

TO: MAYOR LEHMAN AND MEMBERS OF GENERAL COMMITTEE

FROM: A. GALLANT, SUPERVISOR OF DEVELOPMENT CHARGES
M. JERMEY, DEPUTY TREASURER

NOTED: C. MILLAR, DIRECTOR OF FINANCE *cm*
P. ELLIOTT-SPENCER, GENERAL MANAGER OF COMMUNITY & CORPORATE SERVICES *PE*
C. LADD, CHIEF ADMINISTRATIVE OFFICER *CL*

RE: WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGE RATES INDEXED FOR JANUARY 1, 2016


DATE: NOVEMBER 30, 2015

Section 15 of the Whiskey Creek Area Specific Development Charges By-Law (2011-096) 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 indexed in accordance with the most recent twelve-month change in the Statistics Canada Construction Cost Index (non-residential building) (CANSIM table 327-0043). An excerpt from the Statistics Canada website indicating that the most recent twelve-month comparison is an increase (for Toronto) of 1.8% for the non-residential building construction price index is attached as Appendix A. The following is a summary of the new rates effective January 1, 2016:

| No. | Development Area | Amount (\$) |
|-----|---|-------------|
| 1A | Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial) | 783,590 |
| 1B | Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial) | 207,025 |
| 1C | Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial) | 386,298 |
| 1D | 1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial) | 301,893 |
| 1E | 1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial) | 113,661 |
| 1F | Discovery Daycare | - |
| 2 | Harvie Island Estates - Residential (formerly Lorne Properties) | - |
| 3 | Mason Homes Ltd. | 1,560,303 |
| 4 | ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) | - |
| 5 | Future Development - Residential | 59,331 |
| 6 | Sunfield Homes (Mapleview III) | - |
| 6A | H. Hansen Developments | 33,283 |
| 6B | Pratt Construction | 52,120 |

| No. | Development Area | Amount (\$) |
|-----|--|-------------|
| 7 | Future Residential - Allandale Veterinary Clinic | 22,562 |
| 8 | Future Commercial - Allandale Veterinary Clinic | 150,805 |
| 9 | Jarlette | - |
| 10 | Rob-Geoff | - |
| 11A | Pratt Construction (Pratt-Holly Meadows) | - |
| 11B | 27 Holdings | - |
| 12A | Essa-Ferndale Development | 85,303 |
| 12B | Pratt Ferndale Townhouse | - |
| 13 | Beacon Subdivision | - |
| 14 | Future Residential | 124,878 |
| 15A | CKVR Lands (station lands) | - |
| 15B | CKVR Lands | 494,410 |

 Shaded areas have been paid

A notice will be placed in the "City Page" in This Week in Barrie advising the public of the fact that there is an increase effective January 1, 2016. The updated rates will also be available on the City's website and in the Building Services Department.

APPENDIX A – Non-residential Building Construction Price index:

**Table 1
Non-residential Building Construction Price Index ¹ – Not seasonally
adjusted**

[← Back to main article](#) [CSV \(1 KB\)](#)

Select columns

| | Relative importance ² | Third quarter 2014 | Second quarter 2015 [*] | Third quarter 2015 [*] | Second quarter to third quarter 2015 | Third quarter 2014 to third quarter 2015 |
|--|----------------------------------|--------------------|----------------------------------|---------------------------------|--------------------------------------|--|
| | % | (2002=100) | (2002=100) | (2002=100) | % change | % change |
| Composite Index | 100.0 | 154.5 | 155.9 | 155.3 | -0.4 | 0.5 |
| Halifax | 1.7 | 148.7 | 150.2 | 150.6 | 0.3 | 1.3 |
| Montréal | 21.1 | 145.3 | 146.6 | 145.7 | -0.6 | 0.3 |
| Ottawa–Gatineau, Ontario part ³ | 4.2 | 158.5 | 160.0 | 160.0 | 0.0 | 0.9 |
| Toronto | 30.5 | 154.4 | 156.8 | 157.2 | 0.3 | 1.8 |
| Calgary | 15.7 | 175.2 | 175.3 | 173.1 | -1.3 | -1.2 |
| Edmonton | 13.7 | 173.2 | 172.8 | 170.5 | -1.3 | -1.6 |
| Vancouver | 13.1 | 149.5 | 151.1 | 151.5 | 0.3 | 1.3 |

^r revised

^{*} preliminary

Source(s): CANSIM table [327-0043](#)

Source: Statistics Canada