



City Centre Development Charges – Letter of Support

Date: July 31st, 2014

Attention: City of Barrie Mayor, Council and Staff

By way of this Letter of Support as dated above, and after consultation and discussion, the Downtown Barrie Business Association (BIA) Board of Management supports the option of maintaining the current City Centre Development Charge program that exempts all commercial development and a 50% reduction on residential development.

The current DC by-law, which is in effect until February 13, 2018 unless repealed by Council before that date, supports the City of Barrie's downtown revitalization plan that 'provides an opportunity for the City to realize its vision for a strong, healthy and vibrant core'. The existing DC by-law represents continuing efforts by the City and the private sector to improve the downtown core as an Urban Growth Center which is a prime objective of Barrie's intensification Plan. Our 'CIP' area has a strong infrastructure in place that will sustain future growth. The development charges are related to costs for new development on green field areas.

As a result of the current program we have seen a moderate increase in development within the Downtown. The TD Bank and Scotia Bank on Collier Street were developed in 2006 with the incentive of no development charges and currently will be paying over \$450,000 in combined annual property tax...forever. The established DC program presents an opportunity to maintain the existing development momentum – which is evident with the current Mady Collier Centre mixed use development (estimated annual tax revenue of \$750,000) - and help create a vibrant and healthy City Centre we all want. The proposed change to the DC structure would put a stop to several projects that are in the planning stage.

Additionally, after conducting some research, if changed, we also feel that it would put us at a disadvantage to other municipalities our size:

Brantford exempts any development and redevelopment in the downtown. By law in effect as of April 2014.

Oshawa exempts all development in the downtown. The Bylaw took effect July 1, 2014.

Cambridge exempts new development, renovations and additions within the 3 core areas of the City. The Bylaw expires December 31, 2014.

Kitchener exempts all development in the downtown. The Bylaw expires December 31, 2014.

Region of Waterloo also exempts regional development charges for both Cambridge and Kitchener.

Incidentally, the City of Waterloo downtown is not exempt from the payment of development charges and is having challenges competing with Downtown Kitchener for new development.

If you have any questions please feel free to contact the Downtown Barrie Business Association (BIA) office.

Signed on behalf of the Downtown Barrie Business Association (BIA) Board of Management.

Craig Stevens, Managing Director

Wayne Hay, Chair

Cc. ,

Wayne Hay, Chair; Tom Ambeau, Jr, Vice Chair, Craig Stevens, Managing Director