

GROWTH REPORT 2024

Land Use

Development Approvals

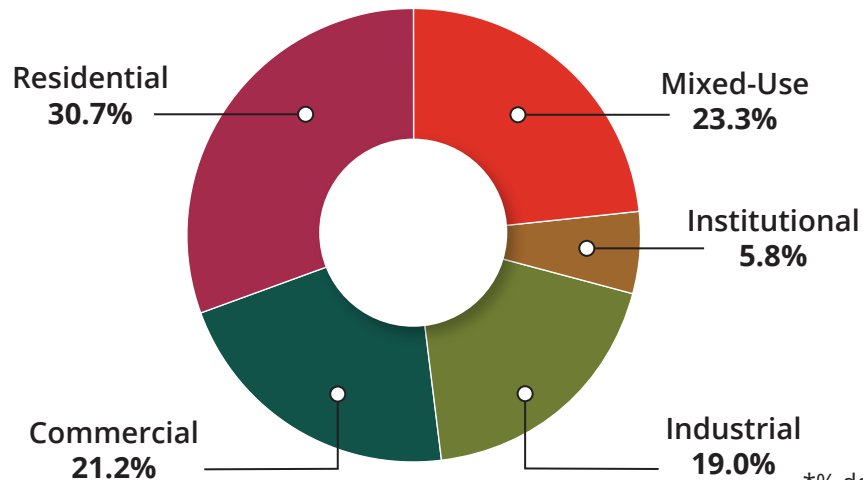
Construction

Complete Communities



291 DEVELOPMENT APPLICATIONS

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



*% does not include Committee of adjustment applications.

***49%** of the applications received are within the delineated built-up area.

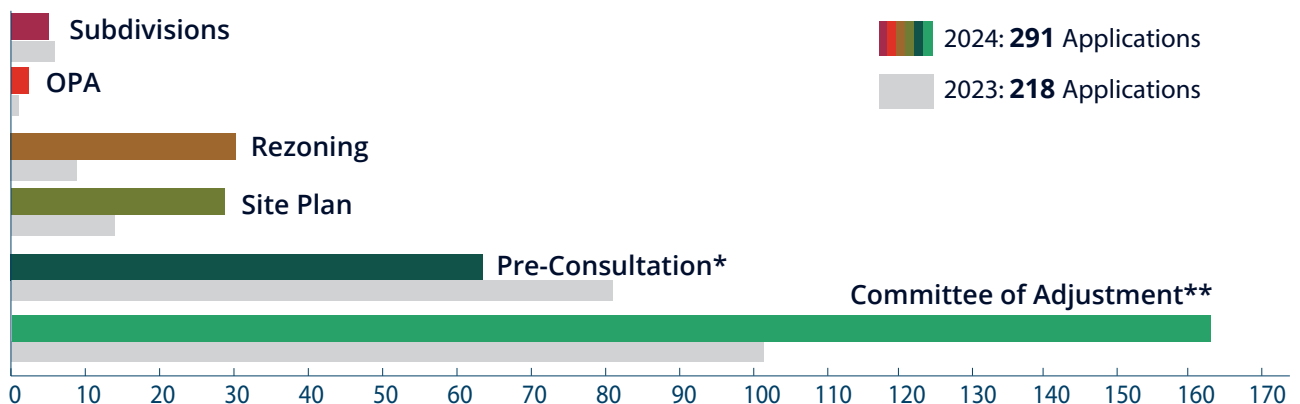
****51%** of the applications received are within the Designated greenfield areas.

The boundary of the built-up area and the designated greenfield area are shown on Map 1 of the City of Barrie Official Plan.

*Built boundary applications demonstrate infill activities within existing built-up areas helping to meet our City-Wide Growth Management Policies, which direct 50% of annual residential growth to within the Built-Up Area, in accordance with Policy 2.4.2.2a) of the Official Plan.

**Applications in the designated greenfield areas demonstrate an expansion of development on mostly vacant land.

APPLICATIONS RECEIVED BY TYPE

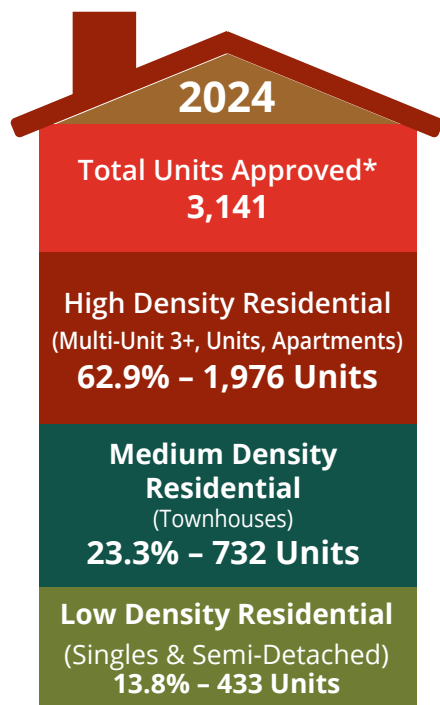


* Continues to show development interest in the City.

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

TOTAL DEVELOPMENT CHARGES RECEIVED = \$65 MILLION

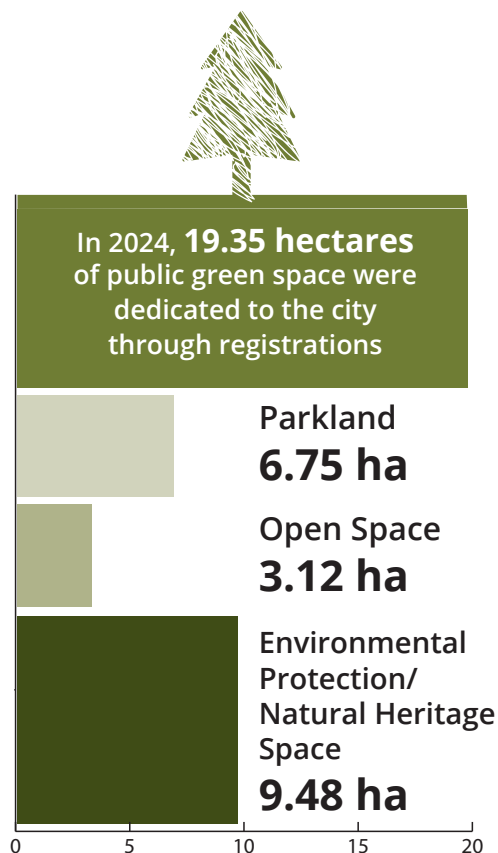
Development Charges are collected when draft plan of subdivisions and site plans are registered or building permits are issued.



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

1,438 Units within the built boundary (46%)

1,703 Units in the greenfield area (54%)



TOTAL KM OF NEW LOCAL INFRASTRUCTURE TO BE BUILT*

- Through subdivision developments we approved the development of **5.01 km** of new local roads.
- 5.01 km** of subdivision sanitary infrastructure
- 5.01 km** of subdivision water infrastructure
- 5.01 km** of subdivision storm infrastructure
- 7.51 km** of sidewalks

*based on 2024 subdivision draft approvals

RESIDENTIAL UNITS IN THE PIPELINE: 29,165



Draft Approved
11,890

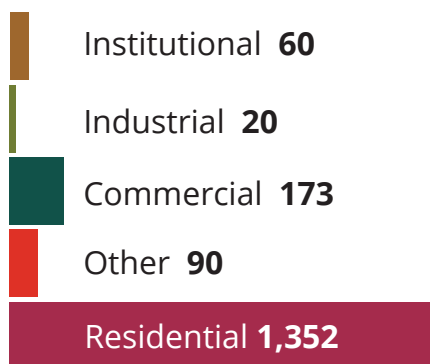


Registered and Unbuilt
4,091

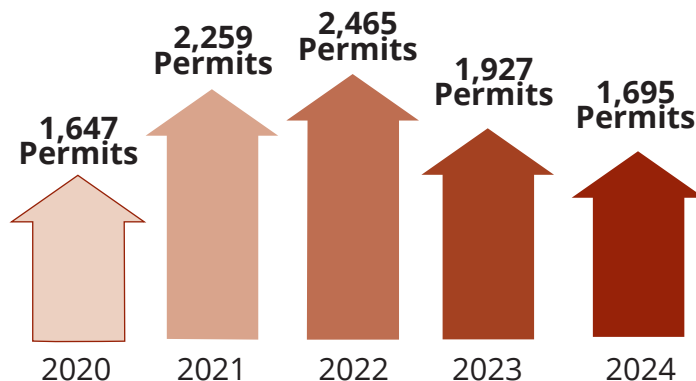


Under Application / Proposed
13,184

TOTAL NUMBER OF BUILDING PERMITS ISSUED IN 2024 = 1,695



\$722 MILLION value of Permits issued.



ADDITIONAL RESIDENTIAL UNITS (ARUs)



2018 = added 147 units **2021** = added 198 units
2019 = added 203 units **2022** = added 217 units
2020 = added 173 units **2023** = added 271 units

* On April 17, 2024, City Council passed By-law 2024-043 to change ARU permissions in the Zoning By-law and allow up to four dwelling units on residentially zoned lands. Prior to this, a maximum of 3 dwelling units per lot were permitted.

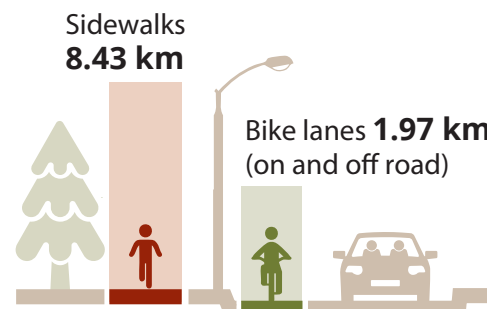
PROVINCIAL HOUSING TARGETS

Target	2023	2024	2025
City of Barrie Housing Starts	1,809	1,611	90*
Provincial Housing Targets	1,687	1,917	2,300

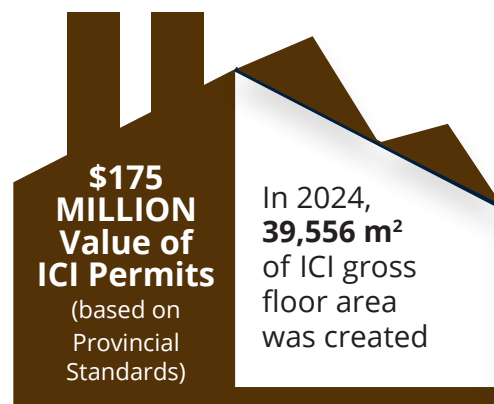
Performance against the targets is evaluated based on dwelling units starts. The City defines a housing start when a footing inspection has been scheduled. It means that construction has begun on a new house or multi-unit building.

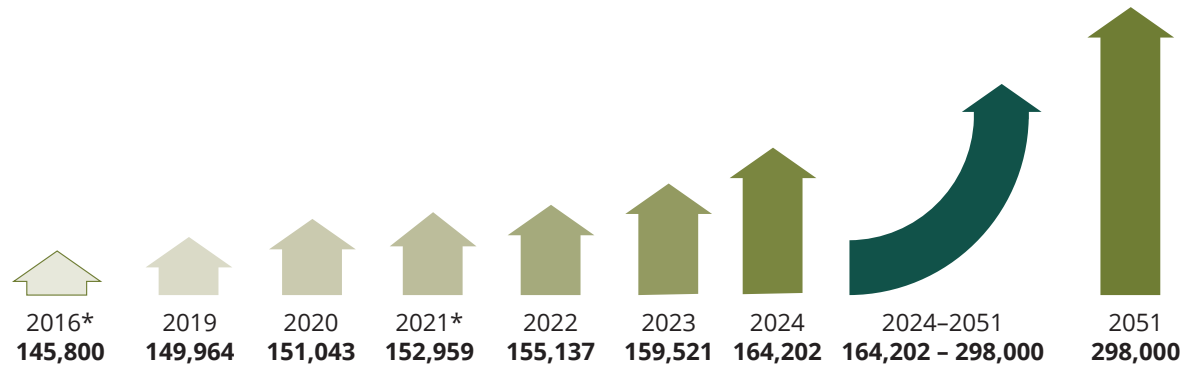
* January 1 – March 31, 2025 housing starts

SIDEWALKS COMPLETED IN 2024



INDUSTRIAL COMMERCIAL INSTITUTIONAL





POPULATION FORECASTS BY YEAR

*Based on 2016 and 2021 Population Census Data.

<div> <div>The household counts for 2024 vs 2023 changed by 1,768 additional households*</div> <div></div> </div>	<div></div> <div>Residential</div>	<div>Percentage of assessment base (%)</div> <div>78.28%</div>	<div>Value (\$)</div> <div>+\$347,309,027</div>
	<div></div> <div>Commercial property class</div>	<div>14.43%</div>	<div>-\$477,647</div>
	<div></div> <div>Industrial property class</div>	<div>1.91%</div>	<div>+\$3,780,797</div>

*Household count based on new MPAC data.
The 2024 Persons Per Unit (PPU) is calculated to be 2.75.

The assessment base percentage balance overall was relatively unchanged.

PARKS UPDATE

Painswick Lower Parking Lot – Granular lot was upgraded to asphalt with new vehicular circulation and drainage infrastructure.

RCAF 100TH Anniversary Project – Creation of a floral roundel as well as a paved seating area and custom benches in the Military Heritage Park.

Shalom Park – Additional pedestrian circulation, planting and a multi-use court.

Cartwright Park – Updated and repaved the pedestrian walkways, added new connections, installed a new multi-use court and planting.

Robin Court – New half basketball court, seating walls and area.

Barrie Community Sports Park – New NBA regulation sized outdoor basketball court, pedestrian connects and planting.

Grzegorz (Greg) Pierzchala Park – Batteaux Park was renamed and a Fitness Circuit inspired by the Ontario Police College Fitness Test was installed including push-up and sit-up stations, curl-up bench, reach box and shuttle run.

Lougheed Park – Tennis and lighting full retrofit.

COVID-19 Heroes & Memorial Garden – Located in the old playground location in Sunnidale Park, this new public garden complex was developed in partnership with the Rotary Club of Barrie which opened to the public October 30, 2024.

In 2024, there were **1,095** new water accounts created.*

23 Industrial/Commercial/Institutional
1,072 Residential

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

HISTORICAL COMPARISON

	2020	2021	2022	2023	2024
Total number of planning applications submitted	193	370	318	218	291
Total Development Charges received	\$22,300,000	\$96,500,000	\$99,500,000	\$50,000,000	\$65,000,000
Total Units approved (Approved Site Plans and Draft Plan of Subdivisions)	1,574	577	3,173	710	3,141
Total number of Building Permits issued	1,647	2,259	2,465	1,927	1,695
Value of issued residential building permits	\$75,827,301.00	\$497,385,737	\$719,112,774	\$512,167,758	\$722,119,878
Value of issued industrial / commercial/ institutional building permits issued	\$75,000,000	\$100,995,310	\$141,197,337	\$152,465,120	\$174,929,163
Total number of additional residential units (ARUs) added	203	198	217	271	245
Change in household count (MPAC)	+288	+545	+1,467	+1,933	+1,768
Number of new water billing accounts created	416	192	546	1,026	1,095
New residential unit starts	629	443	632	1,809	1,611

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