



# City of Barrie 2019 D.C. Background Study

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Public Meeting  
May 13, 2019

# Study Process & Timelines



April 17, 2019

May 13, 2019

June 17, 2019

Meetings with Staff, Growth Forecast Development & Policy Review

Draft Background Study and By-law

Stakeholder Meeting

Public Meeting of Council

Staff report to General Committee on background study & by-law

Council Consideration of By-law

Existing By-law Expiry

August 2018 to March 2019

May 2, 2019

May 27, 2019

August 26, 2019

# Public Meeting Purpose



- The public meeting is to provide for a review of the D.C. proposal and to receive public input on the proposed policies and charges
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

# Format for Public Meeting



- D.C.A. Public Meeting
  - Opening remarks
  - Presentation of the proposed policies and charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Development Charges



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

# Update on Bill 73



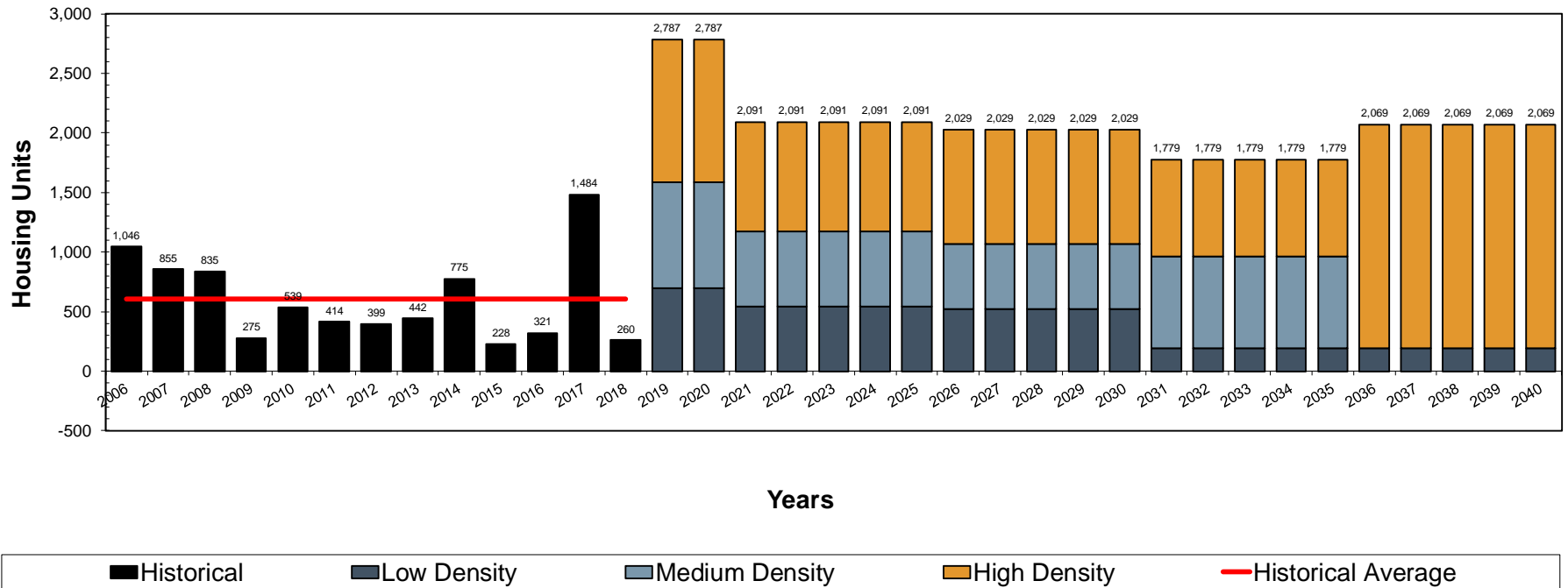
- New Definitions & Ineligible Services
- Area-Specific DCs
- Waste Diversion
- Asset Management
- Transit
- No Additional Levies
- Public Process Extended
- Annual Report of the Treasurer



# Methodology

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. Statutory 10% deduction (soft services)
  - iv. Amounts in excess of 10 year historical service calculation
  - v. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

# Annual Housing Forecast





# Growth Forecast Summary



Measure	10-year 2019-2028	13-year 2019-2031	23-year 2019-2041	Urban 23-year 2019-Urban 23 Year - Former City Municipal Boundary	Urban 23-year 2019-Urban 23 Year - Salem & Hewitts Secondary Plan Areas
(Net) Population Increase	47,778	58,977	100,631	53,111	47,520
Residential Unit Increase	21,967	27,199	31,314	13,049	18,265
Non-Residential Gross Floor Area Increase (sq.m)	1,090,800	1,347,600	2,768,100	1,797,800	970,300

Source: Watson & Associates Economists Ltd. Forecast 2019

- Growth forecast now going out to 2041 (vs. 2031 in 2014 D.C. Study) for the following services:
  - Services Related to a Highway;
  - Public Works Facilities and Fleet;
  - Water & Wastewater Facilities and Facilities Related Debt;
  - Water Distribution;
  - Wastewater Collection; and
  - Stormwater Drainage and Control.
- 2019-2031 forecast used for Protection
- 2019-2028 forecast used for all other services

## Services Included in D.C. Calculation – City Wide



- Services Related to a Highway
- Public Works Facilities and Fleet
- Protection
- Transit Services
- Parking
- **Airport - new**
- Parks and Recreation
- Library Services
- Administration
- Paramedics
- Social Housing
- **Long Term Care - new**
- **Waste Diversion - new**
- Wastewater Services – Facilities
- Wastewater Services – Facilities Related Debt
- Water Services – Facilities
- Water Services – Facilities Related Debt



## Services Included in D.C. Calculation – Area Specific

Former City Municipal Boundary Area, Salem & Hewitts  
Secondary Plan Areas, and Whiskey Creek

- Wastewater Services – Collection Systems (Former City and Salem & Hewitts)
- Water Services – Distribution Systems (Former City and Salem & Hewitts)
- Stormwater Drainage and Control Services (Former City Area only)
- Whiskey Creek Stormwater (Whiskey Creek Drainage Area only)

# Current D.C. Rates – Indexed January 1, 2019



Service	Residential				Non-Residential	
	Single & Semi Detached	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retail (Per sq. ft.)	Non-Retail (Per sq. ft.)
Roads	18,701	13,981	11,531	8,245	18.27	12.08
Roads Related	617	461	380	272	0.60	0.39
Protection	723	541	446	319	0.49	0.32
Transit Services	594	444	366	262	0.38	0.25
Parking	255	191	157	112	0.16	0.10
Parks and Recreation	6,097	4,558	3,760	2,689	0.52	0.34
Library Services	553	414	341	244	0.05	0.03
Administration	423	317	261	186	0.28	0.18
Paramedics	80	60	50	35	0.05	0.03
Social Housing	216	162	133	95	-	-
Wastewater Services - Facilities	1,488	1,113	917	656	0.99	0.66
Wastewater Services - Facilities Related Debt	4,368	3,265	2,693	1,926	2.91	1.93
Water Services - Facilities	662	495	408	292	0.44	0.29
Water Services - Facilities Related Debt	7,513	5,614	4,633	3,312	5.00	3.32
<b>Total Municipal Wide Services</b>	<b>42,290</b>	<b>31,616</b>	<b>26,076</b>	<b>18,645</b>	<b>30.14</b>	<b>19.92</b>
<u>Former City Municipal Boundary Areas:</u>						
Stormwater Drainage and Control Services	4,056	3,032	2,501	1,788	1.16	1.39
Wastewater Services - Collection Systems	12	8	7	5	-	0.01
Water Services - Distribution Systems	753	563	464	332	0.36	0.43
<b>Total Area Specific Services - Former City Municipal Boundary Areas</b>	<b>4,821</b>	<b>3,603</b>	<b>2,972</b>	<b>2,125</b>	<b>1.52</b>	<b>1.83</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>47,111</b>	<b>35,219</b>	<b>29,048</b>	<b>20,770</b>	<b>31.66</b>	<b>21.75</b>
<u>Salem &amp; Hewitt's Secondary Plan Areas:</u>						
Wastewater Services - Collection Systems	2,853	2,133	1,759	1,258	1.48	0.92
Water Services - Distribution Systems	2,855	2,134	1,760	1,259	1.49	0.93
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>5,708</b>	<b>4,267</b>	<b>3,519</b>	<b>2,517</b>	<b>2.97</b>	<b>1.85</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>47,998</b>	<b>35,883</b>	<b>29,595</b>	<b>21,162</b>	<b>33.11</b>	<b>21.77</b>

\*Whiskey Creek area specific D.C.s is in addition if development occurs in the Whiskey Creek Drainage Area

# Proposed Rates - Residential



Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units
<b>Municipal Wide Services:</b>					
Services Related to a Highway	28,129	22,266	15,753	11,059	9,526
Public Works Facilities and Fleet	447	354	250	176	151
Protection	1,831	1,449	1,025	720	620
Transit Services	1,542	1,221	864	606	522
Parking	261	207	146	103	88
Airport	234	185	131	92	79
Parks and Recreation	7,333	5,805	4,107	2,883	2,483
Library Services	710	562	398	279	240
Administration	714	565	400	281	242
Paramedics	210	166	118	83	71
Social Housing	626	496	351	246	212
Long Term Care	38	30	21	15	13
Waste Diversion	386	306	216	152	131
Wastewater Services - Facilities	5,928	4,692	3,320	2,331	2,008
Wastewater Services - Facilities Related Debt	3,545	2,806	1,985	1,394	1,201
Water Services - Facilities	76	60	43	30	26
Water Services - Facilities Related Debt	4,929	3,902	2,760	1,938	1,669
<b>Total Municipal Wide Services</b>	<b>56,939</b>	<b>45,072</b>	<b>31,888</b>	<b>22,388</b>	<b>19,282</b>
<b>Area Specific Services</b>					
<b>Former City Municipal Boundary Areas:</b>					
Stormwater Drainage and Control Services	6,466	5,118	3,621	2,542	2,190
Wastewater Services - Collection Systems	1,135	898	636	446	384
Water Services - Distribution Systems	417	330	234	164	141
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>8,018</b>	<b>6,346</b>	<b>4,491</b>	<b>3,152</b>	<b>2,715</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>64,957</b>	<b>51,418</b>	<b>36,379</b>	<b>25,540</b>	<b>21,997</b>
<b>Area Specific Services</b>					
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>					
Wastewater Services - Collection Systems	4,961	3,927	2,778	1,950	1,680
Water Services - Distribution Systems	5,361	4,244	3,002	2,108	1,816
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>10,322</b>	<b>8,171</b>	<b>5,780</b>	<b>4,058</b>	<b>3,496</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>67,261</b>	<b>53,243</b>	<b>37,668</b>	<b>26,446</b>	<b>22,778</b>

\*Whiskey Creek area specific D.C.s is in addition if development occurs in the Whiskey Creek Drainage Area

# Proposed Rates – Non-Residential



Service	Retail (per sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>				
Services Related to a Highway	163.15	112.89	15.16	10.49
Public Works Facilities and Fleet	2.59	1.80	0.24	0.17
Protection	10.80	7.60	1.00	0.71
Transit Services	9.32	6.25	0.87	0.58
Parking	1.58	1.06	0.15	0.10
Airport	1.41	0.95	0.13	0.09
Parks and Recreation	7.00	4.70	0.65	0.44
Library Services	0.68	0.45	0.06	0.04
Administration	4.32	2.90	0.40	0.27
Paramedics	0.42	0.28	0.04	0.03
Social Housing	-	-	-	-
Long Term Care	0.08	0.05	0.01	0.00
Waste Diversion	0.37	0.25	0.03	0.02
Wastewater Services - Facilities	34.38	23.79	3.19	2.21
Wastewater Services - Facilities Related Debt	20.56	14.23	1.91	1.32
Water Services - Facilities	0.44	0.30	0.04	0.03
Water Services - Facilities Related Debt	28.59	19.78	2.66	1.84
<b>Total Municipal Wide Services</b>	<b>285.69</b>	<b>197.28</b>	<b>26.54</b>	<b>18.33</b>
<b>Area Specific Services</b>				
<b>Former City Municipal Boundary Areas:</b>				
Stormwater Drainage and Control Services	34.96	9.50	3.25	0.88
Wastewater Services - Collection Systems	14.09	3.83	1.31	0.36
Water Services - Distribution Systems	5.17	1.41	0.48	0.13
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>54.22</b>	<b>14.74</b>	<b>5.04</b>	<b>1.37</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>339.91</b>	<b>212.02</b>	<b>31.58</b>	<b>19.70</b>
<b>Area Specific Services</b>				
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>				
Wastewater Services - Collection Systems	30.23	18.69	2.81	1.74
Water Services - Distribution Systems	32.67	20.20	3.04	1.88
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>62.90</b>	<b>38.89</b>	<b>5.84</b>	<b>3.61</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>348.59</b>	<b>236.17</b>	<b>32.39</b>	<b>21.94</b>

\*Whiskey Creek area specific D.C.s is in addition if development occurs in the Whiskey Creek Drainage Area

# Rate Comparison – Residential (Single and Semi-Detached Dwelling)



## Residential (Single Detached) Comparison

Service	Current	Calculated	Calculated vs. Current
<b>Municipal Wide Services:</b>			
Services Related to a Highway	18,701	28,129	50%
Public Works Facilities and Fleet	617	447	-28%
Protection	723	1,831	153%
Transit Services	594	1,542	160%
Parking	255	261	2%
Airport	-	234	n/a
Parks and Recreation	6,097	7,333	20%
Library Services	553	710	28%
Administration	423	714	69%
Paramedics	80	210	163%
Social Housing	216	626	190%
Long Term Care	-	38	n/a
Waste Diversion	-	386	n/a
Wastewater Services - Facilities	1,488	5,928	298%
Wastewater Services - Facilities Related Debt	4,368	3,545	-19%
Water Services - Facilities	662	76	-89%
Water Services - Facilities Related Debt	7,513	4,929	-34%
<b>Total Municipal Wide Services</b>	<b>42,290</b>	<b>56,939</b>	<b>35%</b>
<b>Area Specific Services</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	4,056	6,466	59%
Wastewater Services - Collection Systems	12	1,135	9358%
Water Services - Distribution Systems	753	417	-45%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,821</b>	<b>8,018</b>	<b>66%</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>47,111</b>	<b>64,957</b>	<b>38%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	2,853	4,961	74%
Water Services - Distribution Systems	2,855	5,361	88%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>5,708</b>	<b>10,322</b>	<b>81%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>47,998</b>	<b>67,261</b>	<b>40%</b>

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# Rate Comparison – Residential (Apartments – 2+ Bedrooms)



**Residential (Apartments - 2+ Bedrooms) Comparison**

Service	Current	Calculated	Calculated vs. Current
<b>Municipal Wide Services:</b>			
Services Related to a Highway	11,531	15,753	37%
Public Works Facilities and Fleet	380	250	-34%
Protection	446	1,025	130%
Transit Services	366	864	136%
Parking	157	146	-7%
Airport	-	131	n/a
Parks and Recreation	3,760	4,107	9%
Library Services	341	398	17%
Administration	261	400	53%
Paramedics	50	118	136%
Social Housing	133	351	164%
Long Term Care	-	21	n/a
Waste Diversion	-	216	n/a
Wastewater Services - Facilities	917	3,320	262%
Wastewater Services - Facilities Related Debt	2,693	1,985	-26%
Water Services - Facilities	408	43	-89%
Water Services - Facilities Related Debt	4,633	2,760	-40%
<b>Total Municipal Wide Services</b>	<b>26,076</b>	<b>31,888</b>	<b>22%</b>
<b>Area Specific Services:</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	2,501	3,621	45%
Wastewater Services - Collection Systems	7	636	8986%
Water Services - Distribution Systems	464	234	-50%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>2,972</b>	<b>4,491</b>	<b>51%</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>29,048</b>	<b>36,379</b>	<b>25%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	1,759	2,778	58%
Water Services - Distribution Systems	1,760	3,002	71%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>3,519</b>	<b>5,780</b>	<b>64%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>29,595</b>	<b>37,668</b>	<b>27%</b>



# Rate Comparison – Non-Residential – Retail (per sq.ft.)



Service	Current	Calculated	Calculated vs. Current
<b>Municipal Wide Services:</b>			
Services Related to a Highway	18.27	15.16	-17%
Public Works Facilities and Fleet	0.60	0.24	-60%
Protection	0.49	1.00	105%
Transit Services	0.38	0.87	128%
Parking	0.16	0.15	-8%
Airport	-	0.13	n/a
Parks and Recreation	0.52	0.65	25%
Library Services	0.05	0.06	26%
Administration	0.28	0.40	43%
Paramedics	0.05	0.04	-22%
Social Housing	-	-	n/a
Long Term Care	-	0.01	n/a
Waste Diversion	-	0.03	n/a
Wastewater Services - Facilities	0.99	3.19	223%
Wastewater Services - Facilities Related Debt	2.91	1.91	-34%
Water Services - Facilities	0.44	0.04	-91%
Water Services - Facilities Related Debt	5.00	2.66	-47%
<b>Total Municipal Wide Services</b>	<b>30.14</b>	<b>26.54</b>	<b>-12%</b>
<b>Area Specific Services:</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	1.16	3.25	180%
Wastewater Services - Collection Systems	-	1.31	
Water Services - Distribution Systems	0.36	0.48	33%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>1.52</b>	<b>5.04</b>	<b>231%</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>31.66</b>	<b>31.58</b>	<b>0%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	1.48	2.81	90%
Water Services - Distribution Systems	1.49	3.04	104%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>2.97</b>	<b>5.84</b>	<b>97%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>33.11</b>	<b>32.39</b>	<b>-2%</b>

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# Rate Comparison – Non-Residential – Non-Retail (per sq.ft.)



Service	Current	Calculated	Calculated vs. Current
<b>Municipal Wide Services:</b>			
Services Related to a Highway	12.08	10.49	-13%
Public Works Facilities and Fleet	0.39	0.17	-57%
Protection	0.32	0.71	121%
Transit Services	0.25	0.58	132%
Parking	0.10	0.10	-2%
Airport	-	0.09	n/a
Parks and Recreation	0.34	0.44	28%
Library Services	0.03	0.04	39%
Administration	0.18	0.27	50%
Paramedics	0.03	0.03	-13%
Social Housing	-	-	n/a
Long Term Care	-	0.00	n/a
Waste Diversion	-	0.02	n/a
Wastewater Services - Facilities	0.66	2.21	235%
Wastewater Services - Facilities Related Debt	1.93	1.32	-32%
Water Services - Facilities	0.29	0.03	-90%
Water Services - Facilities Related Debt	3.32	1.84	-45%
<b>Total Municipal Wide Services</b>	<b>19.92</b>	<b>18.33</b>	<b>-8%</b>
<b>Area Specific Services:</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	1.39	0.88	-37%
Wastewater Services - Collection Systems	0.01	0.36	3458%
Water Services - Distribution Systems	0.43	0.13	-70%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>1.83</b>	<b>1.37</b>	<b>-25%</b>
<b>Total Services - Former City Municipal Boundary Areas*</b>	<b>21.75</b>	<b>19.70</b>	<b>-9%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	0.92	1.74	89%
Water Services - Distribution Systems	0.93	1.88	102%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>1.85</b>	<b>3.61</b>	<b>95%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>21.77</b>	<b>21.94</b>	<b>1%</b>

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# Whiskey Creek Area Specific D.C.

## Overview



- This D.C. Study also provides the basis for updated charges for the Whiskey Creek Stormwater Management Works and Downstream Conveyance Works (replacing By-law 2016-066)
- The purpose of replacing the by-law at this time is to:
  - Reflect the expanded benefitting area (five new development areas);
  - Break out areas into sub-areas;
  - Update estimates on future works; and
  - Update costs for additional works that are to be spread across benefitting land owners;



# Whiskey Creek Area Specific D.C.

## Method of Calculation

- The benefiting area includes 20 development areas;
- The cost sharing was originally calculated on the basis of land area and run-off coefficients, at the time of the original 2002 D.C. by-law. This D.C. calculation follows the same method of calculating the charges.
- Although there are 20 main development areas, it is noted that some areas have been broken down in sub-areas, however, the quantum of the land area included remains the same as the previous study.
- Owners may be required to construct some or all of the works.
- The area-specific D.C. by-law supports the payback of front-end financing arrangements from other benefiting owners, where required.

# Whiskey Creek Area Specific D.C.

## Summary of Development Areas



No.	Development Areas	ORIGINAL AREA (Ha)	ADJUSTMENT TO AREA (Ha)	Area (Ha)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	10.59	(1.19)	9.40
1B1	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	3.27	(1.29)	1.98
1B2	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)		1.58	1.58
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	7.10	2.60	9.70
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	4.08		4.08
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	2.18	(0.61)	1.57
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)		0.61	0.61
1F	Discovery Daycare *	0.68		0.68
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	3.95		3.95
3	Mason Homes Ltd.	26.97		26.97
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	1.27		1.27
5	428 Veterans Drive *	0.71		0.71
6A1	Sunfield Homes (Mapleview III):	7.78	(0.93)	6.85
6A2	Sunfield Homes (Mapleview III):		0.35	0.35
6B	Pratt/Hansen*	2.89		2.89
7	Future Res - Allandale Vet	0.39		0.39
8	Future Comm - Allandale Vet	1.38		1.38
9	Jarlette *	1.92		1.92
10A	Rob-Geoff *	6.89		6.89
10B	541 Essa Rd.	0.09		0.09
11A	Pratt Construction (Pratt-Holly Meadows) *	5.49		5.49
11B	27 Holdings *	4.16		4.16
12A1	Essa - Ferndale Development	1.75	(0.52)	1.23
12A2	Essa - Ferndale Development		0.35	0.35
12B	Pratt Ferndale Townhouse *	1.09		1.09
12C	430 Essa Rd.	0.45		0.45
12D	440 Essa Rd.	0.34		0.34
13	Beacon Subdivision *	4.69		4.69
14	Future Residential	6.09		6.09
15A	Bell Media Site (CKVR Lands - Station Lands)*	1.55		1.55
15B1	Bell Media Site (CKVR Lands)	13.95	(11.38)	2.57
15B2	Bell Media Site (CKVR Lands)		10.19	10.19
15B3	Bell Media Site (CKVR Lands)		9.54	9.54
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road		2.28	2.28
17	521, 525, 531 Essa Road		0.79	0.79
18	518, 520, 524, 530 Essa Road		1.08	1.08
19	458 Essa Road and 240 Harvie Road		0.24	0.24
20	202, 206, 210, 214 Harvie Road		0.68	0.68
	<b>TOTALS</b>	<b>121.70</b>	<b>14.37</b>	<b>136.07</b>

Source: City of Barrie

\*Development area (in whole or in part) which have already provided securities to the City, or already paid development charges under By-laws 2002-233, 2006-165, 2011-096 or 2016-066

# Whiskey Creek Area Specific D.C.

## Summary of Current and Calculated D.C.s



No.	Development Areas <sup>1</sup>	Current D.C.s per Hectare	Calculated D.C.s per Hectare
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$993,248	\$1,335,676
1B1	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$276,606	\$341,633
1B2	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)		\$202,926
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$516,297	\$1,245,811
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$382,668	\$579,740
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$151,862	\$166,058
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)		\$64,519
1F	Discovery Daycare *	\$47,370	\$80,312
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	\$176,890	\$299,905
3	Mason Homes Ltd.	\$1,931,251	\$3,257,944
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	\$82,151	\$139,281
5	428 Veterans Drive *	\$73,437	\$123,886
6A1	Sunfield Homes (Mapleview III):	\$594,491	\$827,472
6A2	Sunfield Homes (Mapleview III):		\$61,071
6B	Pratt/Hansen*	\$298,588	\$503,707
7	Future Res - Allandale Vet	\$27,927	\$47,112
8	Future Comm - Allandale Vet	\$186,657	\$314,882
9	Jarlette *	\$114,643	\$194,369
10A	Rob-Geoff *	\$356,547	\$604,501
10B	541 Essa Rd.	\$5,822	\$9,870
11A	Pratt Construction (Pratt-Holly Meadows) *	\$229,465	\$389,042
11B	27 Holdings *	\$351,890	\$596,605
12A1	Essa - Ferndale Development	\$82,685	\$187,247
12A2	Essa - Ferndale Development		\$40,745
12B	Pratt Ferndale Townhouse *	\$41,898	\$108,723
12C	430 Essa Rd.	\$21,147	\$68,185
12D	440 Essa Rd.	\$16,005	\$51,608
13	Beacon Subdivision *	\$135,626	\$351,942
14	Future Residential	\$161,735	\$490,819
15A	Bell Media Site (CKVR Lands - Station Lands)*	\$64,033	\$166,162
15B1	Bell Media Site (CKVR Lands)	\$576,297	\$322,198
15B2	Bell Media Site (CKVR Lands)		\$1,277,509
15B3	Bell Media Site (CKVR Lands)		\$1,173,666
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	-	\$706,697
17	521, 525, 531 Essa Road	-	\$201,235
18	518, 520, 524, 530 Essa Road	-	\$169,360
19	458 Essa Road and 240 Harvie Road	-	\$27,939
20	202, 206, 210, 214 Harvie Road	-	\$79,161
	<b>TOTALS</b>	<b>\$7,897,233</b>	<b>\$16,809,516</b>

\* Development areas (in whole or in part) which have already provided securities to the City, or have already paid development charges under prior by-laws



# Capital Cost Drivers

- Inflationary factors applied to all services;
- New projects identified and updated costing through updated master plans for Roads, Active Transportation, Water Supply & Distribution, Wastewater Collection & Treatment, and Stormwater;
  - The capital required to service growth to 2041 for these services is \$2,210,022,083
- Updated costs based on actual recent tender prices;
- New services added resulting in a \$658 increase in the charge for a single detached dwelling:
  - Waste Diversion (newly eligible);
  - Long Term Care;
  - Airport;
- Transit D.C. calculation is now based on a new methodology using a forward looking service standard, as per the changes in the D.C.A. based on Bill 73.

# By-Law - Changes

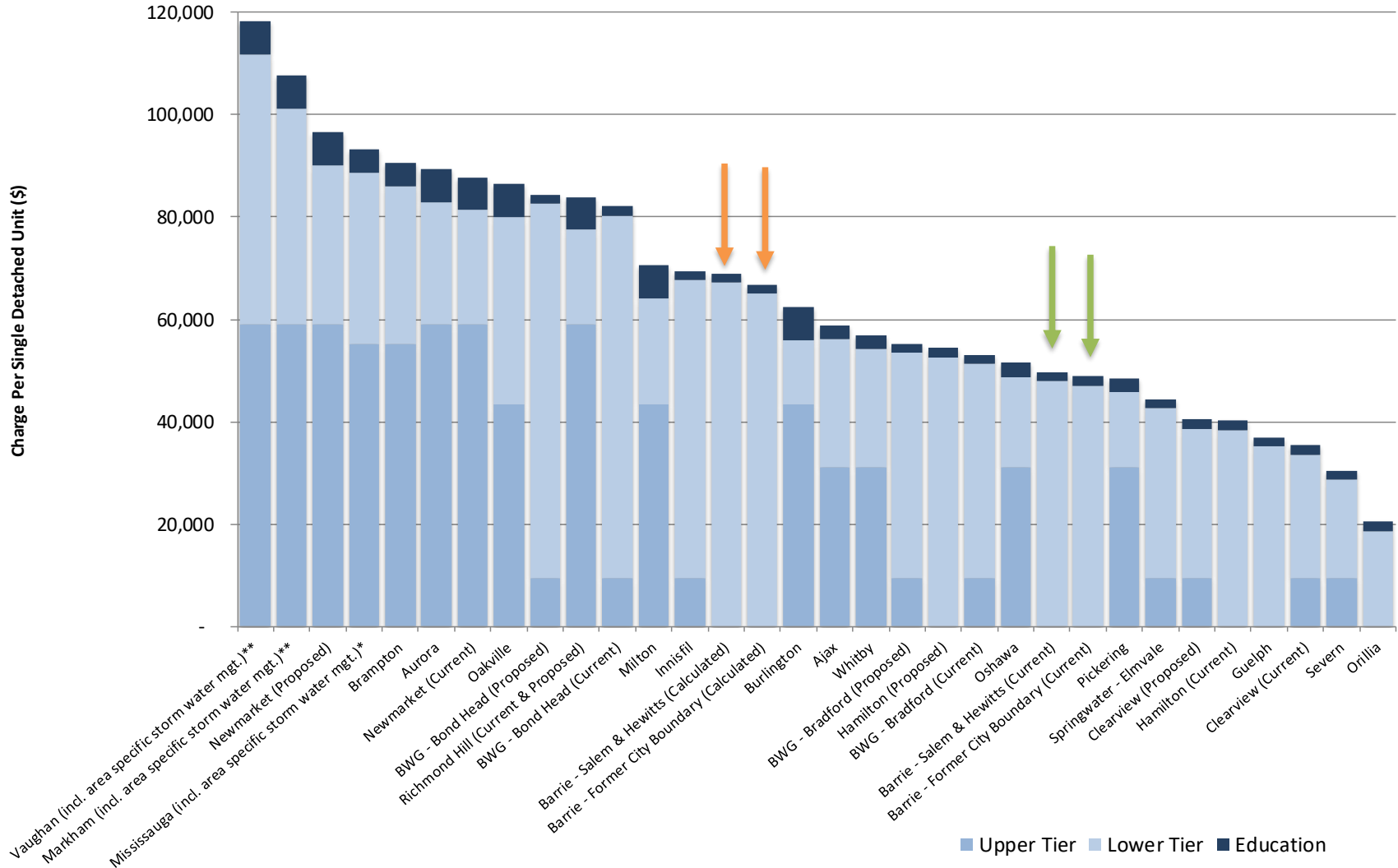


- Exemption for purpose-built second and third suites (added)
- Special Care/Special Need Dwellings category (added)
- Discounts and Exemptions – recommend for CIP
  - Discounted Rates for first 1.2M sq.ft. non-res, non-retail (removed)
  - Non-Residential within City Centre Planning area (removed)





## Development Charge Rates for Barrie and Other Municipalities Residential Per Single Detached Unit (As of April 27, 2019)



\*Mississauga's stormwater management rate is \$103,203.16 per ha. (or \$41,764.84/acre)-assumption is 12 units per acre.

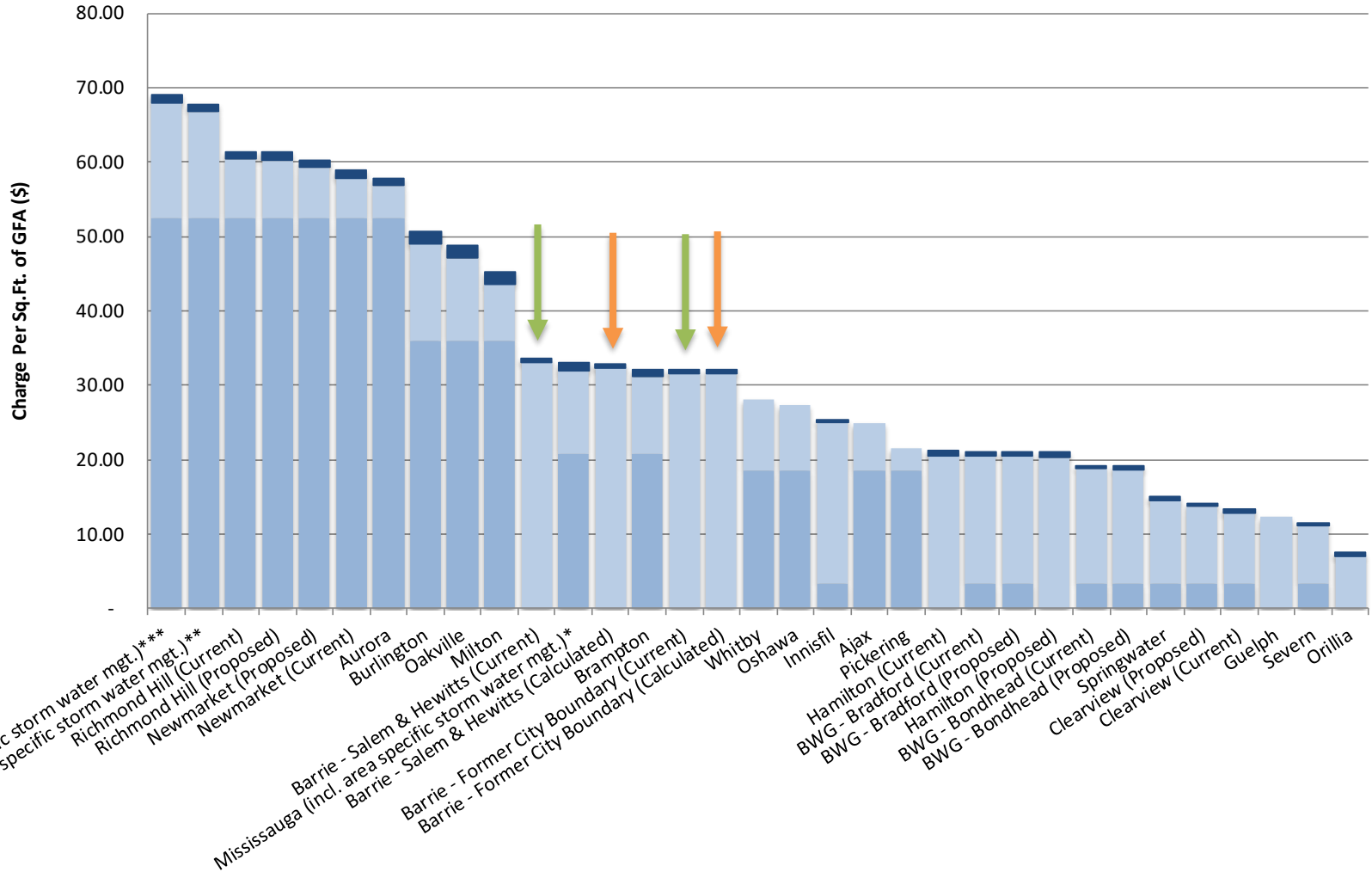
\*\*Vaughan's median area specific stormwater management rate is \$25,276 per ha. (or \$10,229/acre)-assumption is 12 units per acre.

\*\*\*Markham's median area specific stormwater management rate is \$175,155 per ha. (or \$70,883/acre)-assumption is 12 units per acre.

# D.C. Survey – Non-Residential (Retail/Commercial)



## Development Charge Rates for Barrie and Other Municipalities Commercial/Retail Per Square Foot of GFA (As of April 27, 2019)



\*Mississauga's stormwater management rate is \$103,203.16 per ha. (or \$0.96/sq.ft.)  
 \*\*Vaughan's median area specific stormwater management rate is \$25,276 per ha. (or \$0.23/sq.ft.)  
 \*\*\*Markham's median area specific stormwater management rate is \$175,155 per ha. (or \$1.63/sq.ft.)

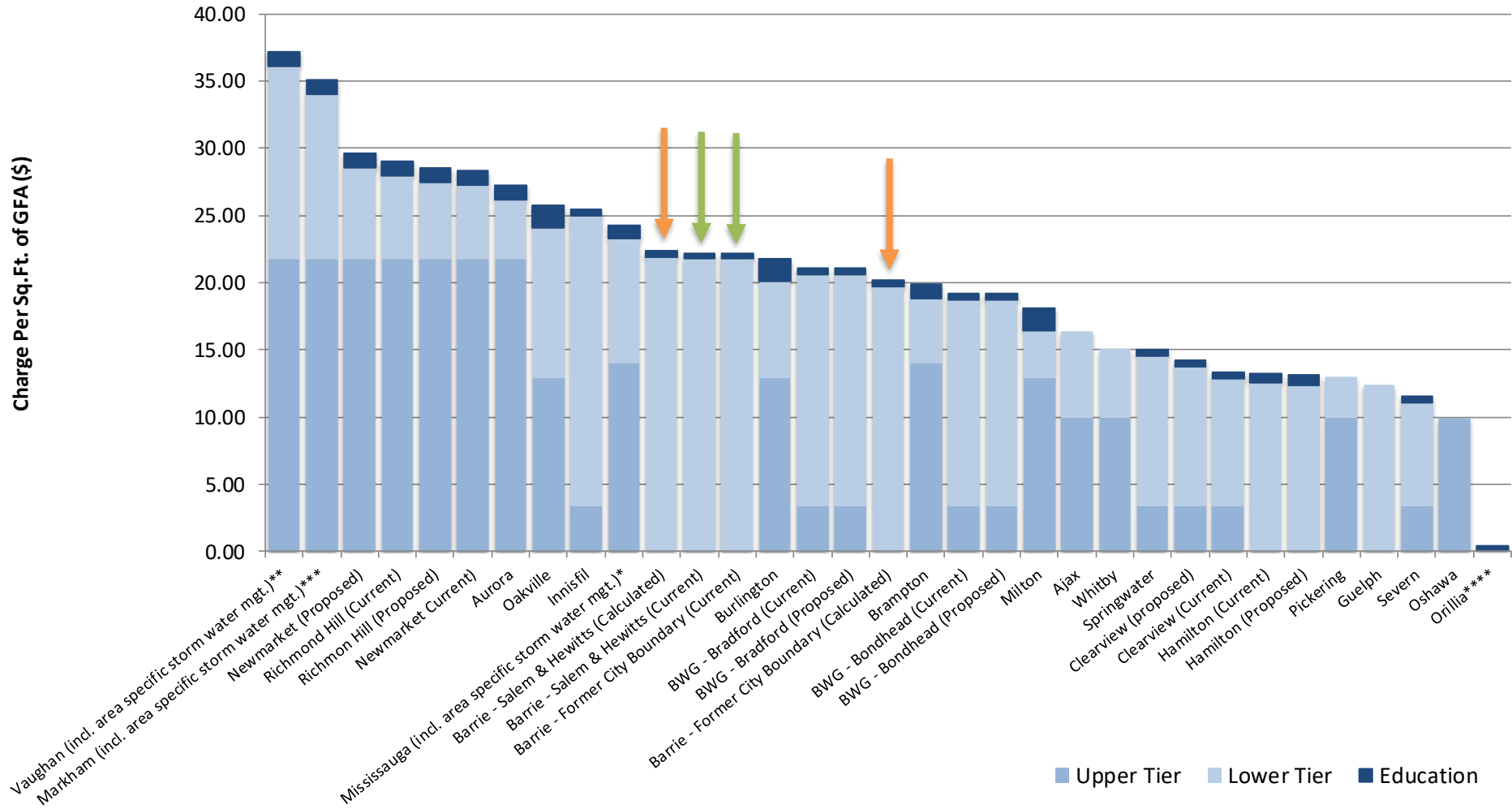
# D.C. Survey – Non-Residential (Industrial/Non-Retail)



## Development Charge Rates for Barrie and Other Municipalities

### Industrial Per Square Foot of GFA

(As of April 27, 2019)



\*Mississauga's stormwater management rate is \$103,203.16 per ha. (or \$0.96/sq.ft.)  
 \*\*Vaughan's median area specific stormwater management rate is \$25,276 per ha. (or \$0.23/sq.ft.)  
 \*\*\*Markham's median area specific stormwater management rate is \$175,155 per ha. (or \$1.63/sq.ft.)  
 \*\*\*\*Industrial development charges moratorium (suspension of industrial DCs)



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

The following provides a brief overview of the proposed changes to the **Development Charges Act**:

- Changes to eligible services
  - Soft Services will be removed from the DCA and will be considered as part of a new Community Benefits Charge imposed under the *Planning Act* (i.e. parking, outdoor recreation, indoor recreation, and library services)
- Payment in Installments over six years
  - Rental and non-profit housing, as well as non-residential developments will pay their DC in six equal annual installments
- When DC Amount is Determined
  - Currently DCs are calculated at the building permit stage. The proposed change would have DCs calculated on the date of the application for Site Plan or zoning amendment



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

- **Community Benefit Charge (for soft services)**
  - Municipality may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies
  - These services may not include services authorized by the DCA
  - The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date
  - The valuation date is the day before building permit issuance
  - All money received by the municipality under a community benefits charge by-law shall be paid into a special account
  - Transitional provisions are set out regarding the DC reserve funds and DC credits

## Next Steps



- May 27, 2019 – General Committee to review staff report with respect to the background study and by-law
- June 17, 2019 – Council consideration of by-law



Questions?