



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 & CORPORATE SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT CHARGE AND CASH-IN LIEU OF PARKLAND RATES INDEXED FOR JANUARY 1, 2018

DATE: DECEMBER 11, 2017

Section 7 of the City of Barrie's Development Charge By-Law 2014-108 states that Schedules "B-1" to "B-5" of the By-law (development charge rates) shall be adjusted, without amendment to the By-law, annually on January 1st in accordance with the most recent twelve-month change in the Statistics Canada Construction Cost Index (non-residential building) (CANSIM table 327-0043).

The Cash-In-Lieu of Parkland Review Staff Report, Motion 17-G-162, states that "the unit rates be indexed annually at the same time as the City-wide Development Charges, i.e. 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:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$44,782.00
2-Bedroom and larger apartments	27,612.00
Bachelor and 1-bedroom apartments	19,743.00
All other dwellings	33,478.00
Non-Residential:	
Retail	\$30.09/sq ft
Non-Retail, Non-Industrial and Non-Office	20.67/sq ft
Non-Retail Industrial	20.67/sq ft
Non-Retail Office	20.67/sq ft

2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$45,626.00
2-Bedroom and larger apartments	28,132.00
Bachelor and 1-bedroom apartments	20,116.00
All other dwellings	34,110.00
Non-Residential:	
Retail	\$31.47/sq ft
Non-Retail, Non-Industrial and Non-Office	20.68/sq ft
Non-Retail Industrial	20.68/sq ft
Non-Retail Office	20.68/sq ft

Please note that the By-law includes various statutory and discretionary discounts, which in some cases reduce the above-mentioned rates. Please refer to By-law 2014-108 for a complete listing.

The By-law also contains a rate schedule for the Interim Policy (section 10 of the By-law), which provides a set of rates for development in progress that meets specific criteria. Please refer to the By-law for particulars. The indexed rates effective January 1, 2018 are:

Classification	Rate
Residential:	
Singles and semis	\$33,815.00
2-Bedroom and larger apartments	19,552.00
Bachelor and 1-bedroom apartments	14,371.00
All other dwellings	25,278.00
Non-Residential:	
Retail	\$ 18.46/sq ft
All other Non-Residential	14.99/sq ft

3. Cash-In-Lieu of Parkland unit rates:

Classification	Rate
Residential:	
Per Dwelling Unit	\$5,150.00

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