



**FINANCE DEPARTMENT
MEMORANDUM**

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TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES
J. COWLES, SENIOR MANAGER OF CORPORATE FINANCE AND INVESTMENT
C. MILLAR, DIRECTOR OF FINANCE AND 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, 2020

DATE: DECEMBER 2, 2019

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, 2020.

Section 9 of the City of Barrie's Development Charge By-Law 2019-055 states:

The development charges set out in Schedules B-1, B-2, C-1, C-2, D-1 and D-2 of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2020, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (non-residential building – table 18-10-0135-01), as may be amended or replaced from time to time.

Motion 17-G-162 establishes that Cash-In-Lieu of Parkland be indexed at the same rate as the City-wide Development Charges.

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 3.3% for the non-residential building construction price index.

The following is a summary of the new rates effective January 1, 2020:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$65,960.00
2-Bedroom and larger apartments	36,943.00
Bachelor and 1-bedroom apartments	25,934.00
Special Care/Special Dwelling Units	22,337.00
All other dwellings	52,212.00
Non-Residential:	
Retail	\$ 344.71/sq m
Non-Retail	214.67/sq m



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2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$68,360.00
2-Bedroom and larger apartments	38,286.00
Bachelor and 1-bedroom apartments	26,879.00
Special Care/Special Dwelling Units	23,151.00
All other dwellings	54,112.00
Non-Residential:	
Retail	\$ 353.80/sq m
Non-Retail	239.69/sq m

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 2019-055 for a complete listing.

The By-law also contains an area specific rate schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works. The indexed rates effective January 1, 2020 are attached in Appendix "B".

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

Classification	Rate
Residential: Per Dwelling Unit	\$5,597.00

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

APPENDIX "A"

NON-RESIDENTIAL BUILDING CONSTRUCTION PRICE INDEX

Building construction price indexes, by type of building¹

Frequency: Quarterly

[Help](#)

Table: 18-10-0135-01 (formerly CANSIM 327-0058)

Geography:

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Type of building

Non-residential buildings [2362]

Apply

Add/Remove reference period

Add/Remove data ¹

Download options

Geography ²	Non-residential buildings [2362]				
	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019
	Index, 2017=100				
Eleven census metropolitan area composite	104.7	105.8	106.7	107.2	107.7
St. John's, Newfoundland and Labrador	101.8	101.9	101.9	102.0	102.0
Halifax, Nova Scotia	104.1	105.0	105.4	105.7	105.9
Moncton, New Brunswick	103.3	105.6	105.9	106.2	106.7
Montréal, Quebec	105.6	106.9	107.8	109.0	109.8
Ottawa-Gatineau, Ontario part, Ontario/Quebec	106.6	108.0	109.2	110.0	110.7
Toronto, Ontario	105.7	106.6	107.4	108.3	109.2
Winnipeg, Manitoba	103.4	104.4	104.9	105.0	105.4
Saskatoon, Saskatchewan	102.9	103.7	104.1	104.0	104.0
Calgary, Alberta	102.6	103.4	103.9	104.1	104.2
Edmonton, Alberta	103.2	104.0	104.8	104.9	105.3
Vancouver, British Columbia	106.5	107.9	109.4	109.6	109.8

Index Calculation

$((109.2/105.7)-1)*100 = 3.3 \%$

Source: Statistics Canada



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APPENDIX "B"

SCHEDULE OF MUNICIPAL SERVICES FOR WHISKEY CREEK STORMWATER MANAGEMENT WORKS AND DOWNSTREAM CONVEYANCE WORKS

No.	Development Areas	Whiskey Creek Stormwater Management Pond Works	Whiskey Creek Downstream Conveyance Works (Including D.C. Study Costs)	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$232,918	\$1,146,836	\$1,379,754
1B1	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$59,574	\$293,332	\$352,907
1B2	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$209,623	\$209,623
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,286,923	\$1,286,923
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$101,097	\$497,775	\$598,872
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$171,538	\$171,538
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$66,648	\$66,648
1F	Discovery Daycare *	*	\$82,962	\$82,962
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$309,802	\$309,802
3	Mason Homes Ltd. *	\$1,250,174	\$2,115,282	\$3,365,456
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$143,877	\$143,877
5	428 & 434 Veterans Drive *	\$47,539	\$80,436	\$127,975
6A1	Sunfield Homes (Mapleview III)	\$317,527	\$537,252	\$854,779
6A2	Sunfield Homes (Mapleview III)	\$23,435	\$39,652	\$63,087
6B	Pratt/Hansen *	\$193,288	\$327,042	\$520,330
7	Future Res - Allandale Vet	\$18,079	\$30,588	\$48,667
8	Future Comm - Allandale Vet	\$120,830	\$204,443	\$325,273
9	Jarlette *	*	\$200,783	\$200,783
10A	Rob-Geoff *	*	\$624,450	\$624,450
10B	541 Essa Rd	*	\$10,196	\$10,196
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$401,880	\$401,880
11B	27 Holdings *	*	\$616,293	\$616,293
12A1	Essa - Ferndale Dvelopment	\$0	\$193,426	\$193,426
12A2	Essa - Ferndale Dvelopment	\$0	\$42,090	\$42,090
12B	Pratt Ferndale Townhouse *	\$0	\$112,311	\$112,311
12C	430 Essa Rd	\$0	\$70,435	\$70,435
12D	440 Essa Rd	\$0	\$53,311	\$53,311
13	Beacon Subdivision *	\$0	\$363,556	\$363,556
14	Future Residential	\$0	\$507,016	\$507,016
15A	Bell Media Site (CKVR Lands - Station Lands) *	\$0	\$171,645	\$171,645
15B1	Bell Media Site (CKVR Lands)	\$0	\$332,831	\$332,831
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,319,667	\$1,319,667
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,212,397	\$1,212,397
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$471,718	\$258,300	\$730,018
17	521, 525, 531 Essa Road	\$118,377	\$89,499	\$207,876
18	518, 520, 524, 530 Essa Road	\$59,568	\$115,381	\$174,949
19	458 Essa Road and 240 Harvie Road	\$0	\$28,861	\$28,861
20	202, 206, 210, 214 Harvie Road	\$0	\$81,773	\$81,773
	TOTALS	\$3,014,124	\$14,350,111	\$17,364,235