



## FINANCE DEPARTMENT MEMORANDUM

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: C. MILLAR, DIRECTOR OF FINANCE/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, 2019**

**DATE: DECEMBER 10, 2018**

The purpose of this Memorandum is to provide members of Council with an update concerning Whiskey Creek Area Specific Development Charge Rates Indexed for January 1, 2019.

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.

The City Wide Development Charges By-law (2014-108) 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 18-10-0049-01, formerly 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 5.2% for the non-residential building construction price index.


The following is a summary of the new rates effective January 1, 2019:

No.	Development Area	Amount (\$)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	935,186
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	260,436
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	486,116
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	360,298
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	142,984
1F	Discovery Daycare	44,601
2	Harvie Island Estates - Residential (formerly Lorne Properties)	166,550
3	Mason Homes Ltd.	1,818,356
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse)	77,348
5	Future Development - Residential	69,144
6A	Sunfield Homes (Mapleview III)	559,739
6B	Pratt/Hansen	281,134
7	Future Residential - Allandale Veterinary Clinic	26,294
8	Future Commercial - Allandale Veterinary Clinic	175,745



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No.	Development Area	Amount (\$)
9	Jarlette	107,941
10A	Rob-Geoff	335,704
10B	541 Essa Road	5,481
11A	Pratt Construction (Pratt-Holly Meadows)	216,051
11B	27 Holdings	331,319
12A	Essa-Ferndale Development	77,851
12B	Pratt Ferndale Townhouse	39,448
12C	430 Essa Road	19,911
12D	440 Essa Road	15,070
13	Beacon Subdivision	127,698
14	Future Residential	152,280
15A	CKVR Lands (station lands)	60,290
15B	CKVR Lands	542,608

 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.

The updated rates will be available on the City's website, and posted in the Building Services Department and at Service Barrie.

## APPENDIX "A"

### NON-RESIDENTIAL BUILDING CONSTRUCTION PRICE INDEX

**Table 1**  
**Building construction price indexes** 1

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	Relative importance <span style="background-color: yellow;">2</span>	Third quarter 2017	Second quarter 2018	Third quarter 2018	Second quarter to third quarter 2018	Third quarter 2017 to third quarter 2018
	%	(2017=100)	(2017=100)	(2017=100)	% change	% change
<b>Non-residential buildings construction price indexes</b>						
Eleven census metropolitan area composite	100.0	100.3	103.1	104.6	1.5	4.3
St. John's, Newfoundland and Labrador	0.8	99.9	100.9	101.7	0.8	1.8
Halifax, Nova Scotia	1.2	100.6	102.5	103.7	1.2	3.1
Moncton, New Brunswick	0.7	99.9	101.8	103.3	1.5	3.4
Montréal, Quebec	12.6	100.5	103.8	105.6	1.7	5.1
Ottawa, Ontario	3.3	100.3	104.0	106.6	2.5	6.3
Toronto, Ontario	28.0	100.4	104.1	105.6	1.4	5.2
Winnipeg, Manitoba	3.4	100.2	102.4	103.4	1.0	3.2
Saskatoon, Saskatchewan	2.6	100.0	101.8	102.9	1.1	2.9
Calgary, Alberta	13.2	100.1	101.4	102.6	1.2	2.5
Edmonton, Alberta	17.2	100.1	101.9	103.1	1.2	3.0
Vancouver, British Columbia	17.1	100.4	104.3	106.2	1.8	5.8

Source(s): Tables [18-10-0135-01](#), [18-10-0135-02](#) and [18-10-0137-01](#).

Date modified: 2018-11-15

Source: Statistics Canada