

Staff Report



To	General Committee
Subject	Update on the Development Charge Waiver (Holiday)
Date	October 1, 2025
Ward	All
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	J. Schmidt, CPA, CGA, General Manager of Community and Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	DEV039-25

Recommendation:

1. That Staff Report DEV039-25 regarding an update on the Development Charge Waiver (Holiday) be received for information.
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Executive Summary:

The purpose of this report is to provide Council with an update on the level of interest in the Development Charge Waiver (Holiday) program outlined in Motion 25-G-197 - and further modified by MDIR009-25 - Mayoral direction to staff. The Development Charge Waiver (Holiday) program has created significant interest in the development community which has far exceeded the \$30M cap initially set by Council. Staff are providing an update on the projects that have expressed interest to date.

Key Findings:

The Council motion, passed on August 13, 2025, initiated a pilot program for new building permit applications for residential developments that are 5 storeys and above with a signed agreement to provide at least 20% affordable housing received between August 14, 2025 to December 31, 2025 with building activity to commence before May 31, 2026. The motion specified that the City residential development charges be waived with total waivers to an upset limit of \$30 million and that the pilot program would not apply to active developments where conditional or full building permits have already been issued.

This motion was further amended on September 8, 2025 by a Mayoral direction to staff that amended the eligibility of the projects to include active developments that proposed 100% rental units. This increased the number of projects that could be eligible to participate in the pilot program. Below (Table 1) is a list of the current projects that have expressed interest in participating in the pilot program.

Table 1: Interested Projects							
Order	Project	Applicant	Description	Total Units seeking DC Exemption	20% Affordable Calculation or Committed affordable units	DC Calculation Estimate	Running total
1	60 Dean	Pratt/ Nestwise	A 7-storey purpose-built rental containing 122 units.	122	24	\$5.549M	\$5.549M
2	18 Grove Street - Tower C	SkyDev	Tower C – 34-storey tower to provide 363 purpose-built rental apartment units.	363	73	\$12.8M	\$18.349M
3	52 Lakeside Terrace	JD Developments	12-storey purpose-built rental development containing 231-units.	231	46	\$7.25M	\$25.599M
4	545 Big Bay Point	Midnight Group/ DBZ Big Bay Twins Ltd.	Two six-storey residential mid-rise buildings with a combined 468 purpose-built rental apartment units. The site plan under review is only for Tower B, which contains 234 units	234	47	\$15.7M	\$41.299M
5	17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; 58 & 60 Clapperton Street	Black Creek Group	A 26-storey mixed-use building containing 260 purpose-built rental apartment units, ground floor commercial space.	272	54	\$9.758M	\$51.057M
6	17 Jacobs Terrace	Tonlu Holdings Ltd	Two residential towers, one consisting of 18-storeys and 192 residential units and the other including 15-storeys and 160 residential units. Total of 352 purpose-built rental units	352	70	\$13.1M	\$64.157M
Total				1574	315	\$64,157,000	

Council's \$30 million initial investment can secure approximately 143 affordable housing units, along with a total of approximately 716 new rental units. Based on the initial concept of first come / first served, projects 1-3 can be funded through the program, leaving the balance, approximately \$4.4 million to project 4. Project 1 has a commitment to funding embedded into the site plan agreement for the project in the amount as shown above.

At any time should projects not meet the requirements of the program, the funding could be re-allocated to other projects. However, in the conversations staff have had with applicants, many are using the confirmation of allocation as a key factor in the decision to move forward

with the projects. Staff cannot allocate more funds to the pilot project than Council committed. Council can maintain the \$30 million cap for the pilot project or can consider an alternate amount to support additional projects.

The content of Table 1 is fluid based on interest and is current as of the time of preparing this report.

Financial Implications:

There are no financial implications from receiving the information in this report. There would be further financial implications on the tax capital reserves if alternatives 1 or 2 below are approved.

The Housing Accelerator Fund amount for 2026, should the City be successful in obtaining that progress payment, could be explored as an option to help offset the impacts of the Development Charge Waiver (Holiday) Pilot Program.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 - General Committee could increase the amount of the pilot program to \$65 million which will allow all the current projects that have expressed interest to benefit from this pilot program, provided they meet the criteria to remain eligible.

Finance staff do not recommend this alternative as this would require an additional amount of \$35M to be funded from the City's tax capital reserves. The City's tax capital reserves are already facing significant pressures.

Alternative #2 - General Committee could propose an alternative amount for the pilot program. This would allow more projects to benefit from this pilot program, provided they meet the criteria to remain eligible.

Finance staff do not recommend this alternative as this would require further funding above the original \$30M, which would put additional pressure on the City's tax capital reserves.

Strategic Plan Alignment:

Affordable Place to Live	X	The development charge deferral policy is intended to create more affordable units in the City of Barrie in mid to high rise multi-unit buildings.
Community Safety		
Thriving Community		
Infrastructure Investments		
Responsible Governance		

Additional Background Information and Analysis:

Not Applicable.

Environmental and Climate Change Impact Matters:

There are no environmental or climate change impacts based on the content of this report.

Report Author:

M. Banfield, Executive Director of Development Services

File #:

Not Applicable

Pending #:

Not Applicable