



FINANCE DEPARTMENT MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: C. MILLAR, DIRECTOR OF FINANCE AND TREASURER

NOTED: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGE RATES INDEXED FOR JANUARY 1, 2018

DATE: DECEMBER 11, 2017

Section 15 of the Whiskey Creek Area Specific Development Charges By-Law (2016-066) states that Schedule A-2 of the by-law (development charge rates) shall be adjusted annually on January 1st, in accordance with the indexing requirements set out under the City-Wide Development Charges By-law (2014-108).


The City Wide Development Charges By-law requires that rates be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada Construction Cost Index (non-residential building) (CANSIM table 327-0043).

Attached in Appendix A is a copy of an excerpt from the Statistics Canada website indicating that the most recent twelve-month comparison is an increase (for Toronto) of 3.0% for the non-residential building construction price index.

The following is a summary of the new rates effective January 1, 2018:

No.	Development Area	Amount (\$)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	888,960
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	247,563
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	462,087
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	342,489
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	135,917
1F	Discovery Daycare	42,396
2	Harvie Island Estates - Residential (formerly Lorne Properties)	158,317
3	Mason Homes Ltd.	1,728,475
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse)	73,525
5	Future Development - Residential	65,727
6A	Sunfield Homes (Mapleview III)	532,071
6B	Pratt/Hansen	267,237

7	Future Residential - Allandale Veterinary Clinic	24,995
8	Future Commercial - Allandale Veterinary Clinic	167,058
No.	Development Area	Amount (\$)
9	Jarlette	102,606
10A	Rob-Geoff	319,111
10B	541 Essa Road	5,210
11A	Pratt Construction (Pratt-Holly Meadows)	205,372
11B	27 Holdings	314,942
12A	Essa-Ferndale Development	74,003
12B	Pratt Ferndale Townhouse	37,499
12C	430 Essa Road	18,926
12D	440 Essa Road	14,325
13	Beacon Subdivision	121,386
14	Future Residential	144,753
15A	CKVR Lands (station lands)	57,310
15B	CKVR Lands	515,788

 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.

A notice will be placed in the "City Page" in This Week in Barrie (or alternative) advising the public of the fact that there is an increase effective January 1, 2018. The updated rates will also be available on the City's website, in the Building Services Department, and at Service Barrie.

APPENDIX A

Non-residential Building Construction Price Index

Table 1
Non-residential Building Construction Price Index ¹ – Not seasonally adjusted

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[CSV \(1 KB\)](#)

Select columns

	Relative importance ²	Third quarter 2016	Second quarter 2017 ^r	Third quarter 2017 ^p	Second quarter to third quarter 2017	Third quarter 2016 to third quarter 2017
	%	(2002=100)	(2002=100)	(2002=100)	% change	% change
Composite index	100.0	157.3	160.9	161.9	0.6	2.9
Halifax	0.9	151.6	153.5	154.9	0.9	2.2
Montréal	20.8	148.9	153.5	155.1	1.0	4.2
Ottawa–Gatineau, Ontario part ³	3.9	161.8	164.8	166.3	0.9	2.8
Toronto	28.7	162.3	166.3	167.1	0.5	3.0
Calgary	16.0	168.7	170.7	171.1	0.2	1.4
Edmonton	15.4	166.0	165.9	166.5	0.4	0.3
Vancouver	14.3	158.6	165.5	167.2	1.0	5.4

^r revised

^p preliminary

Source(s): CANSIM tables [327-0043](#) and [327-0052](#).

Source: Statistics Canada