



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: DEVELOPMENT CHARGE AND CASH-IN LIEU OF PARKLAND 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 Development Charge and Cash-In Lieu of Parkland Rates Indexed for January 1, 2019.

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 18-10-0049-01, formerly 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 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:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$47,112.00
2-Bedroom and larger apartments	29,048.00
Bachelor and 1-bedroom apartments	20,770.00
All other dwellings	35,219.00
Non-Residential:	
Retail	\$ 31.66/sq ft
Non-Retail, Non-Industrial and Non-Office	21.75/sq ft
Non-Retail Industrial	21.75/sq ft
Non-Retail Office	21.75/sq ft

2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$47,998.00
2-Bedroom and larger apartments	29,595.00
Bachelor and 1-bedroom apartments	21,162.00
All other dwellings	35,883.00
Non-Residential:	
Retail	\$ 33.11/sq ft
Non-Retail, Non-Industrial and Non-Office	21.77/sq ft
Non-Retail Industrial	21.77/sq ft
Non-Retail Office	21.77/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, 2019 are:

Classification	Rate
Residential:	
Singles and semis	\$35,573.00
2-Bedroom and larger apartments	20,568.00
Bachelor and 1-bedroom apartments	15,119.00
All other dwellings	26,593.00
Non-Residential:	
Retail	\$ 19.42/sq ft
All other Non-Residential	15.77/sq ft

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

Classification	Rate
Residential:	
Per Dwelling Unit	\$5,418.00

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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[CSV \(2 KB\)](#)

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	Relative importance ²	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
Non-residential buildings construction price indexes						
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