

AIRD BERLIS

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April 15, 2019

Our File. 121234

BY EMAIL

Wendy Cooke
City Clerk & Director of Legislative
and Court Services
City of Barrie
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Dear Ms. Cooke

**Re: Staff Report of the City of Barrie – FIN007-19
Development Charges Discounts and Exemptions
Submission by North American Development Group**

Our office is counsel to North American Development Group ("NADG"). Our client has noted the recommendations of the above-cited staff report (FIN007-19) concerning the City's ongoing review of its Development Charges By-law.

The recommendations in FIN007-19 are to provide advance directions concerning the discretionary discounts and exemptions the City currently provides through its DC By-law. The recommendations include the following:

Rec. No. 2: *That in lieu of providing further discretionary discounts and exemptions, staff report back to General Committee with respect to options for providing incentive programs within a Community Improvement Plan including objectives, eligibility requirements, identifying sustainable funding source(s) and other pertinent information to support the Growing Our Economy goal in the 2018-2022 Strategic Plan.*

NADG submits that it would be premature for City Council to give informed directions to staff and outside consultants concerning the removal of currently-provided DC discounts and exemptions before City Council has the report contemplated by Rec. No. 2.

FIN007-19 discusses potential grant and incentive programs to encourage the realization of public objectives through private development. These objectives include: affordable housing, the redevelopment of brownfield sites and the support of mixed use development within the intensification areas. NADG supports each of these objectives.

However, it is not currently clear how the City will fund the grant and incentive programs being offered as viable alternatives to the City's existing DC discounts and exemptions. The staff recommendations indicate that this will remain unclear until the report contemplated by Rec. No. 2 is provided. NADG submits that until the City understands the full financial implications of removing existing discounts and exemptions from its DC By-law, and replacing them with yet-to-

April 15, 2019

Page 2

be-funded grant and incentive programs, providing direction to staff to proceed with the elimination of various DC discounts and exemptions is premature.

Our request on behalf of NADG is that Rec. Nos. 1 and 3 of FIN007-19 be deferred and that Rec. No. 2 be revised to require that the staff report on options to provide grant and incentive programs be brought forward prior to any decisions being made on the nature and number of discounts and exemptions that will be retained in the next iteration of the City's DC By-law.

We trust that General Committee will give this submission due consideration prior to rendering a decision on the staff recommendations contained in FIN007-19.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington

PJH/np

c.c. M. Villeneuve, City of Barrie, Supervisor of Development Charges
J. Cowles, City of Barrie, Senior Manager Corporate Finance and Investment
C. Millar, City of Barrie, Director of Finance and Treasurer
D. McAlpine, City of Barrie, General Manager of Community and Corporate Services

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