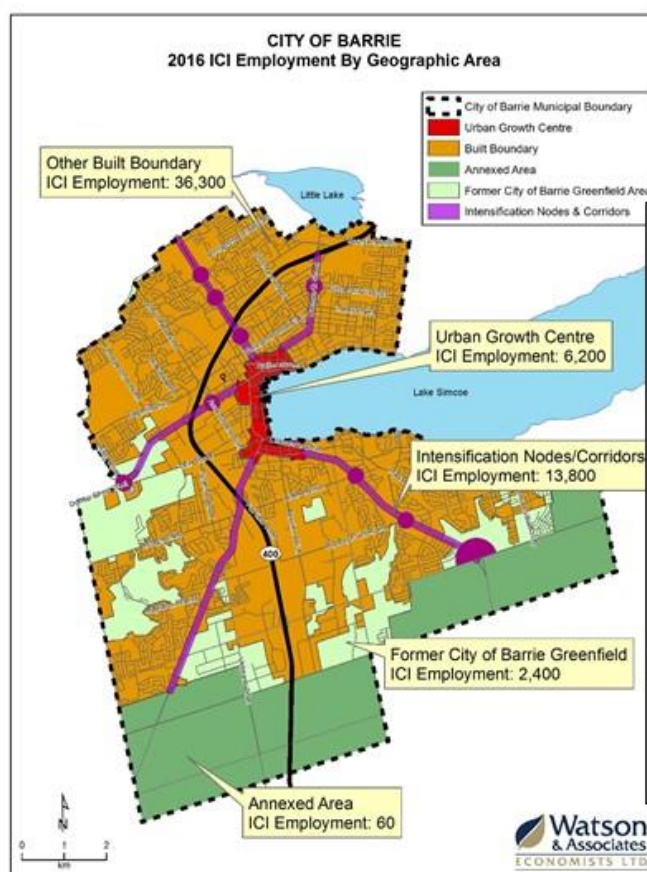


2016 Population: 145,900*
*with Census Undercount
2016 Housing Units: 52,500





2016 Employment Profile



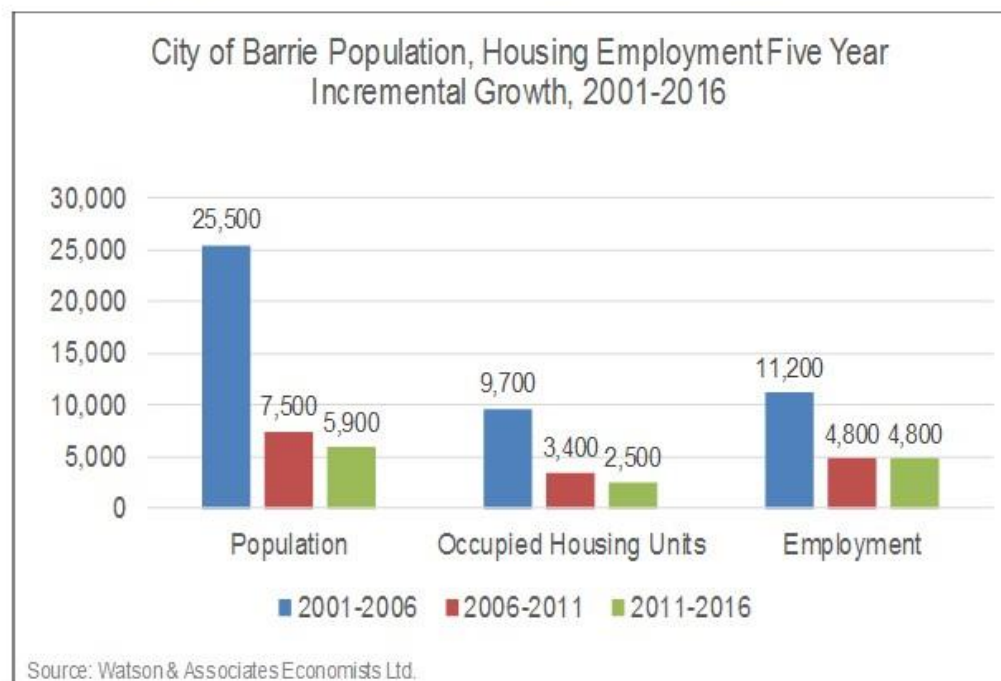
2016 Total Employment: 73,800
Activity Rate: 51%





Population and Employment Growth Trends

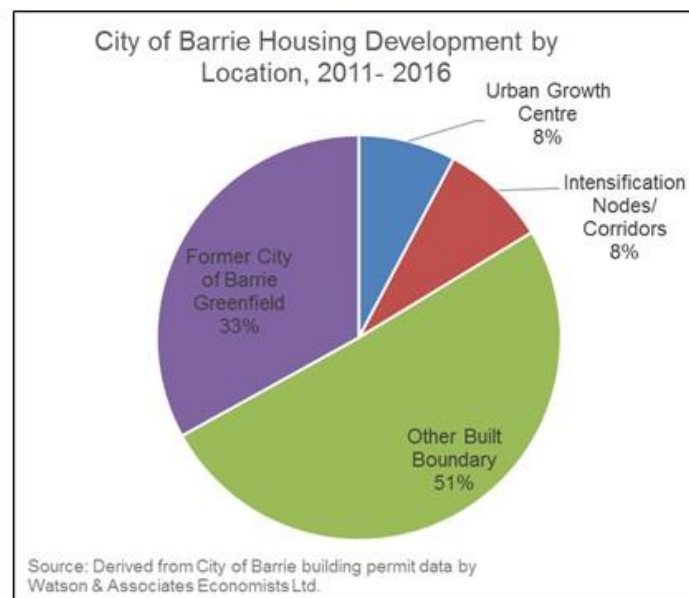
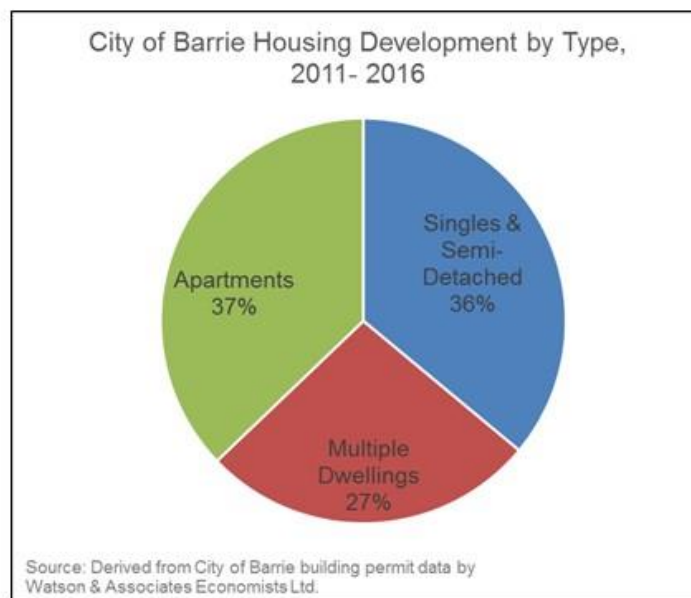
- Residential growth has moderated over the past decade due to diminishing greenfield development opportunities.





Housing Development Trends

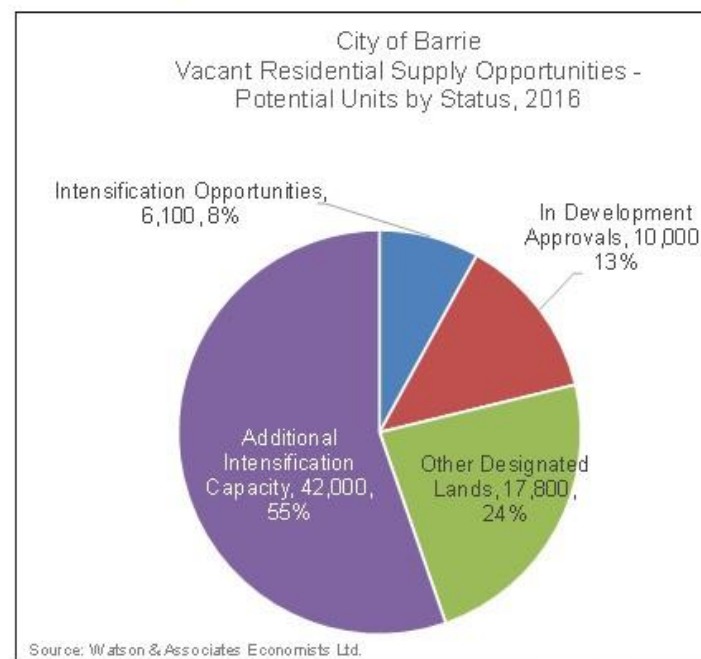
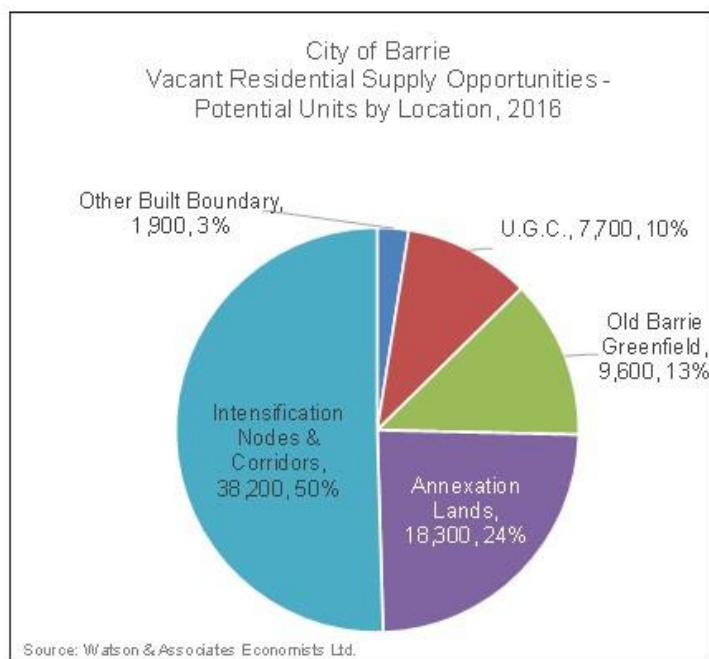
- Housing development has broadened to include a higher share of multiple dwellings and apartments with a significant share accommodated within the built boundary.





Opportunities to Accommodate Residential Growth

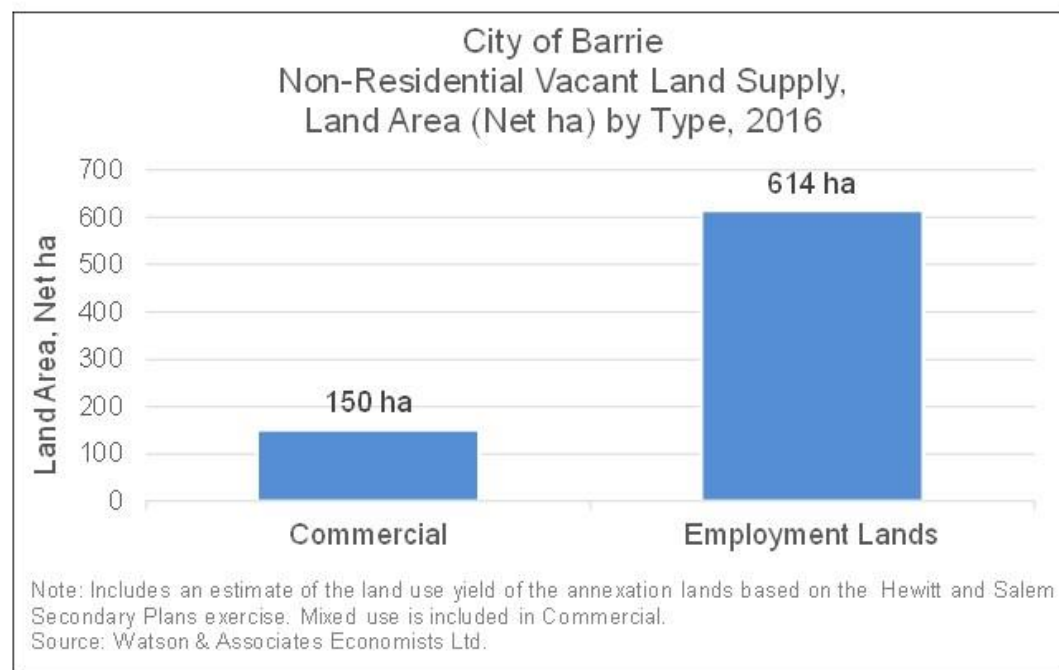
- City of Barrie offers a broad range of opportunities to accommodate future residential development.





Non-Residential Supply Opportunities

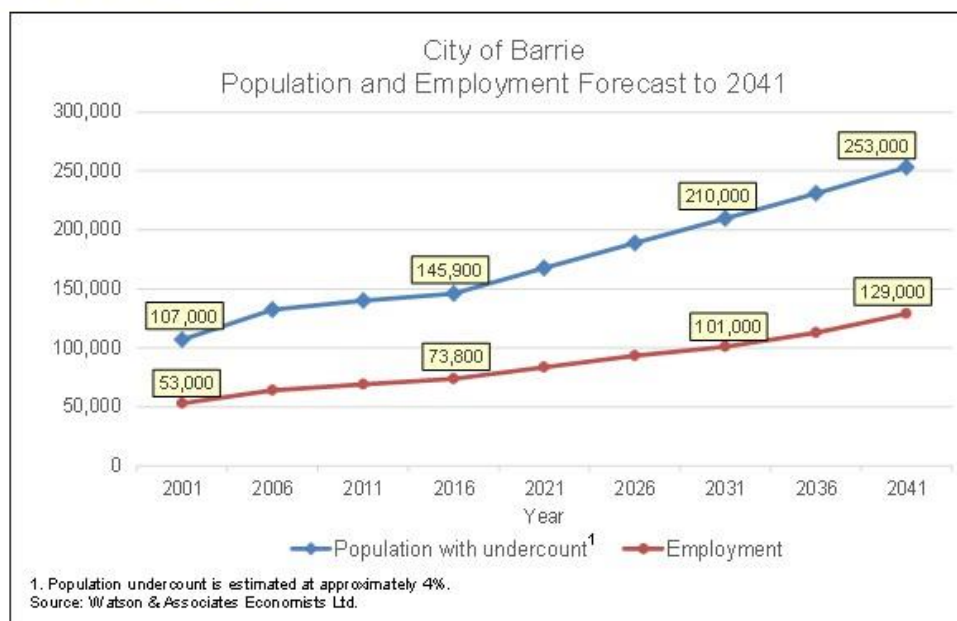
- In total there is a combined total of 765 net ha of vacant commercial and employment lands in Barrie.





Forecast Population and Housing Growth, 2016 to 2041

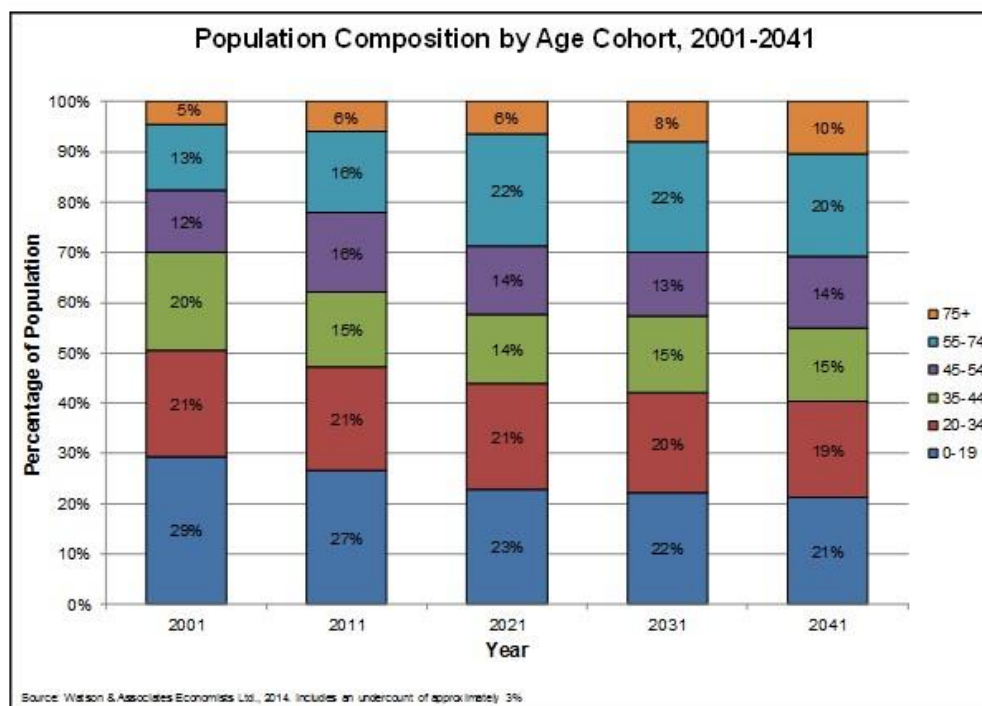
- Barrie's population is expected to increase to 210,000 by 2031 and 253,000 by 2041.
- City's employment base expected to grow to 101,000 by 2031 and 129,000 by 2041.





Forecast Population Structure by Major Age Group, 2001 to 2041

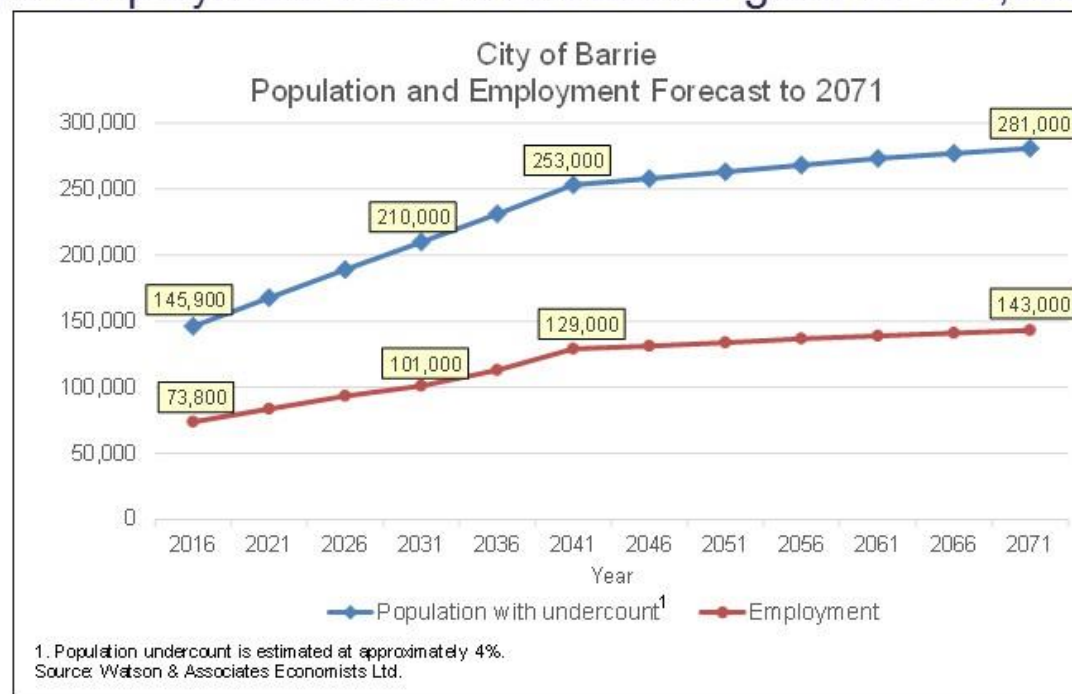
- The City of Barrie's population is expected to continue to age over the forecast period.





Forecast Population and Housing Growth, 2016 to 2071

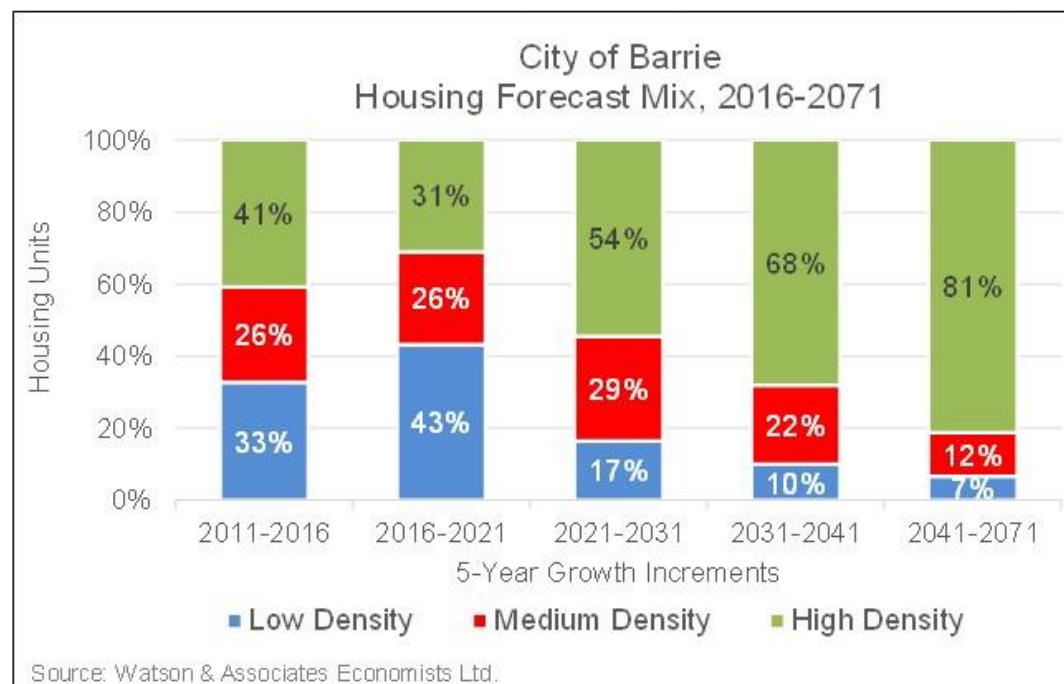
- Barrie's population base is forecast to increase to 281,000 by 2071.
- City's employment base is forecast to grow to 143,000 by 2071.





Housing Forecast by Structure Type, 2011 to 2071

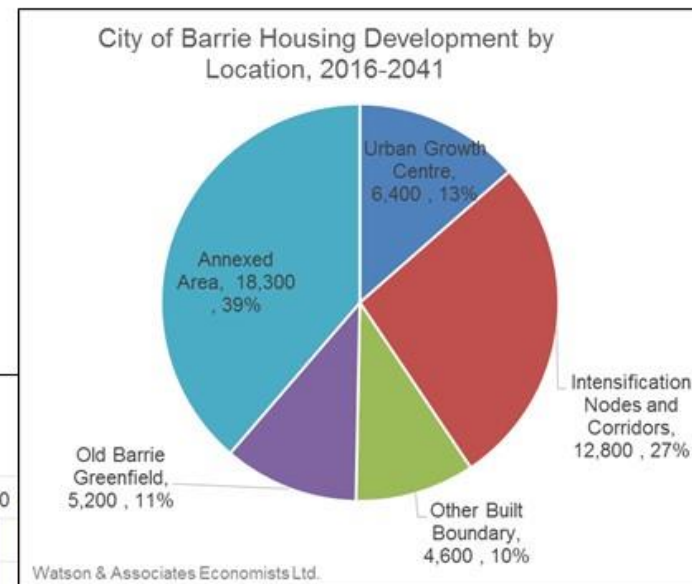
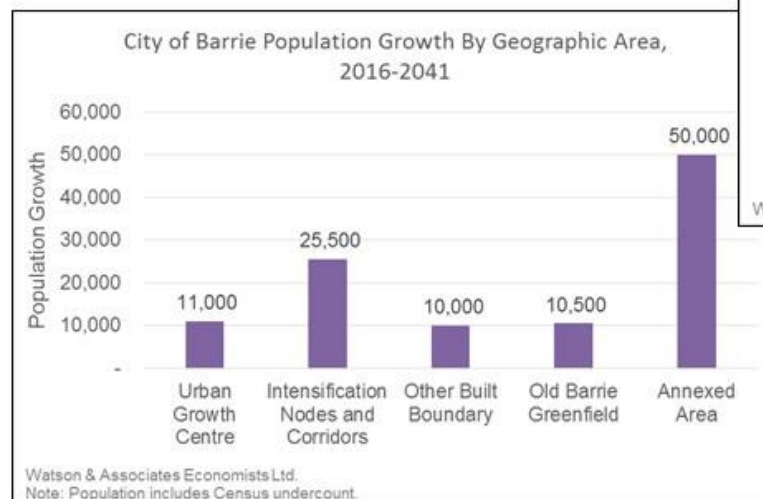
- The City of Barrie's mix of future housing development is expected to shift increasingly to high-density development.





Future Population and Housing Growth, 2016 to 2041

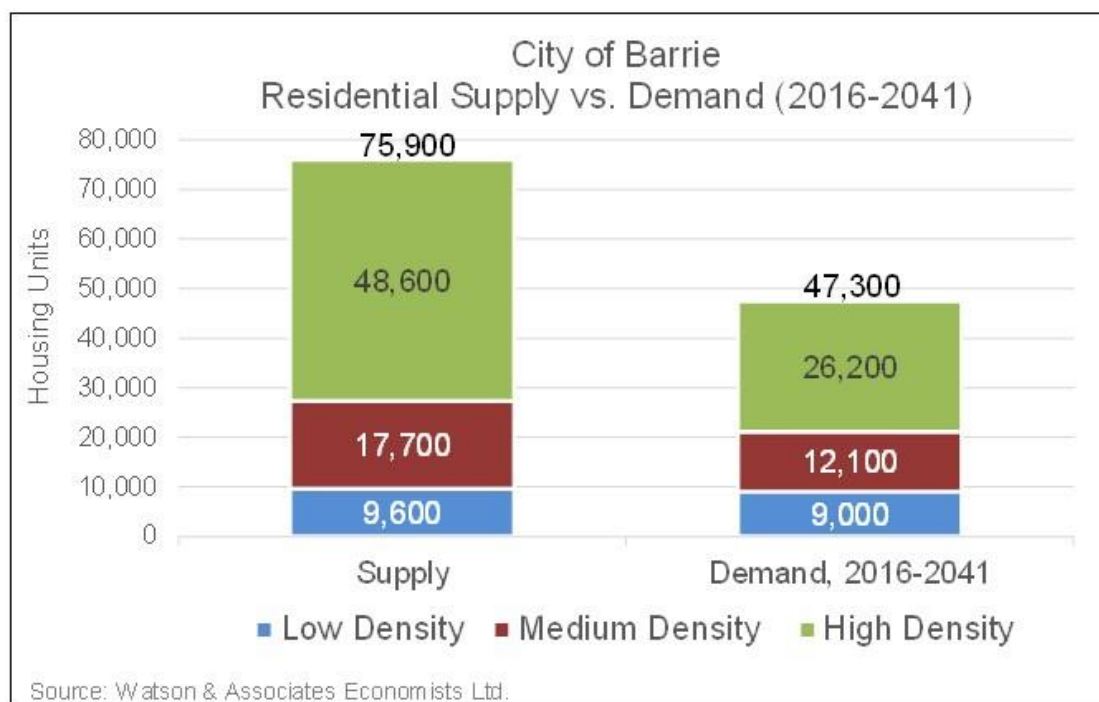
- Between 2016 and 2041, housing growth is anticipated to be accommodated as follows:
 - 50% greenfield areas; and
 - 50% intensification.



14



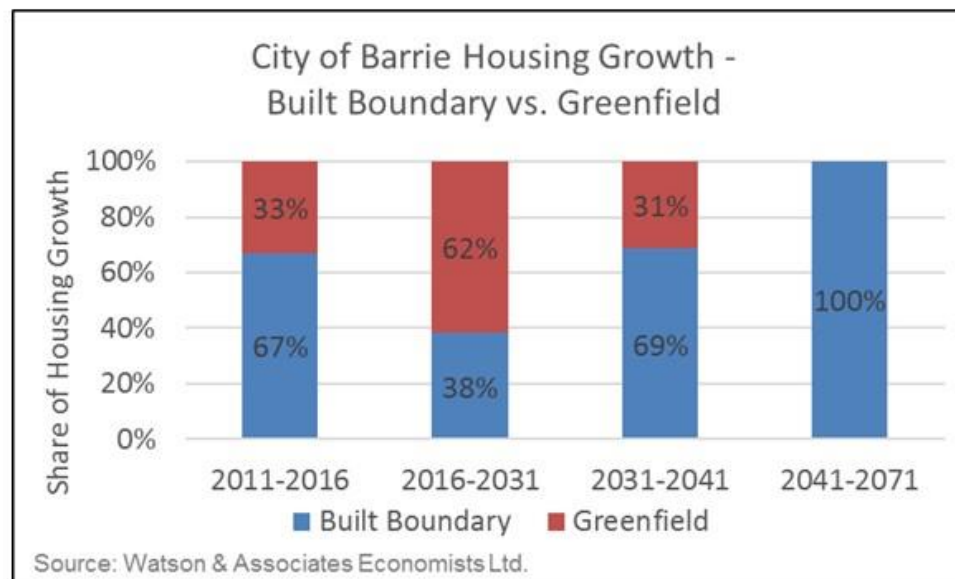
Housing Demand vs. Supply (Housing Units)





Forecast Housing Growth by Area, 2011 to 2071

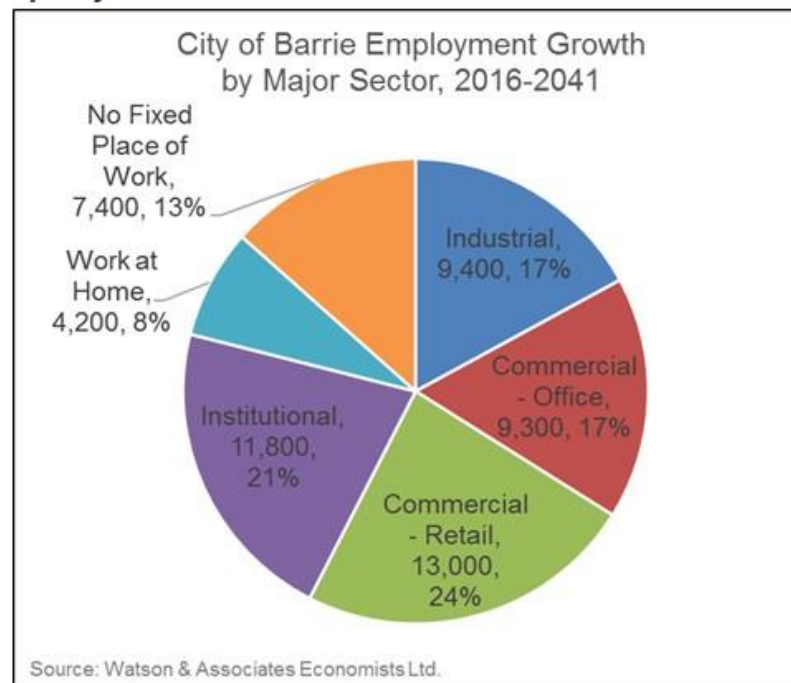
- By 2041, residential greenfield supply opportunities are expected to be exhausted.
- Post-2041, residential growth is anticipated to be accommodated through intensification and infill opportunities.





Forecast Employment Growth, 2016 to 2041

- A large share of forecast employment within the City of Barrie is anticipated to be in “knowledge-based” and population-related employment sectors.





Accommodating Future Employment Growth

- ❑ Barrie has sufficient vacant employment lands to accommodate forecast employment growth through 2041.
- ❑ Vacant commercial land is more limited. Post-2031, a large (and increasing) share of commercial employment will need to be accommodated through intensification (mixed-use development).



Conclusions

- The City of Barrie is forecast to add 43,000 persons and 28,000 jobs to its population and employment base between 2031 and 2041.
- The City's greenfield land supply base is expected to approach buildout towards 2031.
- As a result, a large share of the post-2031 population and employment growth identified by the Growth Plan for the City of Barrie will be accommodated through intensification.



Conclusions (Cont'd)

- As the City of Barrie continues to mature, the range of new housing products offered within the City will continue to diversify.
- Over time, a greater share of new residential development is anticipated in more compact high-density housing forms relative to historical trends.
- This trend is being driven by demographics, housing affordability, land availability and planning policy.



Conclusions (Cont'd)

- ▣ During the post-2041 period, the City is anticipated to continue to accommodate modest population and employment growth through additional intensification
- ▣ Housing and employment intensification opportunities are anticipated within the U.G.C., within designated nodes/ corridors, redevelopment sites outside designated nodes and corridors, minor intensification in stable residential neighbourhoods and through secondary suites.



Next Steps

- ❑ **Mid-May, 2017** – Draft population and employment allocations by traffic zone to 2041 and 2071.
- ❑ **Late May** – Final population and employment allocations by Traffic Zone to 2041 and 2071.
- ❑ **Mid-June** – Draft Population and Employment Forecast Report.
- ❑ **Late June** – Final Population and Employment Forecast Report.



City of Barrie Growth Scenarios

2017 Growth Plan Conformity Requirements Relative to Recent Development Trends

August 25, 2017





Presentation Outline

- ▣ Review of Population and Housing Forecast to 2041 and Tasks Completed to date.
- ▣ Recent Housing Development Trends – How are We Tracking the Base Case Forecast to 2031?
- ▣ Trends in Residential Density within the UGC, Nodes/Corridors and Greenfield Areas – Identifying the “Density Gap.”
- ▣ Accommodating Residential Intensification Through 2031 and 2041 – Under 2006 and 2017 Growth Plans.
- ▣ Conclusions and Next Steps.

1



How are We Tracking to 2031?

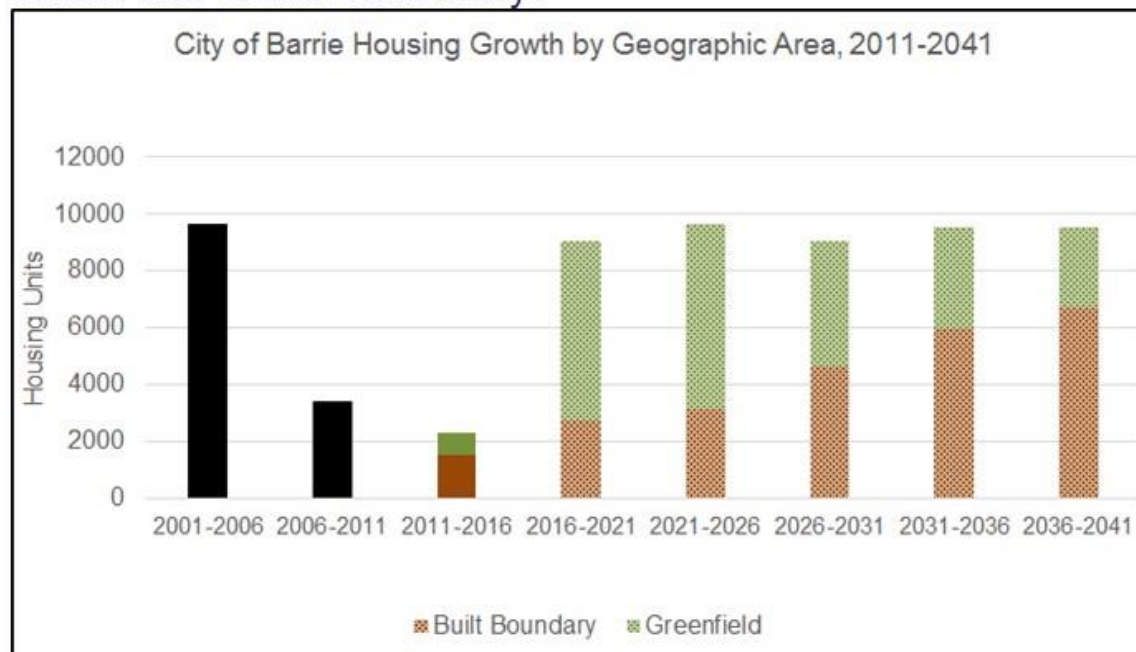
- Population and employment are tracking well to the GMS forecast over the 2011 to 2016 period. Housing development within the Built Boundary is on track though greenfield development under-performed.

	Actual 2011-2016	GMS Forecast (2011-2016)	Difference
Population	5,725	5,410	+ 6%
Housing	2,340	3,050	-23%
Employment	4,485	3,820	+17
Housing Growth by Area	Actual 2011-2016	GMS Forecast (2011-2016)	Difference
Built Boundary	1,570	1,600	-2%
Greenfield	770	1,450	-47%



City of Barrie Housing Growth Through 2041

- Housing growth post-2016 is expected to return to levels not seen since 2006, but with a greater share of high-density housing and an increasing amount of growth accommodated within the Built Boundary.

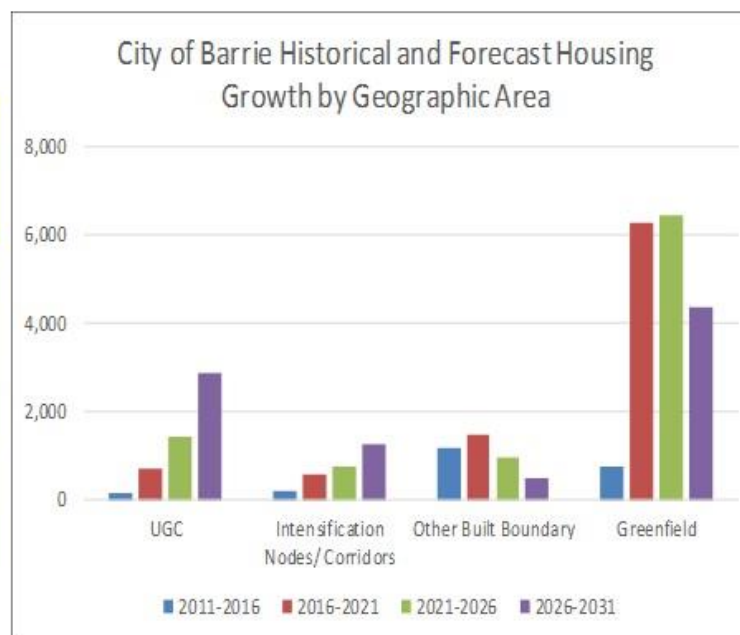




Future Residential Intensification, 2016 to 2031

- Over the 2015 to 2031 period, under the 2006 Growth Plan, Barrie anticipated to accommodate 40% of housing growth through intensification.

Period	% Share in Built Boundary	% Share Greenfield
2011-2016	67%	33%
2016-2021	30%	70%
2021-2026	33%	67%
2026-2031	52%	48%
2015-2031	40%	60%





Growth Required to Meet 2006 Growth Plan Intensification Targets to 2031

- To meet intensification targets under the 2006 Growth Plan, housing growth within the UGC and Nodes/Corridors will need to increase significantly from historical levels.

Average Annual Housing Growth

	Historical Average (2011-2016)	Forecast 2016-2031	
Urban Growth Centre	35	335	Ten-fold increase
Intensification Nodes/Corridors	40	175	Four-fold increase

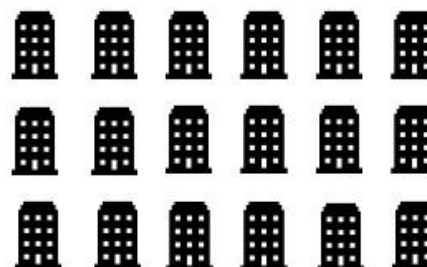


What does Future Level of Development Need to be to Achieve Targets?

- Within the UGC, Housing Growth 2016-2031

Housing Unit
Growth

5,000



Need for 18 high-rise
buildings to
accommodate forecast
housing unit growth*



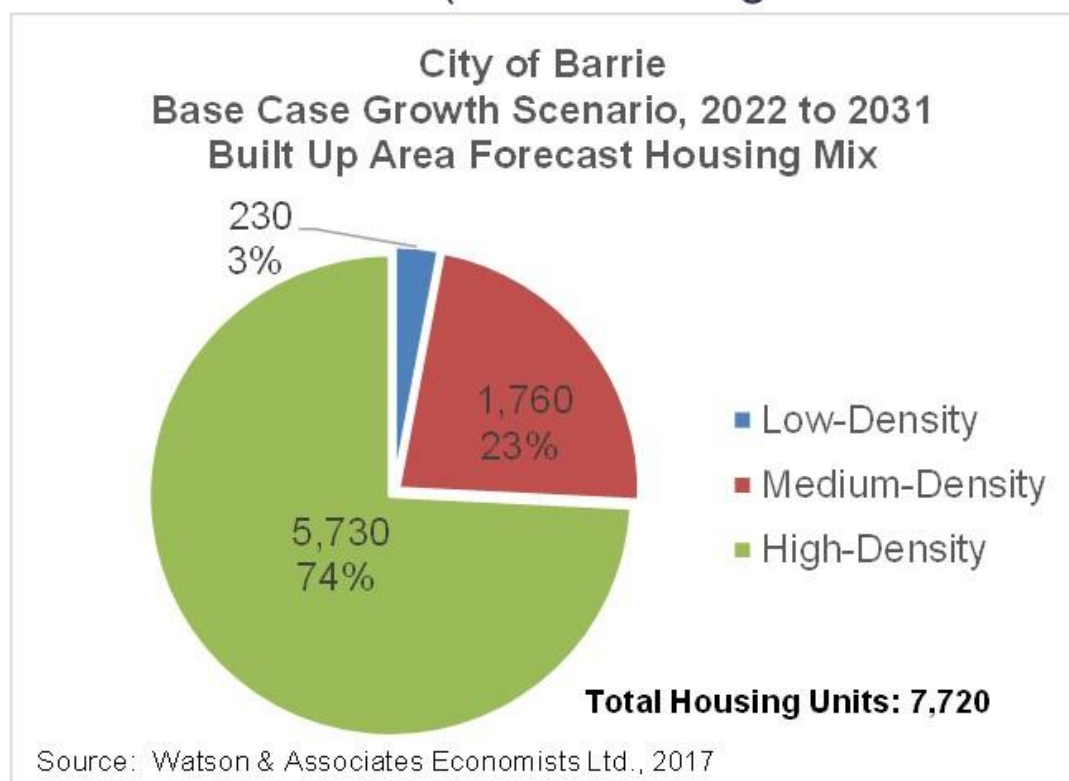
* Assumes average building height of 12 storeys and 288 units per building

**Watson
& Associates**
ECONOMISTS LTD



Future Residential Intensification, 2022 to 2031

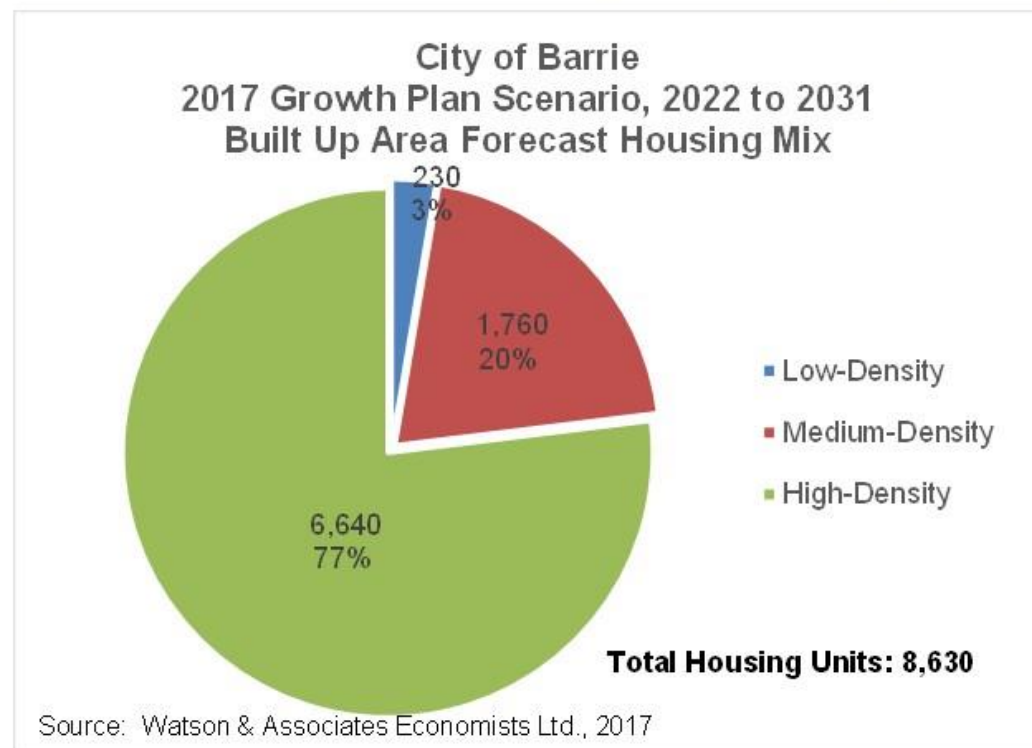
▣ Base Case Scenario (44% Housing Intensification)





Future Residential Intensification, 2022 to 2031 (Cont'd)

▣ 2017 Growth Plan Scenario (50% Housing Intensification)





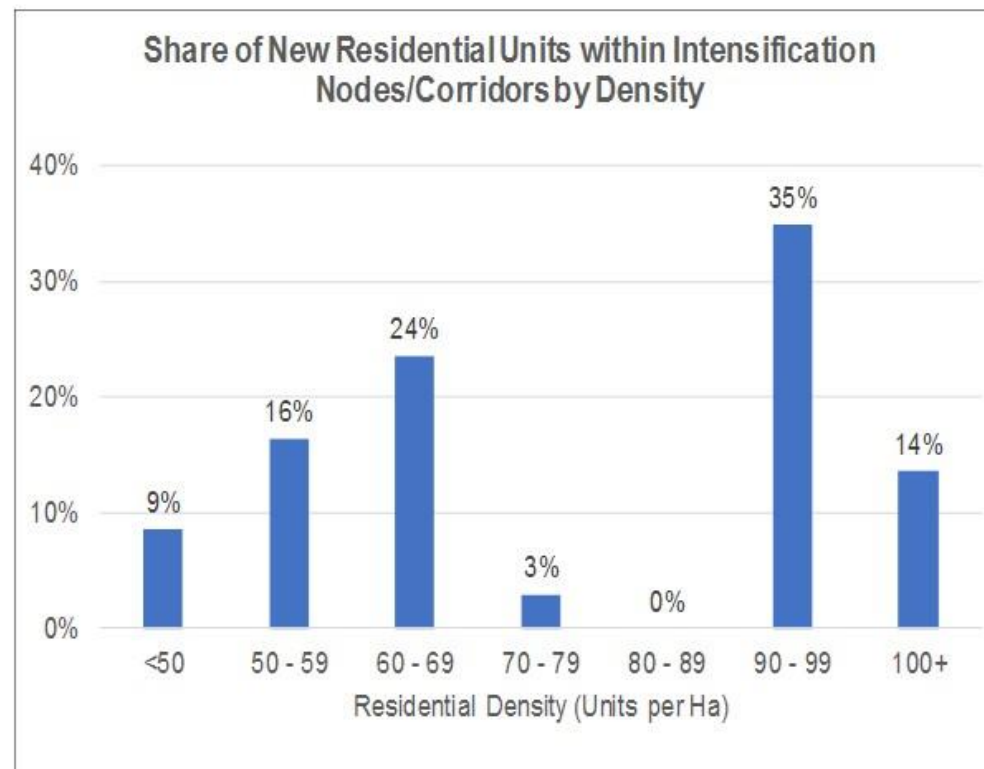
Current Density Targets

- ❑ Intensification Nodes/Corridors (based on OP)
 - Primary/Secondary Nodes – 50-120 units per ha
 - Primary/Secondary Corridor – 50 units per ha
- ❑ Urban Growth Centre (based on Growth Plan)
 - 150 persons/jobs per ha
- ❑ Greenfield Areas (based on Growth Plan)



Recent Trends in Housing Density within Intensification Nodes/Corridors

- Since 2009, nearly half the new residential units accommodated within Intensification Nodes/Corridors have achieved density of less than 70 units per ha.





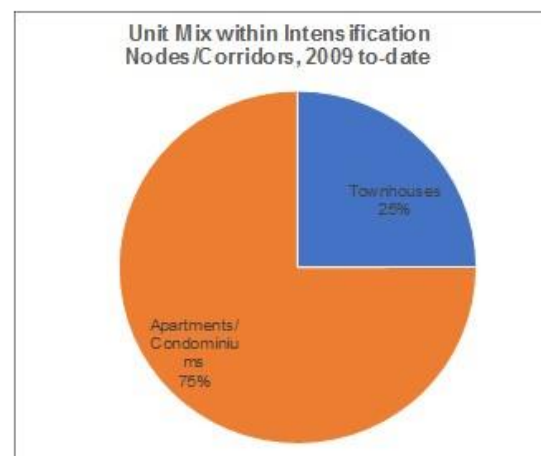
Recent Trends in Housing Density within Intensification Nodes/Corridors (Cont'd)

Average Density of Development*

	Units per net ha	Population per net ha
Townhouses	46	120
Apartments/ Condominiums	84	137
Average	70	131

* Based on development activity since 2009 including units in development approvals

Status	Average Units per ha
Built	60
In Development Approvals	81





Recent Trends in Housing Density within Urban Growth Centre

Average Density of Development*

	Units per net ha	Population per net ha
Apartments/ Condominiums	217	357
Average	217	357

* Based on development activity since 2009





Achieving Growth Plan UGC Density Target

- To meet the 2031 Growth Plan density target, the UGC needs to accommodate a significant amount of population and employment growth over the 2016 to 2031 period.

	2016	2031	2016-2031 Increase
Population (P)	4,600	13,400	8,800
Employment (J)	6,700	10,000	3,300
Total P+J	11,300	23,400	12,100
Gross Land Area (ha)	156	156	
Density (P+J per Gross ha)	72	150	

300% increase

50% increase



Greenfield Density (People and Jobs per ha)

□ City of Barrie GMS, 2012

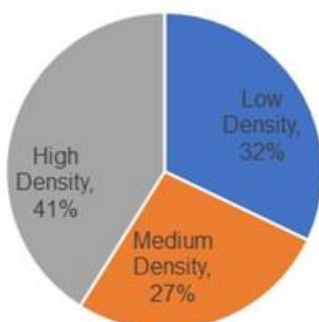
- Residential and Population-Related Employment – 62 (P+J/ha) ←
- Employment Lands Employment – 22 (P+J/ha)
- **Total People and Jobs per ha – 50**



Recent Trends in Greenfield Housing Density

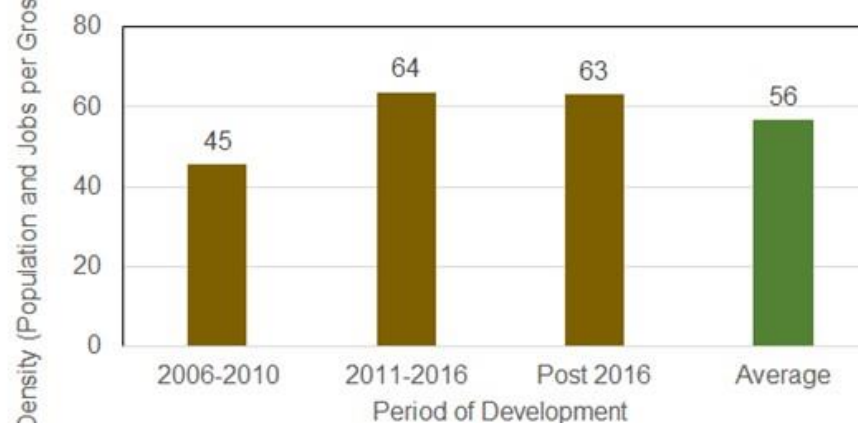
- Greenfield density to date of 56 persons and jobs per gross ha
- Densities have increased, currently achieving 63 persons and jobs per gross ha

City of Barrie Greenfield Housing Mix, Post-2010



15

Residential Development Density Trends within Designated Greenfield Areas



Source: Watson & Associates Economists Ltd.

Derived from plans of subdivision and condominiums within the City of Barrie's Designated Greenfield Areas. Period of development based on issuance of building permits.



2017 Growth Plan Greenfield Density Requirement for FGDA

Annexed Area Greenfield Density (Peopled and Jobs per ha), 2031-2041

Land Use	Net Land Area (Net ha)	Net Land Area Allocation	Gross Land Area	Residents and Jobs	Residents and Jobs per ha
Residential	68	86%	117	9,540	81
Non-Residential	11	14%	23	1,570	70
Total Greenfield Density	79	100%	140	11,110	80

**2014 Fiscal Impact Study Assumes
8,300 People and Jobs in Barrie
Annexed Area Post-2031 (59 P+J/ha)**



Population and Housing Assumptions in Annexed Area FDGA

Future DGA Lands, City of Barrie Annexed Area

Greenfield Housing and Population Yield, 2031-2041 (2017 Growth Plan Scenario)

Housing Type	Land Area (Net ha)	Net Density (UPNH)	Net Density UPNA	Households	Percent Housing Mix	Average PPU	Population	Population Including Net Census Undercount
Low-Density ¹	35	28	11.5	990	25%	3.47	3,434	3,541
Medium-Density ²	21	48	19.5	990	25%	2.59	2,563	2,643
High-Density ³	13	150	60.6	1,979	50%	1.64	3,254	3,356
Total	68	58	23.4	3,958	100%	2.34	9,250	9,539

¹ Singles and semi-detached.

² Townhouses, stacked townhouses, back-to-back townhouses, stacked and back-to-back townhouses, apartments.

³ Apartments.

Assumes double the percentage share of high-density housing relative to the 2016 to 2031 period for the Annexed Area



Conclusions

■ 2017 Growth Plan Conformity – Greenfield Density

- The City of Barrie has averaged 62 people and jobs (excluding employment lands) in DGA lands between 2012 and 2016;
- Over the past 10 years the average density on DGA lands has steadily increased from 50 P+J/ha to 63 P+J/ha (excluding employment lands);
- Higher average greenfield density related to recent DGA development has been supported by a greater share of high-density development;
- It is reasonable to assume that undeveloped DGA lands within the City of Barrie will achieve an average of 60 P+J/ha between 2016 and 2031;
- It is unlikely that FDGA lands in the Annexed Area will achieve an average of 80 P+J/ha between 2031 and 2041.



Conclusions (Cont'd)

▣ 2017 Growth Plan Conformity – Intensification

- Achieving 40% intensification in the City of Barrie
BUA requires a significant increase in the amount of future housing growth between 2016 and 2031 relative to recent trends
 - ▣ 10 X in the UGC
 - ▣ 4 X in Nodes and Corridors



Conclusions (Cont'd)

▣ 2017 Growth Plan Conformity – Intensification

- Achieving 50% intensification in the City of Barrie BUA between 2022 to 2031 would require additional high-density housing growth to be allocated to the UGC and Nodes and Corridors.
- This would further exacerbate the City's challenge in achieving the forecast housing growth levels assigned to the UGC and Nodes and Corridors during the 2022 and 2031 forecast period.
- The City should consider increasing the minimum density requirement for Nodes and Corridors to 85 units per net ha or 140 people per net ha in an effort to achieve the current OP 40% intensification target.



Conclusions (Cont'd)

■ 2017 Growth Plan Conformity – Intensification

- Section 2.2.2.1 of the 2017 Growth Plan requires that, by the year 2031 and each year thereafter, 60% of housing development will be accommodated in the BUA.
- Schedule 3 of the 2017 Growth Plan sets out a 2041 population target of 253,000 for the City of Barrie.



Conclusions (Cont'd)

■ 2017 Growth Plan Conformity – Housing Intensification

- Achieving the 2041 Growth Plan population target would require approximately 9,700 (970 annually) additional high-density households within the BUA between 2031 and 2041.
- This represents 67% of City-wide household growth during this period.

Forecast Housing Units - High-Density in the City of Barrie BUA

Forecast Period	Total	Annual
2016-2031	8,000	533
2031-2041	9,700	970

Source: Watson & Associates Economists Ltd. 2017



Next Steps

- ▣ Complete the 2017 Growth Plan Growth Scenario by Planning Area
- ▣ Complete the “Made in Barrie” Growth Scenario by Planning Area and Traffic Zone



Appendix B

Supplementary Information Regarding Employment Growth Potential in the City of Barrie U.G.C. and Intensification Nodes and Corridors



City of Barrie

Forecast Non-Residential Development/Employment within Intensification Nodes/Corridors, 2016 to 2031

Period	High-Density Unit Growth	Residential G.F.A. (sq.ft.) ¹	Non-Residential G.F.A. (sq.ft.) ^{2, 3, 4}					
			33% High Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	100% High-Density Developments Contain Ground Floor Retail	33% High-Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	All High-Density Developments Contain Ground Floor Retail
2016-2021	325	357,100	7,900	11,900	23,800	20	30	60
2016-2026	729	801,600	17,600	26,700	53,400	44	67	134
2016-2031	1,230	1,353,300	29,800	45,100	90,200	75	113	226

Urban Growth Centre (U.G.C.), 2016 to 2031

Period	High-Density Unit Growth	Residential G.F.A. (sq.ft.) ¹	Non-Residential G.F.A. (sq.ft.) ^{2, 3, 4}			Retail/Commercial Employment Growth ⁵		
			33% High Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	100% High-Density Developments Contain Ground Floor Retail	33% High-Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	All High-Density Developments Contain Ground Floor Retail
2016-2021	632	695,600	15,300	23,200	46,400	38	58	116
2016-2026	1,958	2,154,100	47,400	71,800	143,600	119	180	359
2016-2031	4,770	5,246,800	115,400	174,900	349,800	289	437	875

Total Nodes and Corridors + U.G.C., 2016 to 2031

Period	High-Density Unit Growth	Residential G.F.A. (sq.ft.) ¹	Non-Residential G.F.A. (sq.ft.) ^{2, 3, 4}			Retail/Commercial Employment Growth ⁵		
			33% High Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	100% High-Density Developments Contain Ground Floor Retail	33% High-Density Developments Contain Ground Floor Retail	50% High-Density Developments Contain Ground Floor Retail	All High-Density Developments Contain Ground Floor Retail
2016-2021	957	1,052,700	23,200	35,100	70,200	58	88	176
2016-2026	2,687	2,955,700	65,000	98,500	197,000	163	246	493
2016-2031	6,000	6,600,000	145,200	220,000	440,000	363	550	1100

Source: Watson & Associates Economists Ltd.

Assumptions:

¹ Assumes an average Gross Floor Area (G.F.A.) per unit of 1,100 sq.ft.

² Assumes an average of 6 storeys for high-density buildings within nodes and corridors excluding the U.G.C. Assumes approximately 108 units per building (18 units per floor). Based on the forecast of 1,230 apartment units, this translates into approximately 11 new high-density buildings within the City's nodes and corridors. Assumes an average of 12 storeys for high-density buildings within the U.G.C. Assumes approximately 288 units per building within the U.G.C. (24 units per floor). Based on the forecast of 4,770 apartment units within the U.G.C., this translates into approximately 17 new high-density buildings within the U.G.C. between 2016 and 2031.

³ Assumes that a maximum of 40% of ground floor buildings will accommodate commercial/retail development.

⁴ Between 2016 and 2031, it is assumed that 33% of high-density buildings will accommodate ground-floor commercial development. This assumption is anticipated to increase to 50% during the post-2031 period.

⁵ Average floor space per worker (F.S.W.) equals 400.



Appendix C

Population Forecast by Traffic Zone, 2016 to 2031



City of Barrie Population by Traffic Zone 2016

2016 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,597	765	95	30	890
2	18	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,657	881	179	0	1,060
9	0	0	0	0	0
10	4,608	1,126	186	0	1,312
11	762	253	3	0	256
12	1,871	466	103	21	590
13	5,225	1,243	211	97	1,551
14	458	156	25	75	256
15	660	186	18	0	204
16	1,308	257	150	0	407
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,402	273	137	19	429
23	5,433	1,287	420	66	1,773
24	1,630	436	35	18	489
25	2,481	646	27	0	673
26	1,122	267	36	6	309
27	3,522	566	336	426	1,328
28	0	0	0	0	0
29	0	0	0	0	0
30	0	0	0	0	0
31	0	0	0	0	0
32	793	158	112	0	270
33	36	10	4	0	14
34	392	107	46	0	153
35	0	1	0	0	1
36	1,596	475	4	11	490
37	3,351	917	89	79	1,085
38	1,231	330	115	2	447
39	710	141	82	2	225
40	1,293	339	60	16	415
41	1,558	399	145	40	584
42	852	170	126	0	296
43	1,076	272	11	114	397
44	861	187	19	135	341
45	27	2	3	7	12
46	580	137	111	9	257
47	844	133	113	146	392
48	2,118	648	76	36	760
49	1,813	412	121	155	688
50	860	141	44	88	273
51	431	92	34	53	179
52	349	88	34	32	154
54	128	31	14	6	51
55	0	0	0	0	0
56	4,899	1,090	292	361	1,743
57	1,126	279	32	1	312
58	0	0	0	0	0
59	18	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	223	7	5	153	165
63	124	24	11	20	55
64	239	6	3	164	173
65	997	197	104	180	481
66	5	1	0	0	1
67	3,731	924	272	4	1,200
68	0	0	0	0	0
69	4,819	1,113	298	242	1,653
70	608	13	5	324	342
71	1,634	471	70	6	547
72	1,012	173	69	272	514
73	441	100	14	95	209
74	1,053	209	87	147	443
75	1,245	324	65	46	435
76	1,890	524	82	17	623
77	1,534	247	239	67	553
78	0	0	0	0	0
79	0	0	0	0	0
80	1,681	500	83	18	601
81	1,218	267	56	78	401
82	1,017	334	33	66	433
83	237	68	7	32	107
84	939	111	20	438	569
85	1,067	301	70	59	430

2016 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	209	56	8	0	64
87	207	63	7	22	92
88	199	48	27	0	75
89	0	0	0	0	0
90	273	55	12	92	159
91	1,775	465	113	185	763
92	1,293	302	70	68	440
93	1,615	455	81	0	536
94	1,314	289	147	50	486
95	1,579	433	62	12	507
96	709	122	101	29	252
97	0	0	0	0	0
98	542	84	101	20	205
99	816	171	79	20	270
100	0	0	0	0	0
101	1,265	200	197	31	428
102	1,517	449	36	3	488
103	743	221	10	0	231
104	3,081	905	115	5	1,025
105	381	37	4	195	236
106	2,188	500	31	292	823
107	1,189	288	111	0	399
108	2,372	714	105	0	819
109	3,399	863	317	14	1,194
110	528	169	11	8	188
111	953	149	14	250	413
112	0	0	0	0	0
113	897	90	68	276	434
114	0	0	0	0	0
115	234	35	49	10	94
116	1,640	372	155	80	607
117	0	0	0	0	0
118	417	103	36	46	185
119	2,450	668	172	261	1,041
120	1,267	173	70	344	587
121	999	221	32	211	464
122	158	5	4	84	93
123	236	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	84	0	0	62	62
127	368	0	0	263	263
128	26	1	1	12	14
129	41	1	1	16	18
130	37	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	193	10	7	103	120
134	403	19	12	177	208
135	87	3	2	31	36
136	904	41	17	484	542
137	0	0	0	0	0
138	62	2	2	31	35
139	278	12	7	120	139
140	352	44	35	77	156
141	130	19	8	56	83
142	447	83	50	81	214
143	288	37	15	55	107
144	209	45	16	19	80
145	136	5	2	63	70
146	58	2	1	27	30
147	1,304	160	140	313	613
148	26	1	4	7	12
149	1,082	191	67	238	496
150	7,707	1,697	689	147	2,533
151	0	0	0	0	0
152	952	272	12	0	284
153	925	274	13	0	287
154	1,322	364	1	16	381
155	2,210	449	228	28	705
201	19	7	0	0	7
202	43	16	0	0	16
203	43	15	0	0	15
204	0	0	0	0	0
205	47	21	0	0	21
206	42	18	0	0	18
207	9	3	0	0	3
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	5	3	0	0	3
214	29	12	0	0	12
215	0	0	0	0	0
216	44	18	0	0	18
Total	145,850	33,825	8,940	9,705	52,470

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Population by Traffic Zone 2021

2021 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,575	771	95	40	906
2	18	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,618	887	179	12	1,078
9	390	0	148	0	148
10	4,831	1,141	186	162	1,489
11	758	255	3	3	261
12	1,895	466	123	28	617
13	5,209	1,261	211	119	1,591
14	447	156	25	75	256
15	656	186	20	3	209
16	1,288	257	150	5	412
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,404	281	137	21	439
23	5,469	1,297	451	87	1,835
24	1,613	437	35	26	498
25	2,941	719	118	11	848
26	1,110	268	36	11	315
27	3,742	567	446	430	1,443
28	459	0	0	273	273
29	0	0	0	0	0
30	0	0	0	0	0
31	0	0	0	1	1
32	793	160	114	3	277
33	35	10	4	0	14
34	401	109	49	2	160
35	0	1	0	0	1
36	1,626	488	7	17	512
37	3,397	943	89	94	1,126
38	1,235	334	119	5	458
39	871	147	138	5	290
40	1,290	340	65	21	426
41	1,545	401	145	47	593
42	845	172	126	2	300
43	1,102	275	27	116	418
44	849	187	19	136	342
45	26	2	3	7	12
46	613	139	124	11	274
47	1,260	182	138	262	582
48	2,105	653	76	45	774
49	1,794	415	121	159	695
50	850	142	46	88	276
51	442	92	42	53	187
52	349	91	34	32	157
54	135	31	17	7	55
55	0	0	0	0	0
56	5,595	1,196	320	569	2,085
57	1,307	288	97	4	389
58	0	0	0	0	0
59	18	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	218	7	5	153	165
63	122	24	11	20	55
64	234	6	3	164	173
65	985	198	106	180	484
66	5	1	0	0	1
67	4,398	1,006	322	198	1,526
68	0	0	0	0	0
69	4,785	1,123	300	260	1,683
70	615	14	11	324	349
71	1,617	474	70	11	555
72	1,004	174	73	273	520
73	436	100	14	97	211
74	1,046	213	87	149	449
75	1,222	324	65	50	439
76	1,865	524	82	26	632
77	1,532	247	239	86	572
78	0	0	0	0	0
79	0	0	0	0	0
80	1,658	500	83	26	609
81	1,196	268	56	80	404
82	1,006	336	33	69	438
83	232	68	7	32	107
84	920	111	20	438	569
85	1,045	301	70	60	431

2021 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	359	57	8	90	155
87	208	64	7	23	94
88	195	48	27	0	75
89	0	0	0	0	0
90	267	55	12	92	159
91	1,747	465	113	191	769
92	1,278	303	70	73	446
93	1,610	460	82	7	549
94	1,309	292	147	57	496
95	1,568	436	62	18	516
96	704	124	101	31	256
97	0	0	0	0	0
98	683	84	101	111	296
99	799	171	79	21	271
100	0	0	0	0	0
101	1,245	201	197	33	431
102	1,505	451	36	10	497
103	731	221	10	2	233
104	3,079	917	115	18	1,050
105	412	37	19	195	251
106	2,160	502	31	299	832
107	1,177	290	111	4	405
108	2,352	717	105	11	833
109	3,371	871	317	26	1,214
110	532	172	11	11	194
111	1,004	150	39	251	440
112	0	0	0	0	0
113	880	90	68	277	435
114	0	0	0	0	0
115	241	38	49	11	98
116	1,651	382	155	86	623
117	0	0	0	0	0
118	410	104	36	46	186
119	2,453	619	172	272	1,063
120	1,254	174	72	348	594
121	998	221	40	211	472
122	176	5	4	97	106
123	231	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	81	0	0	62	62
127	360	0	0	263	263
128	25	1	1	12	14
129	131	1	1	70	72
130	36	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	189	10	7	103	120
134	395	19	12	177	208
135	148	3	3	67	73
136	1,581	41	17	897	955
137	0	0	0	0	0
138	60	2	2	31	35
139	272	12	7	120	139
140	349	44	37	77	158
141	127	19	8	56	83
142	436	83	50	81	214
143	280	37	15	55	107
144	205	45	16	19	80
145	139	6	2	64	72
146	57	2	1	27	30
147	1,274	160	140	313	613
148	25	1	4	7	12
149	1,058	191	67	239	497
150	8,057	1,706	824	223	2,753
151	0	0	0	0	0
152	957	277	12	4	293
153	924	277	13	4	294
154	1,354	365	20	20	405
155	2,187	450	232	34	716
201	2,997	667	220	18	905
202	3,012	606	300	35	941
203	42	15	0	0	15
204	1,176	128	200	110	438
205	771	41	86	252	379
206	3,303	818	136	23	977
207	9	3	0	0	3
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	4,509	921	361	152	1,434
214	28	12	0	0	12
215	0	0	0	0	0
216	1,304	232	125	96	453
Total	167,600	37,736	11,279	12,513	61,528

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Population by Traffic Zone 2026

2026 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,582	774	95	51	920
2	16	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,598	887	179	22	1,088
9	1,875	0	423	441	864
10	4,884	1,160	186	181	1,527
11	764	257	3	7	267
12	2,982	471	164	607	1,242
13	5,196	1,265	211	134	1,610
14	443	156	25	75	256
15	660	186	22	6	214
16	1,277	257	150	7	414
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,398	281	137	26	444
23	5,666	1,297	537	103	1,937
24	1,606	438	35	31	504
25	3,047	751	118	16	885
26	1,104	269	36	13	318
27	3,801	567	476	440	1,483
28	567	0	0	336	336
29	0	0	0	0	0
30	0	0	0	0	0
31	0	1	0	2	3
32	794	160	117	4	281
33	35	10	4	0	14
34	414	109	54	4	167
35	0	1	0	0	1
36	1,647	490	14	24	528
37	3,411	952	89	102	1,143
38	1,258	334	130	10	474
39	1,233	149	273	7	429
40	1,322	341	78	25	444
41	1,539	402	145	52	599
42	836	172	126	3	301
43	1,161	276	51	119	446
44	852	187	19	142	348
45	26	2	3	7	12
46	669	139	142	14	295
47	1,561	230	159	310	699
48	2,108	654	76	56	786
49	1,790	415	121	165	701
50	854	142	48	92	282
51	547	92	83	53	228
52	352	91	34	34	159
54	134	31	17	7	55
55	0	0	0	0	0
56	5,844	1,199	328	728	2,255
57	1,675	288	234	9	531
58	0	0	0	0	0
59	16	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	514	7	5	330	342
63	124	24	11	22	57
64	232	6	3	164	173
65	994	198	111	185	494
66	5	1	0	0	1
67	4,569	1,042	339	215	1,596
68	0	0	0	0	0
69	4,775	1,125	303	273	1,701
70	646	14	26	324	364
71	1,628	477	70	20	567
72	1,016	174	80	274	528
73	431	100	14	97	211
74	1,044	213	87	153	453
75	1,228	325	65	57	447
76	1,857	524	82	32	638
77	1,519	247	239	88	574
78	0	0	0	0	0
79	0	0	0	0	0
80	1,655	500	83	32	615
81	1,189	268	56	82	406
82	1,009	336	33	76	445
83	232	68	7	33	108
84	914	111	20	441	572
85	1,046	301	70	65	436

2026 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	756	57	8	325	391
87	207	64	7	24	95
88	194	48	27	1	76
89	0	0	0	0	0
90	264	55	12	92	159
91	1,741	465	113	198	776
92	1,276	304	70	77	451
93	1,611	461	82	14	557
94	1,304	293	147	62	502
95	1,557	436	62	23	521
96	701	124	101	33	258
97	0	0	0	0	0
98	679	84	101	111	296
99	793	171	79	22	272
100	0	0	0	0	0
101	1,234	201	197	35	433
102	1,493	451	36	14	501
103	734	222	10	7	239
104	3,076	919	115	30	1,064
105	514	37	59	195	291
106	2,149	502	31	306	839
107	1,174	291	111	8	410
108	2,348	719	105	20	844
109	3,355	872	317	34	1,223
110	531	172	11	13	196
111	1,091	150	73	255	478
112	0	0	0	0	0
113	873	90	68	278	436
114	0	0	0	0	0
115	239	38	49	11	98
116	1,641	382	155	91	628
117	0	0	0	0	0
118	407	104	36	47	187
119	2,456	620	172	285	1,077
120	1,257	174	75	351	600
121	1,024	221	51	214	486
122	454	5	4	264	273
123	229	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	80	0	0	62	62
127	356	0	0	263	263
128	25	1	1	12	14
129	313	1	1	178	180
130	36	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	187	10	7	103	120
134	391	19	12	177	208
135	308	3	3	163	169
136	2,583	41	17	1,496	1,554
137	0	0	0	0	0
138	60	2	2	31	35
139	351	12	7	168	187
140	358	44	41	78	163
141	126	19	8	56	83
142	435	83	50	83	216
143	286	37	15	58	110
144	623	45	16	268	329
145	177	6	2	88	96
146	56	2	1	27	30
147	1,274	160	140	319	619
148	25	1	4	7	12
149	1,052	191	67	240	498
150	8,250	1,706	893	274	2,873
151	100	0	0	60	60
152	953	277	12	7	296
153	919	277	13	7	297
154	1,356	366	20	27	413
155	2,193	451	238	40	729
201	3,907	892	260	18	1,170
202	3,935	826	351	35	1,212
203	42	15	0	0	15
204	1,177	128	200	110	438
205	2,809	41	476	841	1,358
206	6,486	1,421	384	238	2,043
207	2,230	301	409	37	747
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	5,325	1,074	470	195	1,739
214	2,326	480	168	104	752
215	0	0	0	0	0
216	2,518	317	335	303	955
Total	189,200	39,979	13,977	17,234	71,163

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Population by Traffic Zone 2031

2031 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,600	774	95	62	931
2	16	4	3	7	16
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,615	887	179	31	1,097
9	2,156	0	475	526	1,001
10	4,983	1,180	186	196	1,562
11	769	257	3	10	270
12	3,430	471	164	874	1,509
13	5,222	1,266	211	149	1,626
14	445	156	25	76	257
15	679	186	28	8	222
16	1,281	257	150	10	417
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,410	281	137	32	450
23	5,722	1,298	546	119	1,963
24	1,612	438	35	36	509
25	3,142	774	118	25	917
26	1,113	269	36	17	322
27	3,963	567	532	445	1,544
28	567	0	0	336	336
29	0	0	0	0	0
30	0	0	0	0	0
31	1	1	0	3	4
32	815	160	123	6	289
33	37	10	4	1	15
34	443	109	64	6	179
35	0	1	0	0	1
36	1,703	494	26	30	550
37	3,480	964	89	118	1,171
38	1,361	335	165	13	513
39	1,624	152	414	10	576
40	1,373	341	86	43	470
41	1,544	402	145	55	602
42	840	172	126	6	304
43	1,307	277	101	124	502
44	861	189	19	143	351
45	26	2	3	7	12
46	820	139	201	15	355
47	1,740	230	191	364	785
48	2,119	654	76	63	793
49	1,966	416	183	169	768
50	946	143	53	136	332
51	1,574	92	142	568	802
52	358	91	34	37	162
54	135	31	17	8	56
55	0	0	0	0	0
56	5,907	1,201	342	742	2,285
57	1,737	304	234	12	550
58	0	0	0	0	0
59	16	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	766	7	5	479	491
63	124	24	11	22	57
64	773	6	3	485	494
65	1,452	199	119	442	760
66	5	1	0	0	1
67	4,828	1,083	375	226	1,684
68	0	0	0	0	0
69	4,820	1,128	309	287	1,724
70	661	16	28	325	369
71	1,632	477	70	23	570
72	1,060	174	94	277	545
73	437	100	14	100	214
74	1,056	213	87	160	460
75	1,241	327	65	61	453
76	1,869	524	82	40	646
77	1,595	247	239	132	618
78	0	0	0	0	0
79	0	0	0	0	0
80	1,671	501	83	41	625
81	1,198	268	56	87	411
82	1,020	337	33	80	450
83	238	68	7	36	111
84	916	111	20	442	573
85	1,057	301	70	71	442

2031 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	802	57	8	353	418
87	209	64	7	25	96
88	196	48	27	2	77
89	0	0	0	0	0
90	264	55	12	92	159
91	1,758	468	113	203	784
92	1,285	305	70	82	457
93	1,627	463	82	21	566
94	1,315	293	147	68	508
95	1,571	437	62	29	528
96	703	124	101	35	260
97	0	0	0	0	0
98	682	84	101	113	298
99	794	171	79	23	273
100	229	0	86	0	86
101	1,240	201	197	38	436
102	1,514	452	36	23	511
103	738	222	10	9	241
104	3,094	919	115	41	1,075
105	528	37	63	196	296
106	2,159	503	31	311	845
107	1,182	291	111	12	414
108	2,371	722	105	29	856
109	3,375	874	317	43	1,234
110	534	172	11	15	198
111	1,302	150	150	259	559
112	0	0	0	0	0
113	873	90	68	278	436
114	456	0	171	0	171
115	239	38	49	11	98
116	1,653	382	155	98	635
117	0	0	0	0	0
118	411	104	36	49	189
119	2,472	621	172	293	1,086
120	1,270	174	79	353	606
121	1,590	221	152	388	761
122	514	5	4	298	307
123	525	10	11	342	363
124	0	0	0	0	0
125	0	0	0	0	0
126	212	0	0	140	140
127	390	0	0	283	283
128	25	1	1	12	14
129	313	1	1	178	180
130	46	1	1	28	30
131	0	0	0	0	0
132	45	0	0	29	29
133	555	10	7	321	338
134	391	19	12	177	208
135	520	3	3	288	294
136	3,341	41	17	1,944	2,002
137	0	0	0	0	0
138	152	2	2	85	89
139	362	12	7	174	193
140	375	44	48	78	170
141	450	19	129	56	204
142	435	83	50	83	216
143	286	37	15	58	110
144	1,149	45	16	579	640
145	355	6	2	192	200
146	56	2	1	27	30
147	1,274	160	140	320	620
148	25	1	4	7	12
149	1,056	191	67	242	500
150	8,549	1,711	944	360	3,015
151	115	0	0	68	68
152	959	277	12	11	300
153	925	277	13	11	301
154	1,360	366	20	30	416
155	2,248	452	251	49	752
201	4,525	920	421	70	1,411
202	5,413	978	612	176	1,766
203	1,009	94	157	157	408
204	2,123	142	458	233	833
205	3,904	41	476	1,488	2,005
206	6,487	1,421	384	238	2,043
207	2,228	301	409	37	747
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	6,135	1,172	577	237	1,986
214	4,718	791	560	242	1,593
215	0	0	0	0	0
216	4,015	403	545	674	1,622
Total	210,000	40,907	16,840	22,961	80,707

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded



Appendix D

Employment Forecast by Traffic Zone, 2016 to 2031



City of Barrie Employment by Traffic Zone 2016

2016 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	104	104	83	184	491
2	0	242	369	81	1	1	694
3	0	240	350	0	0	0	590
4	0	256	442	33	0	1	732
5	0	390	1,966	258	0	0	2,614
6	0	1,508	611	27	0	0	2,146
7	0	855	228	2	0	1	1,086
8	0	17	17	64	117	259	474
9	0	0	0	0	0	0	0
10	0	43	68	53	147	326	637
11	0	17	3	0	24	54	98
12	0	22	5	141	60	132	360
13	0	9	42	107	167	369	694
14	0	4	310	28	15	32	389
15	0	5	3	6	21	47	82
16	0	36	121	65	42	93	357
17	0	5	255	101	0	0	361
18	3	985	334	16	0	0	1,338
19	0	33	824	91	0	0	948
20	0	12	509	0	0	0	521
21	0	30	1,605	17	0	0	1,652
22	0	573	354	69	45	99	1,140
23	0	40	100	62	175	384	761
24	0	6	5	292	52	115	470
25	0	6	25	101	79	176	387
26	0	3	7	0	36	79	125
27	0	19	133	34	113	249	548
28	0	0	50	0	0	0	50
29	0	4	559	0	0	0	563
30	0	35	26	0	0	0	61
31	0	0	260	0	0	0	260
32	0	113	106	203	25	56	503
33	0	611	207	0	1	3	822
34	0	0	2	0	13	28	43
35	0	533	305	15	0	0	853
36	0	3	20	53	51	113	240
37	0	13	52	15	107	237	424
38	0	7	368	41	39	87	542
39	0	1	51	13	23	50	138
40	0	11	34	0	41	92	178
41	0	5	3	26	50	110	194
42	0	38	58	71	27	60	254
43	0	7	17	1	34	76	135
44	0	2	192	33	28	61	316
45	0	0	237	46	1	2	286
46	0	130	400	12	19	41	602
47	0	12	123	12	27	60	234
48	0	6	114	60	68	150	398
49	0	10	61	54	58	128	311
50	0	7	30	242	28	61	368
51	0	34	144	28	14	31	251
52	0	7	8	0	11	25	51
54	0	0	17	13	4	9	43
55	0	826	158	643	0	0	1,627
56	0	24	54	120	157	346	701
57	0	5	0	93	36	80	214
58	0	105	19	0	0	0	124
59	3	359	213	0	1	1	577
60	0	633	247	0	0	1	881
61	0	50	476	0	0	0	526
62	0	0	46	3	7	16	72
63	0	1,021	444	1	4	9	1,479
64	0	4	88	17	8	17	134
65	0	177	149	178	32	71	607
66	25	1,057	597	53	0	0	1,732
67	0	15	43	0	119	264	441
68	0	0	0	30	0	0	30
69	0	91	36	181	154	341	803
70	0	162	677	284	19	43	1,185
71	0	15	4	43	52	116	230
72	0	12	146	5	32	72	267
73	0	4	5	0	14	31	54
74	0	6	69	101	34	74	284
75	0	21	20	11	40	88	180
76	0	22	71	28	61	134	316
77	0	0	1	40	49	109	199
78	0	0	49	2,632	0	0	2,681
79	0	0	21	2,624	0	0	2,645
80	0	11	21	180	54	119	385
81	0	6	183	196	39	86	510
82	0	4	17	8	33	72	134
83	0	0	36	7	8	17	68
84	0	0	26	6	30	67	129
85	0	26	12	0	34	76	148
86	0	0	6	0	7	15	28

2016 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	6	14	32
89	0	2	276	808	0	0	1,086
90	0	298	494	496	9	19	1,316
91	0	25	172	166	57	126	546
92	0	3	77	140	41	91	352
93	0	8	6	0	52	114	180
94	0	0	7	50	42	93	192
95	0	4	30	12	50	112	208
96	0	4	12	1	23	50	90
97	0	60	694	0	0	0	754
98	0	0	0	40	17	38	95
99	0	0	16	60	26	58	160
100	0	123	2,743	10	0	0	2,876
101	0	0	1	0	40	90	131
102	0	6	8	89	49	107	259
103	0	1	6	2	24	53	86
104	1	25	9	58	99	218	410
105	0	63	805	56	12	27	963
106	0	2	38	161	70	155	426
107	0	10	73	118	38	84	323
108	0	14	6	47	76	168	311
109	0	4	104	55	109	241	513
110	0	0	6	81	17	37	141
111	0	0	32	5	31	68	136
112	0	0	0	0	0	0	0
113	0	6	9	1	29	63	108
114	0	12	1,102	120	0	0	1,234
115	0	6	232	513	7	17	775
116	0	13	35	32	52	116	248
117	6	31	123	0	0	0	160
118	0	1	1	55	13	30	100
119	0	4	24	197	78	174	477
120	0	4	92	49	41	90	276
121	0	5	39	3	32	71	150
122	0	0	72	16	5	11	104
123	0	0	51	221	8	17	297
124	0	0	66	645	0	0	711
125	0	0	46	1	0	0	47
126	3	117	287	46	3	6	462
127	0	4	195	40	12	26	277
128	0	21	110	9	1	2	143
129	0	0	131	0	1	3	135
130	0	42	418	9	1	3	473
131	0	4	136	0	0	0	140
132	0	7	187	3	0	0	197
133	0	15	134	84	6	14	253
134	0	116	145	6	13	29	309
135	0	5	25	288	3	6	327
136	0	31	71	50	29	64	245
137	0	0	0	0	0	0	0
138	0	11	136	6	2	4	159
139	4	20	357	99	9	20	509
140	0	4	13	71	11	25	124
141	0	18	301	53	4	9	385
142	0	8	26	13	14	32	93
143	0	2	36	25	9	20	92
144	0	0	62	26	7	15	110
145	0	8	71	138	4	10	231
146	0	5	0	5	2	4	16
147	0	33	323	627	42	92	1,117
148	0	7	236	23	1	2	269
149	0	34	229	3	35	77	378
150	0	52	448	268	247	545	1,560
151	0	58	777	118	0	0	953
152	0	12	1	0	30	67	110
153	0	8	0	0	30	65	103
154	0	0	11	100	42	94	247
155	0	76	147	279	71	156	729
201	0	0	0	0	1	1	2
202	0	0	0	0	1	3	4
203	0	0	0	0	1	3	4
204	0	0	0	0	0	0	0
205	0	0	1	0	2	3	6
206	0	0	0	0	1	3	4
207	0	0	0	0	0	1	1
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	0	0	0	0	1	1
212	0	0	0	0	0	0	0
213	0	0	0	0	0	0	0
214	0	53	3	1	1	2	60
215	0	0	0	0	0	0	0
216	0	6	2	0	1	3	12
Total	45	13,138	28,700	16,897	4,667	10,325	73,772

Source: Watson & Associates Economists Ltd.



City of Barrie Employment by Traffic Zone 2021

2021 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	102	104	85	177	484
2	0	692	595	305	1	1	1,594
3	0	417	453	29	0	0	899
4	0	629	638	100	0	0	1,367
5	0	390	2,007	260	0	0	2,657
6	0	1,574	645	36	0	0	2,255
7	0	1,039	314	29	0	0	1,382
8	0	17	20	225	119	246	627
9	0	0	0	0	14	27	41
10	0	43	68	105	161	328	705
11	0	17	3	0	24	52	96
12	0	22	36	148	61	130	397
13	0	9	42	107	173	356	687
14	0	4	302	28	14	31	379
15	0	5	3	6	22	46	82
16	0	36	121	65	42	88	352
17	0	104	305	283	0	0	692
18	3	1,003	340	19	0	0	1,365
19	0	38	1,027	143	0	0	1,208
20	0	12	630	5	0	0	647
21	0	30	1,696	19	0	0	1,745
22	0	588	448	71	46	95	1,248
23	0	40	186	75	182	377	860
24	0	6	5	292	54	111	468
25	0	6	25	101	96	202	430
26	0	3	7	0	36	76	122
27	0	19	131	34	125	255	564
28	0	0	86	2	15	31	134
29	0	4	627	1	0	0	632
30	0	35	19	0	0	0	54
31	0	0	257	0	0	0	257
32	0	113	109	203	26	55	506
33	0	635	219	4	1	2	861
34	0	0	2	0	13	28	43
35	0	631	345	29	0	0	1,005
36	0	3	20	69	54	112	258
37	0	13	52	15	110	232	422
38	0	7	378	42	43	84	554
39	0	1	50	13	28	59	151
40	0	11	34	0	44	87	176
41	0	5	113	32	50	107	307
42	0	38	58	71	28	58	253
43	0	7	17	1	37	76	138
44	0	2	200	33	29	57	321
45	0	0	237	46	1	2	286
46	0	130	392	12	21	42	597
47	0	12	175	14	41	87	329
48	0	6	111	60	67	145	389
49	0	10	95	56	58	123	342
50	0	7	30	242	28	58	365
51	0	34	141	30	15	31	251
52	0	7	8	0	10	25	50
54	0	0	768	53	4	10	835
55	0	826	158	643	0	0	1,627
56	0	24	60	120	186	385	775
57	0	5	0	194	44	91	334
58	0	105	19	0	0	0	124
59	3	374	274	11	1	1	664
60	0	633	244	0	0	1	878
61	0	50	463	0	0	0	513
62	0	0	44	3	7	15	69
63	0	1,021	443	1	4	8	1,477
64	0	4	86	18	7	16	131
65	0	177	148	180	35	68	608
66	25	1,057	586	53	0	0	1,721
67	0	15	43	24	145	302	529
68	0	0	0	35	0	0	35
69	0	91	36	181	160	328	796
70	0	162	685	285	21	42	1,195
71	0	15	4	43	53	110	225
72	0	12	146	5	32	68	263
73	0	4	5	0	15	29	53
74	0	6	69	101	35	71	282
75	0	21	20	11	41	84	177
76	0	22	71	28	60	130	311
77	0	0	1	51	50	105	207
78	0	0	49	2,854	0	0	2,903
79	0	0	20	2,845	0	0	2,865
80	0	11	21	180	53	115	380
81	0	6	181	196	39	81	503
82	0	4	17	8	34	67	130
83	0	0	36	7	7	16	66
84	0	0	26	6	31	62	125
85	0	26	12	0	33	72	143
86	0	0	16	0	12	25	53

2021 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	7	13	32
89	0	2	638	808	0	0	1,448
90	0	298	494	496	9	18	1,315
91	0	25	171	166	59	120	541
92	0	3	77	140	43	87	350
93	0	8	6	0	53	111	178
94	0	0	7	50	42	90	189
95	0	4	30	12	51	108	205
96	0	4	12	1	23	49	89
97	0	60	676	0	0	0	736
98	0	0	15	40	22	47	124
99	0	0	16	60	26	55	157
100	0	123	2,667	10	0	0	2,800
101	0	0	1	0	41	85	127
102	0	6	8	89	50	103	256
103	0	1	6	2	24	49	82
104	1	25	9	58	100	210	403
105	0	63	784	56	13	29	945
106	0	2	38	161	74	147	422
107	0	10	73	118	40	80	321
108	0	14	9	47	77	161	308
109	0	4	104	55	112	232	507
110	0	0	6	81	17	36	140
111	0	0	32	5	35	70	142
112	0	0	0	0	0	0	0
113	0	6	9	1	27	61	104
114	0	12	1,073	120	0	0	1,205
115	0	6	287	514	8	17	832
116	0	13	35	32	54	114	248
117	6	31	123	0	0	0	160
118	0	1	1	55	14	28	99
119	0	4	24	197	79	170	474
120	0	4	91	50	41	86	272
121	0	5	39	3	31	68	146
122	0	0	71	17	6	12	106
123	0	0	50	239	7	16	312
124	0	0	64	702	0	0	766
125	0	0	45	1	0	0	46
126	3	117	280	50	3	6	459
127	0	4	191	43	12	25	275
128	0	21	107	10	1	2	141
129	0	0	159	2	4	9	174
130	0	42	408	10	1	2	463
131	0	4	133	0	0	0	137
132	0	7	183	3	0	0	193
133	0	15	130	91	6	13	255
134	0	116	141	7	12	27	303
135	0	5	27	312	5	10	359
136	0	31	213	61	53	108	466
137	0	0	0	0	0	0	0
138	0	11	133	7	2	4	157
139	4	20	348	108	8	19	507
140	0	4	13	71	13	25	126
141	0	18	293	53	4	9	377
142	0	8	26	13	15	29	91
143	0	2	36	25	8	19	90
144	0	0	60	26	7	14	107
145	0	8	69	149	3	10	239
146	0	5	0	5	2	3	15
147	0	33	323	627	44	87	1,114
148	0	7	236	23	1	2	269
149	0	34	224	3	33	74	368
150	0	52	441	268	264	552	1,577
151	0	58	757	127	0	0	942
152	0	38	14	4	31	66	153
153	0	8	0	25	30	64	127
154	0	0	11	100	44	93	248
155	0	76	147	279	70	148	720
201	0	0	10	0	100	206	316
202	0	0	0	150	100	207	457
203	0	0	0	0	2	3	5
204	0	0	0	0	40	81	121
205	0	0	126	0	26	53	205
206	0	0	15	0	110	228	353
207	0	0	10	0	1	12	23
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	24	12	4	0	1	41
212	0	226	113	34	0	0	373
213	0	0	97	46	150	310	603
214	0	53	31	65	2	2	153
215	0	283	142	42	0	0	467
216	0	6	47	16	44	89	202
Total	45	15,221	32,178	18,970	5,526	11,491	83,431

Source: Watson & Associates Economists Ltd.



City of Barrie Employment by Traffic Zone 2026

2026 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	103	104	89	176	488
2	0	887	685	368	1	1	1,942
3	0	527	506	49	0	0	1,082
4	0	799	703	132	0	0	1,634
5	0	390	1,983	260	0	0	2,633
6	0	1,616	664	43	0	0	2,323
7	0	1,123	356	33	0	0	1,512
8	0	17	24	273	123	243	680
9	0	0	0	0	64	127	191
10	0	43	68	135	168	332	746
11	0	17	3	0	26	52	98
12	0	22	90	154	102	202	570
13	0	9	42	107	178	352	688
14	0	4	331	34	15	30	414
15	0	5	3	6	23	44	81
16	0	39	122	65	43	86	355
17	0	187	344	346	0	0	877
18	3	1,044	361	26	0	0	1,434
19	0	46	1,299	192	0	0	1,537
20	0	92	817	23	0	0	932
21	0	61	1,780	41	0	0	1,882
22	0	613	368	75	49	94	1,199
23	0	40	197	82	191	384	894
24	0	6	5	292	56	109	468
25	0	6	25	101	102	207	441
26	0	3	7	0	38	76	124
27	0	19	133	34	132	256	574
28	0	113	190	23	19	38	383
29	0	4	590	2	0	0	596
30	0	113	57	12	0	0	182
31	0	0	260	0	0	0	260
32	0	113	113	204	28	54	512
33	0	649	226	6	1	2	884
34	0	0	2	0	14	28	44
35	0	667	361	35	0	0	1,063
36	0	3	20	85	56	111	275
37	0	13	52	15	117	232	429
38	0	7	391	42	44	84	568
39	0	1	51	13	42	83	190
40	0	11	34	0	46	88	179
41	0	5	121	32	51	107	316
42	0	38	58	71	29	57	253
43	0	7	17	1	39	79	143
44	0	2	200	33	29	58	322
45	0	0	238	46	1	2	287
46	0	130	409	14	23	45	621
47	0	12	211	15	53	105	396
48	0	6	114	60	70	143	393
49	0	10	100	56	60	121	347
50	0	7	33	242	28	58	368
51	0	34	157	33	18	37	279
52	0	7	8	0	11	25	51
54	0	0	854	56	4	10	924
55	0	832	161	644	0	0	1,637
56	0	24	65	121	198	398	806
57	0	5	0	222	57	114	398
58	0	105	19	0	0	0	124
59	3	402	334	22	1	1	763
60	0	639	250	1	0	1	891
61	0	50	476	0	0	0	526
62	0	0	60	4	17	35	116
63	0	1,028	450	1	4	8	1,491
64	0	4	96	22	8	16	146
65	0	177	151	184	35	67	614
66	25	1,067	604	55	0	0	1,751
67	0	15	43	46	153	312	569
68	0	0	0	39	0	0	39
69	0	91	36	181	164	324	796
70	0	177	703	287	22	44	1,233
71	0	15	4	43	54	109	225
72	0	12	146	5	34	69	266
73	0	4	5	0	15	29	53
74	0	6	69	101	36	70	282
75	0	21	20	11	43	84	179
76	0	22	71	28	62	129	312
77	0	0	5	61	51	102	219
78	0	0	49	3,066	0	0	3,115
79	0	0	21	3,064	0	0	3,085
80	0	11	21	180	55	112	379
81	0	6	183	196	39	81	505
82	0	4	17	8	35	68	132
83	0	0	36	7	8	16	67
84	0	0	27	6	31	62	126
85	0	26	12	0	38	71	147
86	0	0	28	2	25	51	106

2026 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	7	13	32
89	0	6	735	808	0	0	1,549
90	0	302	496	497	9	18	1,322
91	0	25	172	166	60	118	541
92	0	3	77	140	44	87	351
93	0	8	6	0	54	110	178
94	0	0	7	50	44	89	190
95	0	4	30	12	53	105	204
96	0	4	12	1	23	48	88
97	0	60	702	2	0	0	764
98	0	0	28	42	23	47	140
99	0	0	16	60	26	54	156
100	0	123	2,752	12	0	0	2,887
101	0	0	1	0	42	84	127
102	0	6	8	89	51	101	255
103	0	1	6	2	25	49	83
104	1	25	9	58	103	208	404
105	0	63	805	56	17	35	976
106	0	2	38	161	75	145	421
107	0	10	73	118	40	80	321
108	0	14	10	47	79	158	308
109	0	4	104	55	114	225	502
110	0	0	6	81	18	36	141
111	0	0	32	5	38	75	150
112	0	0	0	0	0	0	0
113	0	6	9	1	30	60	106
114	0	12	1,105	120	0	0	1,237
115	0	6	287	515	8	16	832
116	0	13	35	32	55	113	248
117	6	38	126	1	0	0	171
118	0	1	1	55	14	27	98
119	0	4	24	197	83	165	473
120	0	4	96	51	41	85	277
121	0	5	41	3	37	70	156
122	0	0	90	21	15	31	157
123	0	0	55	283	8	16	362
124	0	0	72	826	0	0	898
125	0	0	50	1	0	0	51
126	3	117	313	59	3	5	500
127	0	4	214	51	12	24	305
128	0	21	120	12	1	2	156
129	0	0	193	3	11	21	228
130	0	42	456	12	1	2	513
131	0	4	149	0	0	0	153
132	0	7	204	4	0	0	215
133	0	15	144	107	6	12	284
134	0	116	158	8	14	26	322
135	0	5	36	368	11	20	440
136	0	31	296	73	88	176	664
137	0	0	0	0	0	0	0
138	0	11	149	8	2	4	174
139	4	20	392	125	12	24	577
140	0	4	14	71	13	23	125
141	0	18	301	53	5	8	385
142	0	8	26	13	16	29	92
143	0	2	36	25	10	19	92
144	0	0	74	26	21	43	164
145	0	8	77	176	5	13	279
146	0	5	0	5	2	3	15
147	0	33	323	627	44	87	1,114
148	0	7	236	23	1	2	269
149	0	34	231	3	35	73	376
150	0	52	458	269	279	564	1,622
151	0	58	849	151	3	7	1,068
152	0	50	20	8	33	63	174
153	0	8	0	51	30	63	152
154	0	0	11	100	46	91	248
155	0	78	148	279	74	148	727
201	0	0	18	45	132	266	461
202	0	0	46	152	133	268	599
203	0	0	31	0	1	3	35
204	0	0	0	0	39	81	120
205	0	0	601	26	94	192	913
206	0	0	27	56	218	441	742
207	0	0	24	39	75	151	289
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	67	33	10	0	1	111
212	0	624	305	92	0	0	1,021
213	0	0	210	216	179	362	967
214	0	53	58	288	78	158	635
215	0	773	378	113	0	0	1,264
216	0	6	66	31	84	172	359
Total	45	17,366	35,595	21,049	6,422	12,843	93,320

Source: Watson & Associates Economists Ltd.



City of Barrie Employment by Traffic Zone 2031

2031 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	103	104	85	171	479
2	0	947	743	380	1	1	2,072
3	0	617	560	67	0	0	1,244
4	0	842	748	142	0	0	1,732
5	0	390	1,984	260	0	0	2,634
6	0	1,629	674	45	0	0	2,348
7	0	1,150	381	34	0	0	1,565
8	0	17	29	280	118	238	682
9	0	0	0	0	70	142	212
10	0	43	68	153	164	328	756
11	0	17	3	0	24	51	95
12	0	22	150	165	110	230	677
13	0	9	42	107	170	345	673
14	0	4	374	40	14	30	462
15	0	5	3	6	22	45	81
16	0	41	123	65	42	85	356
17	0	222	370	360	0	0	952
18	3	1,065	367	28	0	0	1,463
19	0	50	1,555	237	0	0	1,842
20	0	139	1,024	36	0	0	1,199
21	0	78	1,898	57	0	0	2,033
22	0	625	377	76	46	93	1,217
23	0	40	197	90	184	376	887
24	0	6	5	292	53	106	462
25	0	6	25	101	100	208	440
26	0	3	7	0	36	74	120
27	0	19	133	34	130	262	578
28	0	208	274	44	18	37	581
29	0	4	596	2	0	0	602
30	0	156	71	19	0	0	246
31	0	0	260	0	0	0	260
32	0	113	120	204	27	54	518
33	0	653	228	7	1	2	891
34	0	0	2	0	14	29	45
35	0	672	347	35	0	0	1,054
36	0	3	20	97	56	111	287
37	0	13	52	15	113	230	423
38	0	7	396	42	46	88	579
39	0	1	51	13	53	108	226
40	0	11	34	0	44	90	179
41	0	5	125	32	50	101	313
42	0	38	58	71	28	55	255
43	0	7	17	1	43	87	155
44	0	2	202	33	29	56	322
45	0	0	238	46	1	2	287
46	0	130	429	17	27	54	657
47	0	12	250	16	57	115	450
48	0	6	114	60	67	140	387
49	0	10	100	56	64	129	359
50	0	7	42	242	29	63	383
51	0	34	177	36	51	104	402
52	0	7	8	0	10	25	50
54	0	0	853	58	4	9	924
55	0	835	163	645	0	0	1,643
56	0	24	72	121	192	390	799
57	0	5	0	226	57	115	403
58	0	105	19	0	0	0	124
59	3	417	392	31	1	1	845
60	0	642	253	1	0	1	897
61	0	50	477	0	0	0	527
62	0	0	91	5	25	51	172
63	0	1,033	459	1	4	8	1,505
64	0	4	108	26	25	51	214
65	0	177	156	191	47	95	666
66	25	1,072	611	55	0	0	1,763
67	0	15	43	66	157	320	601
68	0	0	0	43	0	0	43
69	0	91	36	181	156	318	782
70	0	185	715	289	22	44	1,255
71	0	15	4	43	53	107	222
72	0	12	146	5	34	70	267
73	0	4	5	0	13	29	51
74	0	6	69	101	34	70	280
75	0	21	20	11	40	82	174
76	0	22	71	28	61	125	307
77	0	0	9	71	51	105	236
78	0	0	49	3,073	0	0	3,122
79	0	0	21	3,088	0	0	3,109
80	0	11	21	180	53	111	376
81	0	6	183	196	38	80	503
82	0	4	17	8	33	68	130
83	0	0	36	7	7	16	66
84	0	0	28	6	31	60	125
85	0	26	12	0	33	71	142
86	0	0	46	3	26	53	128

2031 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	14	50
88	0	6	6	0	7	13	32
89	0	9	687	808	0	0	1,504
90	0	304	497	497	9	17	1,324
91	0	25	172	168	57	114	536
92	0	3	77	140	39	85	344
93	0	8	6	0	53	107	174
94	0	0	7	50	42	89	188
95	0	4	30	12	51	103	200
96	0	4	12	1	23	48	88
97	0	60	720	4	0	0	784
98	0	0	51	43	22	45	161
99	0	0	16	60	26	53	155
100	0	123	2,773	15	7	15	2,933
101	0	0	1	0	39	92	122
102	0	6	8	89	50	99	252
103	0	1	6	2	24	48	81
104	1	25	9	58	100	206	399
105	0	63	805	56	17	34	975
106	0	2	38	161	72	143	416
107	0	10	73	118	40	77	318
108	0	14	14	47	77	156	308
109	0	4	104	55	110	221	494
110	0	0	6	81	17	36	140
111	0	0	32	5	43	86	166
112	0	0	0	0	0	0	0
113	0	6	9	1	27	58	101
114	0	12	1,109	122	14	30	1,287
115	0	6	295	515	8	16	840
116	0	13	35	32	54	108	242
117	6	42	128	2	0	0	178
118	0	1	1	55	14	27	98
119	0	4	24	197	79	162	466
120	0	4	102	52	40	83	281
121	0	5	43	3	48	105	204
122	0	0	114	25	17	35	191
123	0	0	61	341	17	35	454
124	0	0	82	994	0	0	1,076
125	0	0	56	2	0	0	58
126	3	117	354	70	7	14	565
127	0	4	242	61	13	25	345
128	0	21	137	14	1	2	175
129	0	0	219	3	10	21	253
130	0	42	517	14	1	3	577
131	0	4	168	0	0	0	172
132	0	7	231	5	1	3	247
133	0	15	164	129	19	36	363
134	0	116	179	9	12	26	342
135	0	5	48	442	17	34	546
136	0	31	366	87	109	219	812
137	0	0	0	0	0	0	0
138	0	11	173	9	5	10	208
139	4	20	447	151	11	25	658
140	0	4	15	71	13	24	127
141	0	18	301	53	15	30	417
142	0	8	26	13	15	28	90
143	0	2	36	25	8	19	90
144	0	0	95	26	37	76	234
145	0	8	88	213	11	24	344
146	0	5	0	5	2	3	15
147	0	33	323	627	42	84	1,109
148	0	7	236	23	1	2	269
149	0	34	234	3	33	71	375
150	0	52	470	272	276	562	1,632
151	0	58	1,000	184	4	8	1,254
152	0	52	22	9	31	62	176
153	0	8	0	69	29	61	167
154	0	0	11	100	43	89	243
155	0	79	149	279	71	149	727
201	0	0	28	166	148	298	640
202	0	0	82	153	177	356	768
203	0	0	49	0	33	67	149
204	0	0	0	0	70	140	210
205	0	0	1,047	97	128	258	1,530
206	0	0	43	148	212	427	830
207	0	0	38	78	73	147	336
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	111	59	17	0	1	188
212	0	1,033	544	154	0	0	1,731
213	0	0	270	304	200	404	1,178
214	0	53	75	407	155	311	1,001
215	0	1,276	672	188	0	0	2,136
216	0	6	98	79	131	264	578
Total	45	18,891	38,804	22,599	6,808	13,850	100,997

Source: Watson & Associates Economists Ltd.



Appendix E

Scenario 2 Population Forecast by Planning Area, 2016 to 2041



Figure E-1
City of Barrie
Residential Growth Forecast Summary by Planning Area
Scenario 2 (2017 Growth Plan for the G.G.H.)

Development Location	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Households	Population (Excluding Net Census Undercount) ⁴	Population (Including Net Census Undercount)
UGC	2016	340	210	2,080	2,630	4,400	4,600
	2021	380	250	2,710	3,340	5,600	5,800
	2026	430	310	4,040	4,780	8,100	8,300
	2031	430	400	6,850	7,680	13,000	13,400
	2036	430	400	9,180	10,020	16,800	17,300
	2041	430	400	10,800	11,640	19,500	20,200
Intensification Nodes/Corridors	2016	750	580	1,630	2,950	6,300	6,400
	2021	750	820	1,950	3,520	7,300	7,500
	2026	750	1,180	3,110	5,040	10,100	10,400
	2031	750	1,930	3,770	6,450	13,100	13,500
	2036	750	3,210	4,670	8,630	17,900	18,500
	2041	750	4,660	6,360	11,780	27,000	27,800
Remaining Built Boundary	2016	30,670	7,680	5,530	43,880	121,500	125,300
	2021	31,070	7,930	6,350	45,350	122,200	126,000
	2026	31,180	8,130	7,010	46,310	122,900	126,700
	2031	31,290	8,540	7,510	47,340	125,200	129,100
	2036	31,370	8,540	8,010	47,920	127,100	131,000
	2041	31,410	8,540	8,440	48,390	127,200	131,100
Designated Greenfield Area	2016	1,950	470	470	2,890	8,900	9,200
	2021	2,070	860	820	3,740	10,700	11,100
	2026	2,110	1,310	1,200	4,610	12,600	13,000
	2031	2,160	1,360	1,280	4,810	13,000	13,400
	2036	2,500	1,500	2,480	6,480	16,600	17,100
	2041	2,590	1,500	4,040	8,140	19,600	20,200
Salem and Hewitt's Secondary Plan Area	2016	130	-	-	130	300	300
	2021	3,460	1,430	690	5,570	16,700	17,200
	2026	5,480	3,050	1,880	10,420	29,900	30,800
	2031	6,280	4,600	3,550	14,430	39,400	40,600
	2036	6,810	5,280	4,200	16,290	44,100	45,400
	2041	7,630	5,930	6,290	19,850	52,000	53,700
City of Barrie	2016	33,840	8,940	9,710	52,480	141,400	145,800
	2021	37,730	11,290	12,520	61,520	162,500	167,600
	2026	39,950	13,980	17,240	71,160	183,500	189,200
	2031	40,910	16,830	22,960	80,710	203,600	210,000
	2036	41,860	18,930	28,540	89,340	222,500	229,500
	2041	42,810	21,030	35,930	99,800	245,300	253,000

Source: Watson & Associates Economists Ltd., 2017

2. Includes all townhomes and apartments in duplexes.

3. Includes low-rise and high-rise apartments

4. Net Census population undercount estimated at approximately 3%.

Figures may not add precisely due to rounding.



Appendix F

Scenario 3 Population Forecast by Planning Area, 2016 to 2041 and Scenario 3 Greenfield Density Assumptions (People and Jobs Per ha)



Figure F-1
City of Barrie
Residential Growth Forecast Summary, 2016 to 2041
Scenario 3 (Made in Barrie)

Development Location	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Households	Population (Excluding Net Census Undercount) ⁴	Population (Including Net Census Undercount)
U.G.C.	2016	340	210	2,080	2,630	4,400	4,600
	2021	380	250	2,710	3,340	5,600	5,800
	2026	430	310	4,040	4,780	8,100	8,300
	2031	430	400	6,850	7,680	13,000	13,400
	2036	430	400	8,260	9,090	15,300	15,800
	2041	430	400	9,320	10,150	17,100	17,600
Intensification Nodes/Corridors	2016	750	580	1,630	2,950	6,300	6,400
	2021	750	820	1,950	3,520	7,300	7,500
	2026	750	1,180	2,360	4,280	8,800	9,100
	2031	750	1,930	2,860	5,540	11,600	12,000
	2036	750	2,860	3,750	7,370	15,600	16,100
	2041	750	4,430	6,230	11,410	23,700	24,500
Remaining Built Boundary	2016	30,670	7,680	5,530	43,880	121,500	125,300
	2021	31,070	7,930	6,350	45,350	122,200	126,000
	2026	31,180	8,130	7,010	46,310	122,900	126,700
	2031	31,290	8,540	7,510	47,340	125,200	129,100
	2036	31,370	8,540	7,740	47,650	127,700	131,700
	2041	31,470	8,540	8,120	48,130	129,300	133,300
Designated Greenfield Area	2016	1,950	470	470	2,890	8,900	9,200
	2021	2,070	860	820	3,740	10,700	11,100
	2026	2,110	1,310	1,950	5,370	13,800	14,300
	2031	2,160	1,360	2,190	5,720	14,500	15,000
	2036	2,500	1,500	5,270	9,270	21,300	21,900
	2041	2,570	1,500	7,800	11,880	25,700	26,500
Salem and Hewitt's Secondary Plan Area	2016	130	-	-	130	300	300
	2021	3,460	1,430	690	5,570	16,700	17,200
	2026	5,480	3,050	1,880	10,420	29,900	30,800
	2031	6,280	4,600	3,550	14,430	39,400	40,600
	2036	6,810	5,280	4,200	16,290	44,100	45,400
	2041	7,590	5,830	4,970	18,390	49,500	51,000
City of Barrie	2016	33,840	8,940	9,710	52,480	141,400	145,800
	2021	37,730	11,290	12,520	61,520	162,500	167,600
	2026	39,950	13,980	17,240	71,160	183,500	189,200
	2031	40,910	16,830	22,960	80,710	203,600	210,000
	2036	41,860	18,580	29,220	89,670	224,000	231,000
	2041	42,810	20,700	36,440	99,960	245,300	253,000

Source: Watson & Associates Economists Ltd., 2017

¹ Includes single and semi-detached

² Includes all townhouses and apartments in duplexes.

³ Includes low-rise and high-rise apartments.

⁴ Net Census population undercount estimated at approximately 3%.
Figures may not add precisely due to rounding.



Figure F-2
City of Barrie
Scenario 3 (Made in Barrie)
Summary of Greenfield Density (People and Jobs per Hectare), 2006 to 2041

Designated Greenfield Area (D.G.A.) within City of Barrie Former Municipal Boundary - Approved as of July 1, 2017	Gross Land Area (ha)	Households	People	Community Land Jobs	People & Jobs	People & Jobs per ha
Residential	379	7,798	26,542			70
Non-Residential	71			4,769		68
Total	449				31,311	70

Salem and Hewitt's Secondary Pland Area - D.G.A., Approved as of July 1, 2017	Gross Land Area (ha)	Households	People	Community Land Jobs	People & Jobs	People & Jobs per ha
Residential	738	14,302	43,745			59
Non-Residential	98			9,065		92
Total	836				52,810	63

Total D.G.A., Approved as of July 1, 2017	Gross Land Area (ha)	Households	People	Community Land Jobs	People & Jobs	People & Jobs per ha
2031-2041 (FDGA)	1,116	22,100	70,287			63
Non-Residential	169			13,834		82
Total	1,285				84,121	65

Salem and Hewitt's Secondary Pland Area - Future Designated Greenfield Area (F.D.G.A.), 2031-2041	Gross Land Area (ha)	Households	People	Community Land Jobs	People & Jobs	People & Jobs per ha
Residential	117	3,958	6,940			59
Non-Residential	23			1,570		70
Total	140				8,510	61

Total D.G.A. and F.D.G.A.	Gross Land Area (ha)	Households	People	Community Land Jobs	People & Jobs	People & Jobs per ha
Residential	1,233	26,058	77,227			63
Non-Residential	191			15,404		80
Total	1,425				92,631	65

Source: Watson & Associates Economists Ltd. 2017



Appendix G

Scenario 3 Population Forecast by Traffic Zone, 2016 to 2041



City of Barrie Scenario 3 - Population by Traffic Zone 2016

Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,597	765	95	30	890
2	18	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,657	881	179	0	1,060
9	0	0	0	0	0
10	4,608	1,126	186	0	1,312
11	762	253	3	0	256
12	1,871	466	103	21	590
13	5,225	1,243	211	97	1,551
14	458	156	25	75	256
15	660	186	18	0	204
16	1,308	257	150	0	407
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,402	273	137	19	429
23	5,433	1,287	420	66	1,773
24	1,630	436	35	18	489
25	2,481	646	27	0	673
26	1,122	267	36	6	309
27	3,522	566	336	426	1,328
28	0	0	0	0	0
29	0	0	0	0	0
30	0	0	0	0	0
31	0	0	0	0	0
32	793	158	112	0	270
33	36	10	4	0	14
34	392	107	46	0	153
35	0	1	0	0	1
36	1,596	475	4	11	490
37	3,351	917	89	79	1,085
38	1,231	330	115	2	447
39	710	141	82	2	225
40	1,293	339	60	16	415
41	1,558	399	145	40	584
42	852	170	126	0	296
43	1,076	272	11	114	397
44	861	187	19	135	341
45	27	2	3	7	12
46	580	137	111	9	257
47	844	133	113	146	392
48	2,118	648	76	36	760
49	1,813	412	121	155	688
50	860	141	44	88	273
51	431	82	34	53	179
52	349	88	34	32	154
54	128	31	14	6	51
55	0	0	0	0	0
56	4,899	1,090	292	361	1,743
57	1,126	279	32	1	312
58	0	0	0	0	0
59	18	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	223	7	5	153	165
63	124	24	11	20	55
64	239	6	3	164	173
65	997	197	104	180	481
66	5	1	0	0	1
67	3,731	924	272	4	1,200
68	0	0	0	0	0
69	4,819	1,113	298	242	1,653
70	608	13	5	324	342
71	1,634	471	70	6	547
72	1,012	173	69	272	514
73	441	100	14	95	209
74	1,053	209	87	147	443
75	1,245	324	65	46	435
76	1,890	524	82	17	623
77	1,534	247	239	67	553
78	0	0	0	0	0
79	0	0	0	0	0
80	1,681	500	83	18	601
81	1,218	267	56	78	401
82	1,017	334	33	66	433
83	237	68	7	32	107
84	939	111	20	438	569
85	1,067	301	70	59	430

Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	209	56	8	0	64
87	207	63	7	22	92
88	199	48	27	0	75
89	0	0	0	0	0
90	273	55	12	92	159
91	1,775	465	113	185	763
92	1,293	302	70	68	440
93	1,615	455	81	0	536
94	1,314	289	147	50	486
95	1,579	433	62	12	507
96	709	122	101	29	252
97	0	0	0	0	0
98	542	84	101	20	205
99	816	171	79	20	270
100	0	0	0	0	0
101	1,265	200	197	31	428
102	1,517	449	36	3	488
103	743	221	10	0	231
104	3,081	905	115	5	1,025
105	381	37	4	195	236
106	2,188	500	31	292	823
107	1,189	288	111	0	399
108	2,372	714	105	0	819
109	3,399	963	317	14	1,194
110	528	169	11	8	188
111	953	149	14	250	413
112	0	0	0	0	0
113	897	90	68	276	434
114	0	0	0	0	0
115	234	35	49	10	94
116	1,640	372	155	80	607
117	0	0	0	0	0
118	417	103	36	46	185
119	2,450	608	172	261	1,041
120	1,267	173	70	344	587
121	999	221	32	211	464
122	158	5	4	84	93
123	236	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	84	0	0	62	62
127	368	0	0	263	263
128	26	1	1	12	14
129	41	1	1	16	18
130	37	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	193	10	7	103	120
134	403	19	12	177	208
135	87	3	2	31	36
136	904	41	17	484	542
137	0	0	0	0	0
138	62	2	2	31	35
139	278	12	7	120	139
140	352	44	35	77	156
141	130	19	8	56	83
142	447	83	50	81	214
143	288	37	15	55	107
144	209	45	16	19	80
145	136	5	2	63	70
146	58	2	1	27	30
147	1,304	160	140	313	613
148	26	1	4	7	12
149	1,082	191	67	238	496
150	7,707	1,697	689	147	2,533
151	0	0	0	0	0
152	952	272	12	0	284
153	925	274	13	0	287
154	1,322	364	1	16	381
155	2,210	449	228	28	705
201	19	7	0	0	7
202	43	16	0	0	16
203	43	15	0	0	15
204	0	0	0	0	0
205	47	21	0	0	21
206	42	18	0	0	18
207	9	3	0	0	3
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	5	3	0	0	3
214	29	12	0	0	12
215	0	18	0	0	18
216	0	44	0	0	44
Total	145,850	33,825	8,940	9,705	52,470

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Scenario 3 - Population by Traffic Zone 2021

Traffic Zone	2021 Population					Total
	Population ¹	Housing Units				
		Low Density	Medium Density	High Density		
1	2,575	771	95	40	906	
2	18	4	3	0	7	
3	0	0	0	0	0	
4	10	3	2	1	6	
5	0	0	0	0	0	
6	0	0	1	0	1	
7	10	2	3	0	5	
8	3,618	887	179	12	1,078	
9	390	0	148	0	148	
10	4,831	1,141	186	162	1,489	
11	758	255	3	3	261	
12	1,895	466	123	28	617	
13	5,209	1,261	211	119	1,591	
14	447	156	25	75	256	
15	656	186	20	3	209	
16	1,288	257	150	5	412	
17	0	0	0	0	0	
18	0	0	0	0	0	
19	5	1	1	0	2	
20	0	0	0	0	0	
21	0	0	0	0	0	
22	1,404	281	137	21	439	
23	5,469	1,297	451	87	1,835	
24	1,613	437	35	26	498	
25	2,941	719	118	11	848	
26	1,110	268	36	11	315	
27	3,742	567	446	430	1,443	
28	459	0	0	273	273	
29	0	0	0	0	0	
30	0	0	0	0	0	
31	0	0	0	1	1	
32	793	160	114	3	277	
33	35	10	4	0	14	
34	401	109	49	2	160	
35	0	1	0	0	1	
36	1,626	488	7	17	512	
37	3,397	943	89	94	1,126	
38	1,235	334	119	5	458	
39	871	147	138	5	290	
40	1,290	340	65	21	426	
41	1,545	401	145	47	593	
42	845	172	126	2	300	
43	1,102	275	27	116	418	
44	849	187	19	136	342	
45	26	2	3	7	12	
46	613	139	124	11	274	
47	1,260	182	138	262	582	
48	2,105	653	76	45	774	
49	1,794	415	121	159	695	
50	850	142	46	88	276	
51	442	92	42	53	187	
52	349	91	34	32	157	
53	135	31	17	7	55	
54	0	0	0	0	0	
55	5,595	1,196	320	569	2,085	
56	1,307	288	97	4	389	
57	0	0	0	0	0	
58	18	8	1	0	9	
59	15	9	1	0	10	
60	0	0	0	0	0	
61	0	0	0	0	0	
62	218	7	5	153	165	
63	122	24	11	20	55	
64	234	6	3	164	173	
65	985	198	106	180	484	
66	5	1	0	0	1	
67	4,398	1,006	322	0	1,526	
68	0	0	0	0	0	
69	4,785	1,123	300	260	1,683	
70	615	14	11	324	349	
71	1,617	474	70	11	555	
72	1,004	174	73	273	520	
73	436	100	14	97	211	
74	1,046	213	87	149	449	
75	1,222	324	65	50	439	
76	1,865	524	82	26	632	
77	1,532	247	239	86	572	
78	0	0	0	0	0	
79	0	0	0	0	0	
80	1,658	500	83	26	609	
81	1,196	268	56	80	404	
82	1,006	336	33	69	438	
83	232	68	7	32	107	
84	920	111	20	438	569	
85	1,045	301	70	60	431	

Traffic Zone	2021 Population				Total
	Population ¹	Housing Units			
		Low Density	Medium Density	High Density	
86	359	57	8	90	155
87	208	64	7	23	94
88	195	48	27	0	75
89	0	0	0	0	0
90	267	55	12	92	159
91	1,747	465	113	191	769
92	1,278	303	70	73	446
93	1,610	460	82	7	549
94	1,309	292	147	57	496
95	1,568	436	62	18	516
96	704	124	101	31	256
97	0	0	0	0	0
98	683	84	101	111	296
99	799	171	79	21	271
100	0	0	0	0	0
101	1,245	201	197	33	431
102	1,505	451	36	10	497
103	731	221	10	2	233
104	3,079	917	115	18	1,050
105	412	37	19	195	251
106	2,160	502	31	299	832
107	1,177	290	111	4	405
108	2,352	717	105	11	833
109	3,371	871	317	26	1,214
110	532	172	11	11	194
111	1,004	150	39	251	440
112	0	0	0	0	0
113	880	90	68	277	435
114	0	0	0	0	0
115	241	38	49	11	98
116	1,651	382	155	86	623
117	0	0	0	0	0
118	410	104	36	46	186
119	2,453	619	172	272	1,063
120	1,254	174	72	348	594
121	998	221	40	211	472
122	176	5	4	97	106
123	231	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	81	0	0	62	62
127	360	0	0	263	263
128	25	1	1	12	14
129	131	1	1	70	72
130	36	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	189	10	7	103	120
134	395	19	12	177	208
135	148	3	3	67	73
136	1,581	41	17	897	955
137	0	0	0	0	0
138	60	2	2	31	35
139	272	12	7	120	139
140	349	44	37	77	158
141	127	19	8	56	83
142	436	83	50	81	214
143	280	37	15	55	107
144	205	45	16	19	80
145	139	6	2	64	72
146	57	2	1	27	30
147	1,274	160	140	313	613
148	25	1	4	7	12
149	1,058	191	67	239	497
150	8,057	1,706	824	223	2,753
151	0	0	0	0	0
152	957	277	12	4	293
153	924	277	13	4	294
154	1,354	365	20	20	405
155	2,187	450	232	34	716
201	2,997	667	220	18	905
202	3,012	606	300	35	941
203	42	15	0	0	15
204	1,176	128	200	110	438
205	771	41	86	252	379
206	3,303	818	136	23	977
207	0	3	0	0	3
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	4,509	921	361	152	1,434
214	28	12	0	0	12
215	0	0	0	0	0
216	1,304	232	125	96	453
Total	167,600	37,736	11,279	12,513	61,528

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Scenario 3 - Population by Traffic Zone 2026

Traffic Zone	Population ¹	2026 Population			Total
		Low Density	Housing Units Medium Density	High Density	
1	2,582	774	95	51	920
2	16	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,598	887	179	22	1,088
9	1,875	0	423	441	864
10	4,884	1,160	186	181	1,527
11	764	257	3	7	267
12	2,982	471	164	607	1,242
13	5,196	1,265	211	134	1,610
14	443	156	25	75	256
15	660	186	22	6	214
16	1,277	257	150	7	414
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,398	281	137	26	444
23	5,666	1,297	537	103	1,937
24	1,606	438	35	31	504
25	3,047	751	118	16	885
26	1,104	269	36	13	318
27	3,801	567	476	440	1,483
28	567	0	0	336	336
29	0	0	0	0	0
30	0	0	0	0	0
31	0	1	0	2	3
32	794	160	117	4	281
33	35	10	4	0	14
34	414	109	54	4	167
35	0	1	0	0	1
36	1,647	490	14	24	528
37	3,411	952	89	102	1,143
38	1,258	334	130	10	474
39	1,233	149	273	7	429
40	1,322	341	78	25	444
41	1,539	402	145	52	599
42	836	172	126	3	301
43	1,161	276	51	119	446
44	852	187	19	142	348
45	26	2	3	7	12
46	659	139	142	14	295
47	1,561	230	159	310	699
48	2,108	654	76	56	786
49	1,790	415	121	165	701
50	854	142	48	92	282
51	547	92	83	53	228
52	352	91	34	34	159
54	134	31	17	7	55
55	0	0	0	0	0
56	5,844	1,199	328	728	2,255
57	1,675	288	234	9	531
58	0	0	0	0	0
59	16	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	514	7	5	330	342
63	124	24	11	22	57
64	232	6	3	164	173
65	994	198	111	185	494
66	5	1	0	0	1
67	4,569	1,042	339	215	1,596
68	0	0	0	0	0
69	4,775	1,125	303	273	1,701
70	646	14	26	324	364
71	1,628	477	70	20	567
72	1,016	174	80	274	528
73	431	100	14	97	211
74	1,044	213	87	153	453
75	1,228	325	65	57	447
76	1,857	524	82	32	638
77	1,519	247	239	88	574
78	0	0	0	0	0
79	0	0	0	0	0
80	1,655	500	83	32	615
81	1,189	268	56	82	406
82	1,009	336	33	76	445
83	232	68	7	33	108
84	914	111	20	441	572
85	1,046	301	70	65	436

2026 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	756	57	8	326	391
87	207	64	7	24	95
88	194	48	27	1	76
89	0	0	0	0	0
90	264	55	12	92	159
91	1,741	465	113	198	776
92	1,276	304	70	77	451
93	1,611	461	82	14	557
94	1,304	293	147	62	502
95	1,557	436	62	23	521
96	701	124	101	33	258
97	0	0	0	0	0
98	679	84	101	111	296
99	793	171	79	22	272
100	0	0	0	0	0
101	1,234	201	197	35	433
102	1,493	451	36	14	501
103	734	222	10	7	239
104	3,076	919	115	30	1,064
105	514	37	59	195	291
106	2,149	502	31	306	839
107	1,174	291	111	8	410
108	2,348	719	105	20	844
109	3,355	872	317	34	1,223
110	531	172	11	13	196
111	1,091	150	73	255	478
112	0	0	0	0	0
113	873	90	68	278	436
114	0	0	0	0	0
115	239	38	49	11	98
116	1,641	382	155	91	628
117	0	0	0	0	0
118	407	104	36	47	187
119	2,456	620	172	285	1,077
120	1,257	174	75	351	600
121	1,024	221	51	214	486
122	454	5	4	264	273
123	229	10	11	167	188
124	0	0	0	0	0
125	0	0	0	0	0
126	80	0	0	62	62
127	356	0	0	263	263
128	25	1	1	12	14
129	313	1	1	178	180
130	36	1	1	22	24
131	0	0	0	0	0
132	0	0	0	2	2
133	187	10	7	103	120
134	391	19	12	177	208
135	308	3	3	163	169
136	2,583	41	17	1,496	1,554
137	0	0	0	0	0
138	60	2	2	31	35
139	351	12	7	168	187
140	358	44	41	78	163
141	126	19	8	56	83
142	435	83	50	83	216
143	286	37	15	58	110
144	623	45	16	268	329
145	177	6	2	88	96
146	56	2	1	27	30
147	1,274	160	140	319	619
148	25	1	4	7	12
149	1,052	191	67	240	498
150	8,250	1,706	893	274	2,873
151	100	0	0	60	60
152	953	277	12	7	296
153	919	277	13	7	297
154	1,356	366	20	27	413
155	2,193	451	238	40	729
201	3,907	892	260	18	1,170
202	3,935	826	351	35	1,212
203	42	15	0	0	15
204	1,177	128	200	110	438
205	2,809	41	476	841	1,358
206	6,486	1,421	384	238	2,043
207	2,230	301	409	37	747
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	5,325	1,074	470	195	1,739
214	2,326	480	168	104	752
215	0	0	0	0	0
216	2,518	317	335	303	955
Total	189,200	39,979	13,977	17,234	71,163

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Scenario 3 - Population by Traffic Zone 2031

Traffic Zone	Population ¹	2031 Population			Total
		Low Density	Medium Density	High Density	
1	2,600	774	95	62	931
2	16	4	3	0	7
3	0	0	0	0	0
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,615	887	179	31	1,097
9	2,156	0	475	526	1,001
10	4,983	1,180	186	196	1,562
11	769	257	3	10	270
12	3,430	471	164	874	1,509
13	5,222	1,266	211	149	1,626
14	445	156	25	76	257
15	679	186	28	8	222
16	1,281	257	150	10	417
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,410	281	137	32	450
23	5,722	1,298	546	119	1,963
24	1,612	438	35	36	509
25	3,142	774	118	25	917
26	1,113	269	36	17	322
27	3,963	567	532	445	1,544
28	567	0	0	336	336
29	0	0	0	0	0
30	0	0	0	0	0
31	1	1	0	3	4
32	815	160	123	6	289
33	37	10	4	1	15
34	443	109	64	6	179
35	0	1	0	0	1
36	1,703	494	26	30	550
37	3,480	964	89	118	1,171
38	1,361	335	165	13	513
39	1,624	152	414	10	576
40	1,373	341	86	43	470
41	1,544	402	145	55	602
42	840	172	126	6	304
43	1,307	277	101	124	502
44	861	189	19	143	351
45	26	2	3	7	12
46	820	139	201	15	355
47	1,740	230	191	364	785
48	2,119	654	76	63	793
49	1,966	416	183	169	768
50	946	143	53	136	332
51	1,574	92	142	568	802
52	358	91	34	37	162
53	135	31	17	8	56
54	0	0	0	0	0
55	0	0	0	0	0
56	5,907	1,201	342	742	2,285
57	1,737	304	234	12	550
58	0	0	0	0	0
59	16	8	1	0	9
60	15	9	1	0	10
61	0	0	0	0	0
62	766	7	5	479	491
63	124	24	11	22	57
64	773	6	3	485	494
65	1,452	199	119	442	760
66	5	1	0	0	1
67	4,828	1,083	375	226	1,684
68	0	0	0	0	0
69	4,820	1,128	309	287	1,724
70	661	16	28	325	369
71	1,632	477	70	23	570
72	1,060	174	94	277	545
73	437	100	14	100	214
74	1,056	213	87	160	460
75	1,241	327	65	61	453
76	1,869	524	82	40	646
77	1,595	247	239	132	618
78	0	0	0	0	0
79	0	0	0	0	0
80	1,671	501	83	41	625
81	1,198	268	56	87	411
82	1,020	337	33	80	450
83	238	68	7	36	111
84	916	111	20	442	573
85	1,057	301	70	71	442

Traffic Zone	Population ¹	2031 Population			Total
		Low Density	Housing Units Medium Density	High Density	
86	802	57	8	353	418
87	209	64	7	25	96
88	196	48	27	2	77
89	0	0	0	0	0
90	264	55	12	92	159
91	1,758	468	113	203	784
92	1,285	305	70	82	457
93	1,627	463	82	21	566
94	1,315	293	147	68	508
95	1,571	437	62	29	528
96	703	124	101	35	260
97	0	0	0	0	0
98	682	84	101	113	298
99	794	171	79	23	273
100	229	0	86	0	86
101	1,240	201	197	38	436
102	1,514	452	36	23	511
103	738	222	10	9	241
104	3,094	919	115	41	1,075
105	528	37	63	196	296
106	2,159	503	31	311	845
107	1,182	291	111	12	414
108	2,371	722	105	29	856
109	3,375	874	317	43	1,234
110	534	172	11	15	198
111	1,302	150	150	259	559
112	0	0	0	0	0
113	873	90	68	278	436
114	456	0	171	0	171
115	239	38	49	11	98
116	1,653	382	155	98	635
117	0	0	0	0	0
118	411	104	36	49	199
119	2,472	621	172	293	1,066
120	1,270	174	79	353	606
121	1,590	221	152	388	761
122	514	5	4	298	307
123	525	10	11	342	363
124	0	0	0	0	0
125	0	0	0	0	0
126	212	0	0	140	140
127	390	0	0	283	283
128	25	1	1	12	14
129	313	1	1	178	180
130	46	1	1	28	30
131	0	0	0	0	0
132	45	0	0	29	29
133	555	10	7	321	338
134	391	19	12	177	208
135	520	3	3	288	294
136	3,341	41	17	1,944	2,002
137	0	0	0	0	0
138	152	2	2	85	89
139	362	12	7	174	193
140	375	44	4	78	170
141	450	19	129	56	204
142	435	83	50	83	216
143	286	37	15	58	110
144	1,149	45	16	579	640
145	355	6	2	192	200
146	56	2	1	27	30
147	1,274	160	140	320	620
148	25	1	4	7	12
149	1,056	191	67	242	500
150	8,549	1,711	944	360	3,015
151	115	0	0	68	68
152	959	277	12	11	300
153	925	277	13	11	301
154	1,360	366	20	30	416
155	2,248	452	251	49	752
201	4,525	920	421	70	1,411
202	5,413	978	612	175	1,765
203	1,009	94	157	157	408
204	2,123	142	458	233	833
205	3,904	41	476	1,488	2,005
206	6,487	1,421	384	238	2,043
207	2,228	301	409	37	747
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	6,135	1,172	577	237	1,986
214	4,718	791	560	242	1,593
215	0	0	0	0	0
216	4,015	403	545	674	1,622
Total	210,000	40,907	16,840	22,961	80,707

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Scenario 3 - Population by Traffic Zone 2036

2036 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,665	779	95	67	941
2	18	4	3	0	7
3	376	0	141	0	141
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,686	887	179	38	1,104
9	2,965	0	475	1,001	1,476
10	5,067	1,180	186	203	1,569
11	785	257	3	12	272
12	7,760	471	242	3,285	3,998
13	5,334	1,270	211	160	1,641
14	826	156	25	297	478
15	692	186	28	10	224
16	1,307	257	150	12	419
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,430	281	137	32	450
23	5,843	1,302	546	130	1,978
24	1,650	440	35	38	513
25	3,224	784	118	29	931
26	1,130	269	36	19	324
27	4,120	568	532	498	1,598
28	1,027	0	171	336	507
29	0	0	0	0	0
30	0	0	0	0	0
31	8	1	0	3	4
32	826	160	123	7	290
33	37	10	4	1	15
34	458	111	64	7	182
35	0	1	0	0	1
36	1,735	495	26	32	553
37	3,544	966	89	125	1,180
38	1,440	335	165	46	546
39	1,641	153	414	11	578
40	1,720	343	202	50	595
41	1,572	402	145	58	605
42	854	172	126	6	304
43	1,335	277	101	125	503
44	871	189	19	144	352
45	26	2	3	7	12
46	1,001	139	234	65	438
47	2,136	230	258	482	970
48	2,162	655	76	66	797
49	1,999	418	183	172	773
50	997	143	53	159	355
51	2,004	92	142	815	1,049
52	362	91	34	37	162
54	1,145	31	394	8	433
55	0	0	0	0	0
56	6,151	1,245	342	749	2,336
57	2,736	474	294	139	907
58	0	0	0	0	0
59	551	133	1	51	185
60	15	9	1	0	10
61	0	0	0	0	0
62	975	7	5	599	611
63	126	24	11	22	57
64	869	6	3	538	547
65	1,739	199	119	601	919
66	27	1	0	13	14
67	4,990	1,091	400	232	1,723
68	0	0	0	0	0
69	4,927	1,134	309	294	1,737
70	672	16	28	325	369
71	1,666	477	70	27	574
72	1,074	174	94	277	545
73	444	100	14	100	214
74	1,071	213	87	160	460
75	1,265	327	65	64	456
76	1,905	525	82	43	650
77	1,640	248	239	144	631
78	0	0	0	0	0
79	0	0	0	0	0
80	1,697	501	83	42	626
81	1,275	268	56	122	446
82	1,039	338	33	80	451
83	241	68	7	36	111
84	934	111	20	444	575
85	1,070	301	70	71	442

2031 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	806	57	8	353	418
87	216	65	7	26	98
88	200	48	27	2	77
89	0	0	0	0	0
90	268	55	12	92	159
91	1,795	468	113	206	787
92	1,314	306	70	85	461
93	1,669	465	82	25	572
94	1,345	293	147	73	513
95	1,605	437	62	34	533
96	715	124	101	35	260
97	0	0	0	0	0
98	688	84	101	113	298
99	807	171	79	23	273
100	425	0	86	115	201
101	1,262	201	197	39	437
102	1,546	453	36	26	515
103	755	222	10	11	243
104	3,167	924	115	47	1,086
105	575	37	63	220	320
106	2,202	503	31	314	848
107	1,203	291	111	14	416
108	2,421	722	105	37	864
109	3,445	876	317	49	1,242
110	541	172	11	16	199
111	1,322	150	150	260	560
112	0	0	0	0	0
113	888	90	68	278	436
114	478	0	171	13	184
115	242	38	49	11	98
116	1,684	382	155	100	637
117	0	0	0	0	0
118	418	104	36	49	189
119	2,527	624	172	295	1,091
120	1,300	175	79	358	612
121	1,750	222	152	473	847
122	630	5	4	364	373
123	612	10	11	392	413
124	0	0	0	0	0
125	0	0	0	0	0
126	285	0	0	181	181
127	498	0	0	343	343
128	30	1	1	15	17
129	314	1	1	178	180
130	60	1	1	36	38
131	0	0	0	0	0
132	61	0	0	38	38
133	743	10	7	429	446
134	468	19	12	219	250
135	661	3	3	369	375
136	3,454	41	17	1,997	2,055
137	0	0	0	0	0
138	199	2	2	113	117
139	422	12	7	208	227
140	384	44	48	90	172
141	516	19	129	94	242
142	443	83	50	83	216
143	290	37	15	58	110
144	1,578	45	16	829	890
145	434	6	2	238	246
146	56	2	1	27	30
147	1,301	161	140	320	621
148	25	1	4	7	12
149	1,149	192	67	282	541
150	8,727	1,717	948	373	3,038
151	131	0	0	77	77
152	977	277	12	14	303
153	940	277	13	13	303
154	1,388	366	20	33	419
155	2,290	453	251	53	757
201	5,426	1,093	500	110	1,703
202	5,767	1,016	664	220	1,900
203	1,960	176	305	252	733
204	2,235	150	480	245	875
205	4,002	41	499	1,505	2,045
206	6,787	1,478	401	266	2,145
207	2,230	301	409	37	747
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	6,637	1,213	634	360	2,207
214	5,327	842	662	331	1,835
215	0	0	0	0	0
216	5,138	498	723	874	2,085
Total	230,993	41,861	18,590	29,222	89,673

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



City of Barrie Scenario 3 - Population by Traffic Zone 2041

2041 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
1	2,717	784	95	83	962
2	94	4	3	45	52
3	838	0	301	20	321
4	10	3	2	1	6
5	0	0	0	0	0
6	0	0	1	0	1
7	10	2	3	0	5
8	3,711	888	179	44	1,111
9	2,965	0	475	1,001	1,476
10	5,114	1,181	186	215	1,582
11	790	257	3	14	274
12	12,037	471	242	5,803	6,516
13	5,401	1,276	211	174	1,661
14	1,275	156	25	560	741
15	702	187	28	12	227
16	1,319	258	150	14	422
17	0	0	0	0	0
18	0	0	0	0	0
19	5	1	1	0	2
20	0	0	0	0	0
21	0	0	0	0	0
22	1,435	281	137	32	450
23	6,134	1,310	622	151	2,083
24	1,666	442	35	40	517
25	3,275	791	118	37	946
26	1,147	270	36	22	328
27	4,223	569	532	550	1,651
28	2,388	0	642	397	1,039
29	0	0	0	0	0
30	0	0	0	0	0
31	8	1	0	3	4
32	837	161	123	9	293
33	38	10	4	1	15
34	469	113	64	8	185
35	0	1	0	0	1
36	1,748	496	26	34	556
37	3,591	970	89	132	1,191
38	1,612	335	165	145	645
39	1,675	153	414	28	595
40	2,163	346	337	88	771
41	1,739	404	145	147	696
42	859	172	126	6	304
43	1,340	277	101	126	504
44	875	189	19	145	353
45	27	2	3	7	12
46	1,566	139	329	247	715
47	2,560	230	336	609	1,175
48	2,186	657	76	71	804
49	2,026	421	183	178	782
50	1,035	143	53	179	375
51	2,288	92	142	981	1,215
52	363	91	34	37	162
54	2,392	31	826	64	921
55	0	0	0	0	0
56	6,226	1,255	342	756	2,353
57	2,884	513	294	139	946
58	76	0	0	45	45
59	838	162	1	159	322
60	15	9	1	0	10
61	0	0	0	0	0
62	1,153	7	5	704	716
63	126	24	11	22	57
64	932	6	3	575	584
65	2,032	199	119	772	1,090
66	105	1	0	59	60
67	5,114	1,096	428	242	1,766
68	0	0	0	0	0
69	4,989	1,141	309	301	1,751
70	694	16	28	336	380
71	1,679	477	70	31	578
72	1,078	174	94	277	545
73	447	100	14	100	214
74	1,079	213	87	160	460
75	1,279	327	65	67	459
76	1,921	525	82	46	653
77	1,723	248	239	188	675
78	0	0	0	0	0
79	0	0	0	0	0
80	1,709	501	83	43	627
81	1,548	268	56	279	603
82	1,048	338	33	80	451
83	241	68	7	36	111
84	950	112	20	449	581
85	1,081	301	70	73	444

2031 Population					
Traffic Zone	Population ¹	Housing Units			Total
		Low Density	Medium Density	High Density	
86	806	57	8	353	418
87	227	65	7	31	103
88	200	48	27	2	77
89	0	0	0	0	0
90	270	55	12	92	159
91	1,808	468	113	209	790
92	1,327	307	70	88	465
93	1,689	467	82	29	578
94	1,374	297	147	78	522
95	1,630	439	62	40	541
96	718	124	101	35	260
97	49	0	0	29	29
98	692	84	101	113	298
99	812	171	79	23	273
100	750	0	86	307	393
101	1,269	201	197	41	439
102	1,558	454	36	29	519
103	760	222	10	13	245
104	3,210	929	115	53	1,097
105	859	37	63	386	486
106	2,222	504	31	317	852
107	1,216	292	111	16	419
108	2,447	722	105	45	872
109	3,478	878	317	55	1,250
110	547	172	11	17	200
111	1,332	151	150	261	562
112	0	0	0	0	0
113	918	90	68	294	452
114	566	0	171	65	236
115	243	38	49	11	98
116	1,720	384	155	113	652
117	0	0	0	0	0
118	538	104	36	118	258
119	2,553	628	172	297	1,097
120	1,315	176	79	360	615
121	1,928	223	152	574	949
122	746	5	4	431	440
123	651	10	11	414	435
124	0	0	0	0	0
125	0	0	0	0	0
126	335	0	0	211	211
127	602	0	0	404	404
128	33	1	1	16	18
129	316	1	1	178	180
130	73	1	1	43	45
131	0	0	0	0	0
132	71	0	0	44	44
133	860	10	7	498	515
134	541	19	12	262	293
135	766	3	3	431	437
136	3,511	41	17	2,028	2,086
137	0	0	0	0	0
138	233	2	2	132	136
139	489	12	7	246	265
140	388	44	48	81	173
141	650	19	129	173	321
142	444	83	50	83	216
143	290	37	15	58	110
144	2,062	45	16	1,113	1,174
145	485	6	2	267	275
146	58	2	1	27	30
147	1,314	163	140	320	623
148	26	1	4	7	12
149	1,446	192	67	458	717
150	9,112	1,723	1,040	423	3,186
151	156	0	0	92	92
152	986	277	12	16	305
153	957	278	13	17	308
154	1,396	366	20	36	422
155	2,313	454	251	60	765
201	6,258	1,247	581	148	1,976
202	6,709	1,157	767	316	2,240
203	2,247	194	358	358	910
204	2,357	158	500	269	927
205	4,342	43	520	1,668	2,231
206	7,142	1,539	421	315	2,275
207	2,481	335	452	45	832
208	0	0	0	0	0
209	10	5	0	0	5
210	12	5	0	0	5
211	12	5	0	0	5
212	3	1	0	0	1
213	7,571	1,393	700	426	2,519
214	6,010	952	731	392	2,075
215	0	0	0	0	0
216	5,849	553	800	1,035	2,388
Total	252,964	42,815	20,710	36,434	99,959

Source: Watson & Associates Economists Ltd.

¹ Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.



Appendix H

Scenario 3 Employment Forecast by Planning Area, 2016 to 2041



City of Barrie
Employment Growth Forecast Summary by Geographic Area, 2016 to 2041
Scenario 3 (Made in Barrie)

Area	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Employment Total
Built Boundary							
U.G.C.							
2016	7	503	3,882	1,845	146	323	6,707
2021	7	503	3,982	2,011	188	399	7,090
2026	7	503	4,563	2,373	284	562	8,292
2031	7	503	5,324	2,855	432	879	10,000
2036	7	503	6,183	3,468	521	1,070	11,752
2041	7	503	7,338	4,118	614	1,232	13,812
Intensification Nodes/Corridors							
2016	25	589	9,619	3,556	206	456	14,452
2021	25	589	10,438	3,834	246	514	15,646
2026	25	633	10,938	4,078	313	615	16,602
2031	25	737	11,167	4,144	386	789	17,248
2036	25	751	12,227	4,676	530	1,091	19,300
2041	25	768	14,116	5,648	854	1,716	23,127
Other Built Boundary							
2016	10	11,022	14,024	11,253	4,009	8,869	49,187
2021	10	11,230	15,215	11,698	4,149	8,639	50,941
2026	10	11,802	15,981	12,189	4,304	8,607	52,893
2031	10	12,097	16,727	12,399	4,174	8,522	53,929
2036	10	12,451	17,698	13,170	4,292	8,855	56,476
2041	10	13,062	19,040	14,256	4,657	9,342	60,367
Total Built Boundary							
2016	42	12,114	27,525	16,654	4,361	9,649	70,345
2021	42	12,322	29,635	17,543	4,583	9,552	73,677
2026	42	12,938	31,482	18,640	4,901	9,784	77,787
2031	42	13,337	33,218	19,398	4,992	10,190	81,177
2036	42	13,705	36,108	21,314	5,343	11,016	87,528
2041	42	14,333	40,494	24,022	6,125	12,290	97,306
Old Barrie Greenfield Areas							
2016	3	965	1,169	242	295	653	3,328
2021	3	2,307	1,942	1,070	368	756	6,446
2026	3	2,905	2,318	1,341	488	962	8,017
2031	3	3,075	2,581	1,410	489	985	8,543
2036	3	3,503	3,612	1,485	725	1,479	10,807
2041	3	4,108	4,614	1,743	925	1,855	13,248
Annexed Area							
2016	0	59	6	1	10	23	99
2021	0	592	603	357	575	1,183	3,310
2026	0	1,523	1,797	1,068	1,033	2,097	7,518
2031	0	2,479	3,005	1,791	1,327	2,675	11,277
2036	0	3,728	4,293	2,370	1,505	3,096	14,992
2041	0	5,124	5,227	2,744	1,782	3,565	18,442
City of Barrie Total							
2016	45	13,138	28,700	16,897	4,667	10,325	73,772
2021	45	15,221	32,180	18,970	5,526	11,491	83,433
2026	45	17,366	35,597	21,049	6,422	12,843	93,322
2031	45	18,891	38,804	22,599	6,808	13,850	100,997
2036	45	20,936	44,013	25,169	7,573	15,591	113,327
2041	45	23,565	50,335	28,509	8,832	17,710	128,996

Source: Watson & Associates Economists Ltd.



Appendix I

Scenario 3 Employment Forecast by Traffic Zone, 2016 to 2041



City of Barrie Scenario 3 - Employment by Traffic Zone 2016

2016 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	104	104	83	184	491
2	0	242	369	81	1	1	694
3	0	240	350	0	0	0	590
4	0	256	442	33	0	1	732
5	0	390	1,966	258	0	0	2,614
6	0	1,508	611	27	0	0	2,146
7	0	855	228	2	0	1	1,086
8	0	17	17	64	117	259	474
9	0	0	0	0	0	0	0
10	0	43	68	53	147	326	637
11	0	17	3	0	24	54	98
12	0	22	5	141	60	132	360
13	0	9	42	107	167	369	694
14	0	4	310	28	15	32	389
15	0	5	3	6	21	47	82
16	0	36	121	65	42	93	357
17	0	5	255	101	0	0	361
18	3	985	334	16	0	0	1,338
19	0	33	824	91	0	0	948
20	0	12	509	0	0	0	521
21	0	30	1,605	17	0	0	1,652
22	0	573	354	69	45	99	1,140
23	0	40	100	62	175	384	761
24	0	6	5	292	52	115	470
25	0	6	25	101	79	176	387
26	0	3	7	0	36	79	125
27	0	19	133	34	113	249	548
28	0	0	50	0	0	0	50
29	0	4	559	0	0	0	563
30	0	35	26	0	0	0	61
31	0	0	260	0	0	0	260
32	0	113	106	203	25	56	503
33	0	611	207	0	1	3	822
34	0	0	2	0	13	28	43
35	0	533	305	15	0	0	853
36	0	3	20	53	51	113	240
37	0	13	52	15	107	237	424
38	0	7	368	41	39	87	542
39	0	1	51	13	23	50	138
40	0	11	34	0	41	92	178
41	0	5	3	26	50	110	194
42	0	38	58	71	27	60	254
43	0	7	17	1	34	76	135
44	0	2	192	33	28	61	316
45	0	0	237	46	1	2	286
46	0	130	400	12	19	41	602
47	0	12	123	12	27	60	234
48	0	6	114	60	68	150	398
49	0	10	61	54	58	128	311
50	0	7	30	242	28	61	368
51	0	34	144	28	14	31	251
52	0	7	8	0	11	25	51
54	0	0	17	13	4	9	43
55	0	826	158	643	0	0	1,627
56	0	24	54	120	157	346	701
57	0	5	0	93	36	80	214
58	0	105	19	0	0	0	124
59	3	359	213	0	1	1	577
60	0	633	247	0	0	1	881
61	0	50	476	0	0	0	526
62	0	0	46	3	7	16	72
63	0	1,021	444	1	4	9	1,479
64	0	4	88	17	8	17	134
65	0	177	149	178	32	71	607
66	25	1,057	597	53	0	0	1,732
67	0	15	43	0	119	264	441
68	0	0	0	30	0	0	30
69	0	91	36	181	154	341	803
70	0	162	677	284	19	43	1,185
71	0	15	4	43	52	116	230
72	0	12	146	5	32	72	267
73	0	4	5	0	14	31	54
74	0	6	69	101	34	74	284
75	0	21	20	11	40	88	180
76	0	22	71	28	61	134	316
77	0	0	1	40	49	109	199
78	0	0	49	2,632	0	0	2,681
79	0	0	21	2,624	0	0	2,645
80	0	11	21	180	54	119	385
81	0	6	183	196	39	86	510
82	0	4	17	8	33	72	134
83	0	0	36	7	8	17	68
84	0	0	26	6	30	67	129
85	0	26	12	0	34	76	148
86	0	0	6	0	7	15	28

2016 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	6	14	32
89	0	2	276	808	0	0	1,086
90	0	298	494	496	9	19	1,316
91	0	25	172	166	57	126	546
92	0	3	77	140	41	91	352
93	0	8	6	0	52	114	180
94	0	0	7	50	42	93	192
95	0	4	30	12	50	112	208
96	0	4	12	1	23	50	90
97	0	60	694	0	0	0	754
98	0	0	0	40	17	38	95
99	0	0	16	60	26	58	160
100	0	123	2,743	10	0	0	2,876
101	0	0	1	0	40	90	131
102	0	6	8	89	49	107	259
103	0	1	6	2	24	53	86
104	1	25	9	58	99	218	410
105	0	63	805	56	12	27	963
106	0	2	38	161	70	155	426
107	0	10	73	118	38	84	323
108	0	14	6	47	76	168	311
109	0	4	104	55	109	241	513
110	0	0	6	81	17	37	141
111	0	0	32	5	31	68	136
112	0	0	0	0	0	0	0
113	0	6	9	1	29	63	108
114	0	12	1,102	120	0	0	1,234
115	0	6	232	513	7	17	775
116	0	13	35	32	52	116	248
117	6	31	123	0	0	0	160
118	0	1	1	55	13	30	100
119	0	4	24	197	78	174	477
120	0	4	92	49	41	90	276
121	0	5	39	3	32	71	150
122	0	0	72	16	5	11	104
123	0	0	51	221	8	17	297
124	0	0	66	645	0	0	711
125	0	0	46	1	0	0	47
126	3	117	287	46	3	6	462
127	0	4	195	40	12	26	277
128	0	21	110	9	1	2	143
129	0	0	131	0	1	3	135
130	0	42	418	9	1	3	473
131	0	4	136	0	0	0	140
132	0	7	187	3	0	0	197
133	0	15	134	84	6	14	253
134	0	116	145	6	13	29	309
135	0	5	25	288	3	6	327
136	0	31	71	50	29	64	245
137	0	0	0	0	0	0	0
138	0	11	136	6	2	4	159
139	4	20	357	99	9	20	509
140	0	4	13	71	11	25	124
141	0	18	301	53	4	9	385
142	0	8	26	13	14	32	93
143	0	2	36	25	9	20	92
144	0	0	62	26	7	15	110
145	0	8	71	138	4	10	231
146	0	5	0	5	2	4	16
147	0	33	323	627	42	92	1,117
148	0	7	236	23	1	2	269
149	0	34	229	3	35	77	378
150	0	52	448	268	247	545	1,560
151	0	58	777	118	0	0	953
152	0	12	1	0	30	67	110
153	0	8	0	0	30	65	103
154	0	0	11	100	42	94	247
155	0	76	147	279	71	156	729
201	0	0	0	0	1	1	2
202	0	0	0	0	1	3	4
203	0	0	0	0	1	3	4
204	0	0	0	0	0	0	0
205	0	0	1	0	2	3	6
206	0	0	0	0	1	3	4
207	0	0	0	0	0	1	1
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	0	0	0	0	1	1
212	0	0	0	0	0	0	0
213	0	0	0	0	0	0	0
214	0	53	3	1	1	2	60
215	0	0	0	0	0	0	0
216	0	6	2	0	1	3	12
Total	45	13,138	28,700	16,897	4,667	10,325	73,772

Source: Watson & Associates Economists Ltd.



City of Barrie Scenario 3 - Employment by Traffic Zone 2021

2021 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	102	104	85	177	484
2	0	692	595	305	1	1	1,594
3	0	417	453	29	0	0	899
4	0	629	638	100	0	0	1,367
5	0	390	2,007	260	0	0	2,657
6	0	1,574	645	36	0	0	2,255
7	0	1,039	314	29	0	0	1,382
8	0	17	20	225	119	246	627
9	0	0	0	0	14	27	41
10	0	43	68	105	161	328	705
11	0	17	3	0	24	52	96
12	0	22	36	148	61	130	397
13	0	9	42	107	173	356	687
14	0	4	302	28	14	31	379
15	0	5	3	6	22	46	82
16	0	36	121	65	42	88	352
17	0	104	305	283	0	0	692
18	3	1,003	340	19	0	0	1,365
19	0	38	1,027	143	0	0	1,208
20	0	12	630	5	0	0	647
21	0	30	1,696	19	0	0	1,745
22	0	588	448	71	46	95	1,248
23	0	40	186	75	182	377	860
24	0	6	5	292	54	111	468
25	0	6	25	101	96	202	430
26	0	3	7	0	36	76	122
27	0	19	131	34	125	255	564
28	0	0	86	2	15	31	134
29	0	4	627	1	0	0	632
30	0	35	19	0	0	0	54
31	0	0	257	0	0	0	257
32	0	113	109	203	26	55	506
33	0	635	219	4	1	2	861
34	0	0	2	0	13	28	43
35	0	631	345	29	0	0	1,005
36	0	3	20	69	54	112	258
37	0	13	52	15	110	232	422
38	0	7	378	42	43	84	554
39	0	1	50	13	28	59	151
40	0	11	34	0	44	87	176
41	0	5	113	32	50	107	307
42	0	38	58	71	28	58	253
43	0	7	17	1	37	76	138
44	0	2	200	33	29	57	321
45	0	0	237	46	1	2	286
46	0	130	392	12	21	42	597
47	0	12	175	14	41	87	329
48	0	6	111	60	67	145	389
49	0	10	95	56	58	123	342
50	0	7	30	242	28	58	365
51	0	34	141	30	15	31	251
52	0	7	8	0	10	25	50
54	0	0	768	53	4	10	835
55	0	826	158	643	0	0	1,627
56	0	24	60	120	186	385	775
57	0	5	0	194	44	91	334
58	0	105	19	0	0	0	124
59	3	374	274	11	1	1	664
60	0	633	244	0	0	1	878
61	0	50	463	0	0	0	513
62	0	0	44	3	7	15	69
63	0	1,021	443	1	4	8	1,477
64	0	4	86	18	7	16	131
65	0	177	148	180	35	68	608
66	25	1,057	586	53	0	0	1,721
67	0	15	43	24	145	302	529
68	0	0	0	35	0	0	35
69	0	91	36	181	160	328	796
70	0	162	685	285	21	42	1,195
71	0	15	4	43	53	110	225
72	0	12	146	5	32	68	263
73	0	4	5	0	15	29	53
74	0	6	69	101	35	71	282
75	0	21	20	11	41	84	177
76	0	22	71	28	60	130	311
77	0	0	1	51	50	105	207
78	0	0	49	2,854	0	0	2,903
79	0	0	20	2,845	0	0	2,865
80	0	11	21	180	53	115	380
81	0	6	181	196	39	81	503
82	0	4	17	8	34	67	130
83	0	0	36	7	7	16	66
84	0	0	26	6	31	62	125
85	0	26	12	0	33	72	143
86	0	0	16	0	12	25	53

2021 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	7	13	32
89	0	2	638	808	0	0	1,448
90	0	298	494	496	9	18	1,315
91	0	25	171	166	59	120	541
92	0	3	77	140	43	87	350
93	0	8	6	0	53	111	178
94	0	0	7	50	42	90	189
95	0	4	30	12	51	108	205
96	0	4	12	1	23	49	89
97	0	60	676	0	0	0	736
98	0	0	15	40	22	47	124
99	0	0	16	60	26	55	157
100	0	123	2,667	10	0	0	2,800
101	0	0	1	0	41	85	127
102	0	6	8	89	50	103	256
103	0	1	6	2	24	49	82
104	1	25	9	58	100	210	403
105	0	63	784	56	13	29	945
106	0	2	38	161	74	147	422
107	0	10	73	118	40	80	321
108	0	14	9	47	77	161	308
109	0	4	104	55	112	232	507
110	0	0	6	81	17	36	140
111	0	0	32	5	35	70	142
112	0	0	0	0	0	0	0
113	0	6	9	1	27	61	104
114	0	12	1,073	120	0	0	1,205
115	0	6	287	514	8	17	832
116	0	13	35	32	54	114	248
117	6	31	123	0	0	0	160
118	0	1	1	55	14	28	99
119	0	4	24	197	79	170	474
120	0	4	91	50	41	86	272
121	0	5	39	3	31	68	146
122	0	0	71	17	6	12	106
123	0	0	50	239	7	16	312
124	0	0	64	702	0	0	766
125	0	0	45	1	0	0	46
126	3	117	280	50	3	6	459
127	0	4	191	43	12	25	275
128	0	21	107	10	1	2	141
129	0	0	159	2	4	9	174
130	0	42	408	10	1	2	463
131	0	4	133	0	0	0	137
132	0	7	183	3	0	0	193
133	0	15	130	91	6	13	255
134	0	116	141	7	12	27	303
135	0	5	27	312	5	10	359
136	0	31	213	61	53	108	466
137	0	0	0	0	0	0	0
138	0	11	133	7	2	4	157
139	4	20	348	108	8	19	507
140	0	4	13	71	13	25	126
141	0	18	293	53	4	9	377
142	0	8	26	13	15	29	91
143	0	2	36	25	8	19	90
144	0	0	60	26	7	14	107
145	0	8	69	149	3	10	239
146	0	5	0	5	2	3	15
147	0	33	323	627	44	87	1,114
148	0	7	236	23	1	2	269
149	0	34	224	3	33	74	368
150	0	52	441	268	264	552	1,577
151	0	58	757	127	0	0	942
152	0	38	14	4	31	66	153
153	0	8	0	25	30	64	127
154	0	0	11	100	44	93	248
155	0	76	147	279	70	148	720
201	0	0	10	0	100	206	316
202	0	0	0	150	100	207	457
203	0	0	0	0	2	3	5
204	0	0	0	0	40	81	121
205	0	0	126	0	26	53	205
206	0	0	15	0	110	228	353
207	0	0	10	0	1	12	23
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	24	12	4	0	1	41
212	0	226	113	34	0	0	373
213	0	0	97	46	150	310	603
214	0	53	31	65	2	2	153
215	0	283	142	42	0	0	467
216	0	6	47	16	44	89	202
Total	45	15,221	32,178	18,970	5,526	11,491	83,431

Source: Watson & Associates Economists Ltd.



City of Barrie Scenario 3 - Employment by Traffic Zone 2026

2026 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	103	104	89	176	488
2	0	887	685	368	1	1	1,942
3	0	527	506	49	0	0	1,082
4	0	799	703	132	0	0	1,634
5	0	390	1,983	260	0	0	2,633
6	0	1,616	664	43	0	0	2,323
7	0	1,123	356	33	0	0	1,512
8	0	17	24	273	123	243	680
9	0	0	0	0	64	127	191
10	0	43	68	135	168	332	746
11	0	17	3	0	26	52	98
12	0	22	90	154	102	202	570
13	0	9	42	107	178	352	688
14	0	4	331	34	15	30	414
15	0	5	3	6	23	44	81
16	0	39	122	65	43	86	355
17	0	187	344	346	0	0	877
18	3	1,044	361	26	0	0	1,434
19	0	46	1,299	192	0	0	1,537
20	0	92	817	23	0	0	932
21	0	61	1,780	41	0	0	1,882
22	0	613	368	75	49	94	1,199
23	0	40	197	82	191	384	894
24	0	6	5	292	56	109	468
25	0	6	25	101	102	207	441
26	0	3	7	0	38	76	124
27	0	19	133	34	132	256	574
28	0	113	190	23	19	38	383
29	0	4	590	2	0	0	596
30	0	113	57	12	0	0	182
31	0	0	260	0	0	0	260
32	0	113	113	204	28	54	512
33	0	649	226	6	1	2	884
34	0	0	2	0	14	28	44
35	0	667	361	35	0	0	1,063
36	0	3	20	85	56	111	275
37	0	13	52	15	117	232	429
38	0	7	391	42	44	84	568
39	0	1	51	13	42	83	190
40	0	11	34	0	46	88	179
41	0	5	121	32	51	107	316
42	0	38	58	71	29	57	253
43	0	7	17	1	39	79	143
44	0	2	200	33	29	58	322
45	0	0	238	46	1	2	287
46	0	130	409	14	23	45	621
47	0	12	211	15	53	105	396
48	0	6	114	60	70	143	393
49	0	10	100	56	60	121	347
50	0	7	33	242	28	58	368
51	0	34	157	33	18	37	279
52	0	7	8	0	11	25	51
54	0	0	854	56	4	10	924
55	0	832	161	644	0	0	1,637
56	0	24	65	121	198	398	806
57	0	5	0	222	57	114	398
58	0	105	19	0	0	0	124
59	3	402	334	22	1	1	763
60	0	639	250	1	0	1	891
61	0	50	476	0	0	0	526
62	0	0	60	4	17	35	116
63	0	1,028	450	1	4	8	1,491
64	0	4	96	22	8	16	146
65	0	177	151	184	35	67	614
66	25	1,067	604	55	0	0	1,751
67	0	15	43	46	153	312	569
68	0	0	0	39	0	0	39
69	0	91	36	181	164	324	796
70	0	177	703	287	22	44	1,233
71	0	15	4	43	54	109	225
72	0	12	146	5	34	69	266
73	0	4	5	0	15	29	53
74	0	6	69	101	36	70	282
75	0	21	20	11	43	84	179
76	0	22	71	28	62	129	312
77	0	0	5	61	51	102	219
78	0	0	49	3,066	0	0	3,115
79	0	0	21	3,064	0	0	3,085
80	0	11	21	180	55	112	379
81	0	6	183	196	39	81	505
82	0	4	17	8	35	68	132
83	0	0	36	7	8	16	67
84	0	0	27	6	31	62	126
85	0	26	12	0	38	71	147
86	0	0	28	2	25	51	106

2026 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	7	13	32
89	0	6	735	808	0	0	1,549
90	0	302	496	497	9	18	1,322
91	0	25	172	166	60	118	541
92	0	3	77	140	44	87	351
93	0	8	6	0	54	110	178
94	0	0	7	50	44	89	190
95	0	4	30	12	53	105	204
96	0	4	12	1	23	48	88
97	0	60	702	2	0	0	764
98	0	0	28	42	23	47	140
99	0	0	16	60	26	54	156
100	0	123	2,752	12	0	0	2,887
101	0	0	1	0	42	84	127
102	0	6	8	89	51	101	255
103	0	1	6	2	25	49	83
104	1	25	9	58	103	208	404
105	0	63	805	56	17	35	976
106	0	2	38	161	75	145	421
107	0	10	73	118	40	80	321
108	0	14	10	47	79	158	308
109	0	4	104	55	114	225	502
110	0	0	6	81	18	36	141
111	0	0	32	5	38	75	150
112	0	0	0	0	0	0	0
113	0	6	9	1	30	60	106
114	0	12	1,105	120	0	0	1,237
115	0	6	287	515	8	16	832
116	0	13	35	32	55	113	248
117	6	38	126	1	0	0	171
118	0	1	1	55	14	27	98
119	0	4	24	197	83	165	473
120	0	4	96	51	41	85	277
121	0	5	41	3	37	70	156
122	0	0	90	21	15	31	157
123	0	0	55	283	8	16	362
124	0	0	72	826	0	0	898
125	0	0	50	1	0	0	51
126	3	117	313	59	3	5	500
127	0	4	214	51	12	24	305
128	0	21	120	12	1	2	156
129	0	0	193	3	11	21	228
130	0	42	456	12	1	2	513
131	0	4	149	0	0	0	153
132	0	7	204	4	0	0	215
133	0	15	144	107	6	12	284
134	0	116	158	8	14	26	322
135	0	5	36	368	11	20	440
136	0	31	296	73	88	176	664
137	0	0	0	0	0	0	0
138	0	11	149	8	2	4	174
139	4	20	392	125	12	24	577
140	0	4	14	71	13	23	125
141	0	18	301	53	5	8	385
142	0	8	26	13	16	29	92
143	0	2	36	25	10	19	92
144	0	0	74	26	21	43	164
145	0	8	77	176	5	13	279
146	0	5	0	5	2	3	15
147	0	33	323	627	44	87	1,114
148	0	7	236	23	1	2	269
149	0	34	231	3	35	73	376
150	0	52	458	269	279	564	1,622
151	0	58	849	151	3	7	1,068
152	0	50	20	8	33	63	174
153	0	8	0	51	30	63	152
154	0	0	11	100	46	91	248
155	0	78	148	279	74	148	727
201	0	0	18	45	132	266	461
202	0	0	46	152	133	268	599
203	0	0	31	0	1	3	35
204	0	0	0	0	39	81	120
205	0	0	601	26	94	192	913
206	0	0	27	56	218	441	742
207	0	0	24	39	75	151	289
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	67	33	10	0	1	111
212	0	624	305	92	0	0	1,021
213	0	0	210	216	179	362	967
214	0	53	58	288	78	158	635
215	0	773	378	113	0	0	1,264
216	0	6	66	31	84	172	359
Total	45	17,366	35,595	21,049	6,422	12,843	93,320

Source: Watson & Associates Economists Ltd.



City of Barrie Scenario 3 - Employment by Traffic Zone 2031

2031 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	103	104	85	171	479
2	0	947	743	380	1	1	2,072
3	0	617	560	67	0	0	1,244
4	0	842	748	142	0	0	1,732
5	0	390	1,984	260	0	0	2,634
6	0	1,629	674	45	0	0	2,348
7	0	1,150	381	34	0	0	1,565
8	0	17	29	280	118	238	682
9	0	0	0	0	70	142	212
10	0	43	68	153	164	328	756
11	0	17	3	0	24	51	95
12	0	22	150	165	110	230	677
13	0	9	42	107	170	345	673
14	0	4	374	40	14	30	462
15	0	5	3	6	22	45	81
16	0	41	123	65	42	85	356
17	0	222	370	360	0	0	952
18	3	1,065	367	28	0	0	1,463
19	0	50	1,555	237	0	0	1,842
20	0	139	1,024	36	0	0	1,199
21	0	78	1,898	57	0	0	2,033
22	0	625	377	76	46	93	1,217
23	0	40	197	90	184	376	887
24	0	6	5	292	53	106	462
25	0	6	25	101	100	208	440
26	0	3	7	0	36	74	120
27	0	19	133	34	130	262	578
28	0	208	274	44	18	37	581
29	0	4	596	2	0	0	602
30	0	156	71	19	0	0	246
31	0	0	260	0	0	0	260
32	0	113	120	204	27	54	518
33	0	653	228	7	1	2	891
34	0	0	2	0	14	29	45
35	0	672	347	35	0	0	1,054
36	0	3	20	97	56	111	287
37	0	13	52	15	113	230	423
38	0	7	396	42	46	88	579
39	0	1	51	13	53	108	226
40	0	11	34	0	44	90	179
41	0	5	125	32	50	101	313
42	0	38	58	71	28	55	250
43	0	7	17	1	43	87	155
44	0	2	202	33	29	56	322
45	0	0	238	46	1	2	287
46	0	130	429	17	27	54	657
47	0	12	250	16	57	115	450
48	0	6	114	60	67	140	387
49	0	10	100	56	64	129	359
50	0	7	42	242	29	63	383
51	0	34	177	36	51	104	402
52	0	7	8	0	10	25	50
54	0	0	853	58	4	9	924
55	0	835	163	645	0	0	1,643
56	0	24	72	121	192	390	799
57	0	5	0	226	57	115	403
58	0	105	19	0	0	0	124
59	3	417	392	31	1	1	845
60	0	642	253	1	0	1	897
61	0	50	477	0	0	0	527
62	0	0	91	5	25	51	172
63	0	1,033	459	1	4	8	1,505
64	0	4	108	26	25	51	214
65	0	177	156	191	47	95	666
66	25	1,072	611	55	0	0	1,763
67	0	15	43	66	157	320	601
68	0	0	0	43	0	0	43
69	0	91	36	181	156	318	782
70	0	185	715	289	22	44	1,255
71	0	15	4	43	53	107	222
72	0	12	146	5	34	70	267
73	0	4	5	0	13	29	51
74	0	6	69	101	34	70	280
75	0	21	20	11	40	82	174
76	0	22	71	28	61	125	307
77	0	0	9	71	51	105	236
78	0	0	49	3,073	0	0	3,122
79	0	0	21	3,088	0	0	3,109
80	0	11	21	180	53	111	376
81	0	6	183	196	38	80	503
82	0	4	17	8	33	68	130
83	0	0	36	7	7	16	66
84	0	0	28	6	31	60	125
85	0	26	12	0	33	71	142
86	0	0	46	3	26	53	128

2031 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	14	50
88	0	6	6	0	7	13	32
89	0	9	687	808	0	0	1,504
90	0	304	497	497	9	17	1,324
91	0	25	172	168	57	114	536
92	0	3	77	140	39	85	344
93	0	8	6	0	53	107	174
94	0	0	7	50	42	89	188
95	0	4	30	12	51	103	200
96	0	4	12	1	23	48	88
97	0	60	720	4	0	0	784
98	0	0	51	43	22	45	161
99	0	0	16	60	26	53	155
100	0	123	2,773	15	7	15	2,933
101	0	0	1	0	39	92	122
102	0	6	8	89	50	99	252
103	0	1	6	2	24	48	81
104	1	25	9	58	100	206	399
105	0	63	805	56	17	34	975
106	0	2	38	161	72	143	416
107	0	10	73	118	40	77	318
108	0	14	77	14	47	156	308
109	0	4	104	55	110	221	494
110	0	0	6	81	17	36	140
111	0	0	32	5	43	86	166
112	0	0	0	0	0	0	0
113	0	6	9	1	27	58	101
114	0	12	1,109	122	14	30	1,287
115	0	6	295	515	8	16	840
116	0	13	35	32	54	108	242
117	6	42	128	2	0	0	178
118	0	1	1	55	14	27	98
119	0	4	24	197	79	162	466
120	0	4	102	52	40	83	281
121	0	5	43	3	48	105	204
122	0	0	114	25	17	35	191
123	0	0	61	341	17	35	454
124	0	0	82	994	0	0	1,076
125	0	0	56	2	0	0	58
126	3	117	354	70	7	14	565
127	0	4	242	61	13	25	345
128	0	21	137	14	1	2	175
129	0	0	219	3	10	21	253
130	0	42	517	14	1	3	577
131	0	4	168	0	0	0	172
132	0	7	231	5	1	3	247
133	0	15	164	129	19	36	363
134	0	116	179	9	12	26	342
135	0	5	48	442	17	34	546
136	0	31	366	87	109	219	812
137	0	0	0	0	0	0	0
138	0	11	173	9	5	10	208
139	4	20	447	151	11	25	658
140	0	4	15	71	13	24	127
141	0	18	301	53	15	30	417
142	0	8	26	13	15	28	90
143	0	2	36	25	8	19	90
144	0	0	95	26	37	76	234
145	0	8	88	213	11	24	344
146	0	5	0	5	2	3	15
147	0	33	323	627	42	84	1,109
148	0	7	236	23	1	2	269
149	0	34	234	3	33	71	375
150	0	52	470	272	276	562	1,632
151	0	58	1,000	184	4	8	1,254
152	0	52	22	9	31	62	176
153	0	8	0	69	29	61	167
154	0	0	11	100	43	89	243
155	0	79	149	279	71	149	727
201	0	0	28	166	148	298	640
202	0	0	82	153	177	356	768
203	0	0	49	0	33	67	149
204	0	0	0	0	70	140	210
205	0	0	1,047	97	128	258	1,530
206	0	0	43	148	212	427	830
207	0	0	38	78	73	147	336
208	0	0	0	0	0	0	0
209	0	0	0	0	0	1	1
210	0	0	0	0	0	1	1
211	0	111	59	17	0	1	188
212	0	1,033	544	154	0	0	1,731
213	0	0	270	304	200	404	1,178
214	0	53	75	407	155	311	1,001
215	0	1,276	672	188	0	0	2,136
216	0	6	98	79	131	264	578
Total	45	18,891	38,804	22,599	6,808	13,850	100,997

Source: Watson & Associates Economists Ltd.



City of Barrie Scenario 3 - Employment by Traffic Zone 2036

2036 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	107	109	88	178	498
2	0	952	749	380	1	1	2,083
3	0	664	584	74	12	26	1,360
4	0	853	755	144	0	0	1,752
5	0	395	1,984	265	0	0	2,644
6	0	1,685	748	68	0	0	2,501
7	0	1,230	444	52	0	0	1,726
8	0	17	50	280	121	247	715
9	0	0	0	0	98	202	300
10	0	43	68	171	168	339	789
11	0	17	3	0	24	53	97
12	0	22	647	170	257	528	1,624
13	0	10	46	112	176	358	702
14	0	4	469	52	26	56	607
15	0	5	3	6	23	48	85
16	0	43	124	69	42	88	366
17	0	280	411	373	0	0	1,064
18	3	1,121	417	50	0	0	1,591
19	0	54	1,555	230	0	0	1,839
20	0	164	1,024	40	0	0	1,228
21	0	148	2,303	119	0	0	2,570
22	0	658	419	94	46	95	1,312
23	0	40	205	93	191	393	922
24	0	6	5	309	54	112	486
25	0	6	25	106	104	216	457
26	0	3	7	0	37	77	124
27	0	19	140	36	136	275	606
28	0	274	414	77	34	70	869
29	0	4	596	9	0	0	609
30	0	193	102	32	0	0	327
31	0	0	268	3	0	1	272
32	0	113	126	213	27	55	534
33	0	656	244	11	1	3	915
34	0	0	2	0	15	31	48
35	0	754	411	51	0	0	1,216
36	0	3	20	103	57	117	300
37	0	13	52	15	113	239	432
38	0	7	437	51	49	98	642
39	0	1	66	14	54	111	246
40	0	11	49	0	57	115	232
41	0	5	125	32	51	107	320
42	0	38	58	75	29	57	257
43	0	7	17	1	44	90	159
44	0	2	202	33	29	59	325
45	0	0	240	46	1	2	289
46	0	130	485	26	34	69	744
47	0	12	278	21	70	146	527
48	0	6	121	63	69	146	405
49	0	10	106	57	65	136	374
50	0	7	49	253	32	67	408
51	0	34	248	42	66	135	525
52	0	7	8	0	11	25	51
54	0	0	873	59	38	78	1,048
55	0	838	185	650	0	0	1,673
56	0	24	83	126	201	415	849
57	0	5	0	228	91	186	510
58	0	105	21	0	0	0	126
59	3	531	749	54	19	37	1,393
60	0	645	278	7	0	1	931
61	0	50	511	13	0	0	574
62	0	0	121	6	32	66	225
63	0	1,039	492	9	4	8	1,552
64	0	4	153	32	29	59	277
65	0	177	202	208	58	116	761
66	25	1,078	675	75	1	2	1,856
67	0	15	44	76	162	337	634
68	0	0	0	45	0	0	45
69	0	91	36	189	162	331	809
70	0	200	760	299	22	45	1,326
71	0	15	4	43	54	110	226
72	0	12	146	5	34	72	269
73	0	4	5	0	15	29	53
74	0	6	69	106	35	72	288
75	0	21	20	11	42	86	180
76	0	22	71	28	62	130	313
77	0	0	15	73	54	109	251
78	0	0	49	3,337	0	0	3,386
79	0	0	22	3,352	0	0	3,374
80	0	11	21	188	54	115	389
81	0	6	192	209	41	85	533
82	0	4	17	8	34	69	132
83	0	0	36	7	7	16	66
84	0	0	29	6	31	63	129
85	0	26	12	0	36	71	145
86	0	0	65	4	26	55	150

2036 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	7	15	51
88	0	6	6	0	7	14	33
89	0	11	687	839	0	0	1,537
90	0	306	506	501	9	18	1,340
91	0	25	173	168	60	121	547
92	0	3	77	145	43	87	355
93	0	8	6	0	54	112	180
94	0	0	7	52	43	91	193
95	0	4	30	12	53	106	205
96	0	4	12	1	23	48	88
97	0	60	794	24	0	0	878
98	0	0	75	44	23	47	189
99	0	0	16	63	26	55	160
100	0	123	3,019	92	15	29	3,278
101	0	0	1	0	41	84	126
102	0	6	8	93	51	103	261
103	0	1	6	2	25	51	65
104	1	25	9	58	102	213	408
105	0	63	865	77	18	40	1,063
106	0	2	38	170	74	145	429
107	0	10	73	124	40	80	327
108	0	14	19	47	78	163	321
109	0	4	104	57	112	228	505
110	0	0	6	85	18	36	145
111	0	0	32	5	44	90	171
112	0	0	0	0	0	0	0
113	0	6	9	1	27	60	103
114	0	12	1,200	151	15	33	1,411
115	0	6	295	516	8	16	841
116	0	13	36	32	54	115	250
117	6	45	132	4	0	0	187
118	0	1	1	58	14	29	103
119	0	4	24	206	81	173	498
120	0	4	108	54	41	86	293
121	0	5	58	3	57	117	240
122	0	0	120	30	21	44	215
123	0	0	99	625	20	42	786
124	0	0	90	995	0	0	1,085
125	0	0	63	2	0	0	65
126	3	117	408	86	9	19	642
127	0	4	312	75	17	33	441
128	0	21	153	17	1	2	194
129	0	0	226	3	10	21	260
130	0	42	574	17	2	4	639
131	0	4	185	0	0	0	189
132	0	7	257	6	2	4	276
133	0	15	216	157	24	50	462
134	0	116	234	11	15	31	407
135	0	5	53	538	22	45	663
136	0	31	371	104	115	235	856
137	0	0	0	0	0	0	0
138	0	11	199	11	6	13	240
139	4	20	505	185	13	28	755
140	0	4	16	71	14	27	132
141	0	18	331	62	18	34	463
142	0	8	27	13	15	29	92
143	0	2	36	25	9	19	91
144	0	0	111	28	52	108	299
145	0	8	106	257	14	29	414
146	0	5	0	5	2	3	15
147	0	33	323	654	44	87	1,141
148	0	7	236	23	1	2	269
149	0	34	256	9	35	77	411
150	0	52	529	286	283	586	1,736
151	0	58	1,097	224	4	9	1,392
152	0	52	22	9	33	65	181
153	0	8	0	84	30	63	185
154	0	0	11	102	45	94	252
155	0	80	150	293	73	153	749
201	0	0	34	217	180	369	800
202	0	0	89	151	191	393	824
203	0	0	58	70	61	126	315
204	0	0	0	0	74	153	227
205	0	0	1,236	97	133	273	1,739
206	0	0	51	146	225	462	884
207	0	0	45	76	74	152	347
208	0	135	100	40	0	0	275
209	0	341	253	102	0	1	697
210	0	692	514	209	0	1	1,416
211	0	192	119	41	0	1	353
212	0	1,033	544	154	0	0	1,731
213	0	0	294	350	220	452	1,316
214	0	53	105	453	177	363	1,151
215	0	1,276	672	188	0	0	2,136
216	0	6	179	76	170	350	781
Total	45	20,936	44,013	25,169	7,573	15,591	113,327

Source: Watson & Associates Economists Ltd.



City of Barrie Scenario 3 - Employment by Traffic Zone 2041

2041 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
1	0	16	114	115	94	190	529
2	0	961	763	412	4	6	2,146
3	0	726	672	101	29	59	1,587
4	0	879	780	157	0	0	1,816
5	0	402	2,017	272	0	0	2,691
6	0	1,766	905	110	0	0	2,781
7	0	1,345	580	111	0	0	2,036
8	0	17	54	280	127	259	737
9	0	0	0	0	104	207	311
10	0	43	68	184	177	357	829
11	0	17	3	0	26	56	102
12	0	22	1,045	175	421	841	2,504
13	0	10	47	118	188	378	741
14	0	4	599	72	45	89	809
15	0	5	3	6	25	49	88
16	0	43	126	73	46	93	381
17	0	370	475	402	0	0	1,247
18	3	1,196	538	89	0	0	1,826
19	0	59	1,555	254	0	0	1,868
20	0	247	1,059	47	0	0	1,353
21	0	286	2,625	181	0	0	3,092
22	0	713	483	116	51	99	1,462
23	0	40	220	101	211	429	1,001
24	0	6	5	321	58	118	508
25	0	6	25	111	115	229	486
26	0	3	7	0	40	81	131
27	0	19	155	43	145	294	656
28	0	392	618	115	83	167	1,375
29	0	4	640	21	0	0	665
30	0	253	140	46	0	0	439
31	0	0	282	8	0	1	291
32	0	113	129	220	29	59	550
33	0	660	284	21	1	3	969
34	0	0	2	0	16	33	51
35	0	869	546	96	0	0	1,511
36	0	3	20	118	61	122	324
37	0	13	52	15	126	251	457
38	0	7	500	68	57	114	746
39	0	1	74	16	58	117	266
40	0	11	66	0	74	152	303
41	0	5	134	32	61	122	354
42	0	38	58	78	30	60	264
43	0	7	17	1	47	94	166
44	0	2	204	33	30	61	330
45	0	0	242	46	1	2	291
46	0	130	584	42	54	112	922
47	0	12	325	26	89	179	631
48	0	6	134	68	75	155	438
49	0	10	112	59	70	143	394
50	0	7	57	261	37	72	434
51	0	34	317	47	81	159	638
52	0	7	8	0	13	25	53
54	0	0	930	59	84	168	1,241
55	0	842	234	665	0	0	1,741
56	0	24	94	129	217	433	897
57	0	5	0	231	102	202	540
58	0	105	30	2	3	5	145
59	3	680	969	111	29	59	1,851
60	0	649	330	24	0	1	1,004
61	0	50	576	37	0	0	663
62	0	0	151	7	40	81	279
63	0	1,044	565	21	4	9	1,643
64	0	4	183	38	33	66	324
65	0	178	237	225	71	143	854
66	25	1,082	799	110	3	8	2,027
67	0	15	47	90	179	360	691
68	0	0	0	48	0	0	48
69	0	91	36	197	172	353	849
70	0	213	818	313	24	49	1,417
71	0	15	4	43	59	117	238
72	0	12	146	5	38	76	277
73	0	4	5	0	16	30	55
74	0	6	69	111	40	74	300
75	0	21	20	11	45	91	188
76	0	22	71	28	67	135	323
77	0	0	19	82	59	122	282
78	0	0	49	3,824	0	0	3,873
79	0	0	25	3,838	0	0	3,863
80	0	11	21	198	61	119	410
81	0	6	221	222	56	108	613
82	0	4	17	8	36	74	139
83	0	0	36	7	10	16	69
84	0	0	31	6	32	67	136
85	0	26	12	0	39	75	152
86	0	0	82	4	29	56	171

2041 Employment							
Traffic Zone	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
87	0	4	0	25	8	16	53
88	0	6	6	0	7	14	33
89	0	13	688	859	0	0	1,560
90	0	308	525	505	9	19	1,366
91	0	25	177	170	61	127	560
92	0	3	77	150	48	93	371
93	0	8	6	0	58	119	191
94	0	0	7	55	49	96	207
95	0	4	30	12	57	113	216
96	0	4	12	1	26	49	92
97	0	60	909	60	2	3	1,034
98	0	0	98	46	24	49	217
99	0	0	16	66	28	58	168
100	0	123	3,431	229	27	52	3,862
101	0	0	1	0	46	88	135
102	0	6	8	98	55	109	276
103	0	1	6	2	25	54	88
104	1	25	9	58	112	226	431
105	0	63	989	117	30	59	1,258
106	0	2	38	177	80	157	454
107	0	10	73	129	43	85	340
108	0	14	19	47	87	171	339
109	0	4	104	60	120	244	532
110	0	0	6	89	20	38	153
111	0	0	32	5	46	93	176
112	0	0	0	0	0	0	0
113	0	6	11	1	31	65	114
114	0	12	1,353	203	20	40	1,628
115	0	6	307	516	8	17	854
116	0	13	39	33	61	120	266
117	6	49	137	5	0	0	197
118	0	1	9	61	19	38	128
119	0	4	24	216	87	183	514
120	0	4	118	56	46	93	317
121	0	5	75	3	69	134	286
122	0	0	149	36	25	52	262
123	0	0	116	931	22	46	1,115
124	0	0	106	995	0	0	1,101
125	0	0	74	2	0	0	76
126	3	117	486	102	12	23	743
127	0	4	371	89	21	42	527
128	0	21	180	20	1	2	224
129	0	0	258	3	11	22	294
130	0	42	679	20	3	5	749
131	0	4	219	0	0	0	223
132	0	7	304	7	2	5	325
133	0	15	262	187	31	60	555
134	0	116	276	13	19	37	461
135	0	5	70	640	27	54	796
136	0	31	396	122	122	244	915
137	0	0	0	0	0	0	0
138	0	11	236	13	8	17	285
139	4	20	600	220	17	34	895
140	0	4	18	71	14	28	135
141	0	18	377	76	23	46	540
142	0	8	29	14	16	31	98
143	0	2	36	25	11	19	93
144	0	0	152	30	72	144	398
145	0	8	130	306	18	33	495
146	0	5	0	5	2	4	16
147	0	33	323	674	47	91	1,168
148	0	7	236	23	1	2	269
149	0	34	312	20	51	101	518
150	0	52	602	308	318	641	1,921
151	0	58	1,292	265	5	11	1,631
152	0	52	22	10	36	69	189
153	0	8	0	94	32	67	201
154	0	0	11	105	48	98	262
155	0	82	151	303	79	161	776
201	0	0	35	243	219	437	934
202	0	0	91	153	235	469	948
203	0	0	61	77	78	157	373
204	0	0	0	0	82	164	246
205	0	0	1,287	97	152	303	1,839
206	0	0	53	148	250	500	951
207	0	0	47	78	87	174	386
208	0	286	190	70	0	0	546
209	0	722	481	178	0	1	1,382
210	0	1,465	979	364	0	1	2,809
211	0	282	173	59	0	1	515
212	0	1,034	544	154	0	0	1,732
213	0	0	300	378	265	530	1,473
214	0	53	113	477	210	420	1,273
215	0	1,276	672	188	0	0	2,136
216	0	6	201	80	204	408	899
Total	45	23,565	50,335	28,509	8,832	17,710	128,996

Source: Watson & Associates Economists Ltd.