

City of Barrie

Development Charges Public Meeting Presentation

June 23, 2014

Preliminary Findings

- ❑ The meeting is a mandatory requirement under the Development Charges Act
- ❑ Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 14 days prior to a public meeting
- ❑ Public meeting is to provide for a review of the DC proposal and to receive public input on the proposed policies and charges

Format for Public Meeting

- DCA Public Meeting
 - Opening remarks
 - Presentation of the proposed policies and charges
 - Questions from Council
 - Presentations by the Public
 - Close Public Meeting

Study Process

- ✓ Policy Review and discussions with Staff
- ✓ Growth forecast
- ✓ Detailed discussions with staff regarding future needs to service growth
- ✓ Stakeholder Meeting (June 2, 2014)
- ✓ Report & Draft By-law released to Public (June 6, 2014)
- ✓ Public Meeting (June 23, 2014)
 - General Committee Consideration of Background Study, By-law, and Staff Report (August 11, 2014)
 - Council Consider By-law for adoption (August 12, 2014 – to be confirmed)

Development Charges

Purpose:

- ❑ To recover the capital costs associated with residential and non-residential growth within the city
- ❑ The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- ❑ Municipalities are empowered to impose these charges via the Development Charges Act (DCA)

Current Limitations on Services

- A DC may not provide for:
 - Parkland acquisition
 - Municipal Halls
 - Tourism, Arts/Culture Facilities, Museums
 - Solid Waste Service
 - Hospitals
 - Vehicle & Equipment with avg. life of <6 yrs.
 - Computer Equipment

Overview of DCA (simplified steps)

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
 - Grants, subsidies and other contributions
 - Benefit to existing development
 - Statutory 10% deduction (soft services)
 - Amounts in excess of 10 year historic service calculation
 - DC Reserve funds (where applicable)

Overview of DCA (simplified steps)

5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to provide the DC charge

Overview of DCA Allows

Exemptions:

- **Mandatory exemptions**
 - for industrial building expansions (may expand by 50% with no DC)
 - May add up to 2 apartments for a single as long as size of home doesn't double
 - Add one additional unit in medium & high density buildings
 - Upper/Lower Tier Governments and School Boards
- **Discretionary exemptions**
 - Reduce in part or whole DC for types of development or classes of development (e.g. industrial or churches)
 - May phase-in over time
 - Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

Changes to Barrie's Existing DCA Exemptions and Discounts

Legislated

Current By-Law 2013-032 Exemptions	Proposed By-Law
Intensification	
- Single detached dwellings: one or two additional units as long as not exceeding the existing Gross Floor Area	No Change
- Semi-detached dwellings or row dwellings: one additional unit as long as not exceeding the existing Gross Floor Area	No Change
- Other residential buildings: one additional unit as long as not exceeding the existing Gross Floor Area of the smallest dwelling unit already in the building	No Change
- Industrial Expansion: 50% of existing Gross Floor Area	Added definition of existing Gross Floor Area to limit expansion to expansions up to 50% of existing GFA

Discretionary

Current By-Law 2013-032 Exemptions	Proposed By-Law
- Community Colleges and Universities	Added "institutional" to the definition
- Places of Worship	Removed
- Public Hospitals	Removed
- Redevelopment within 60 months of demolition	No Change

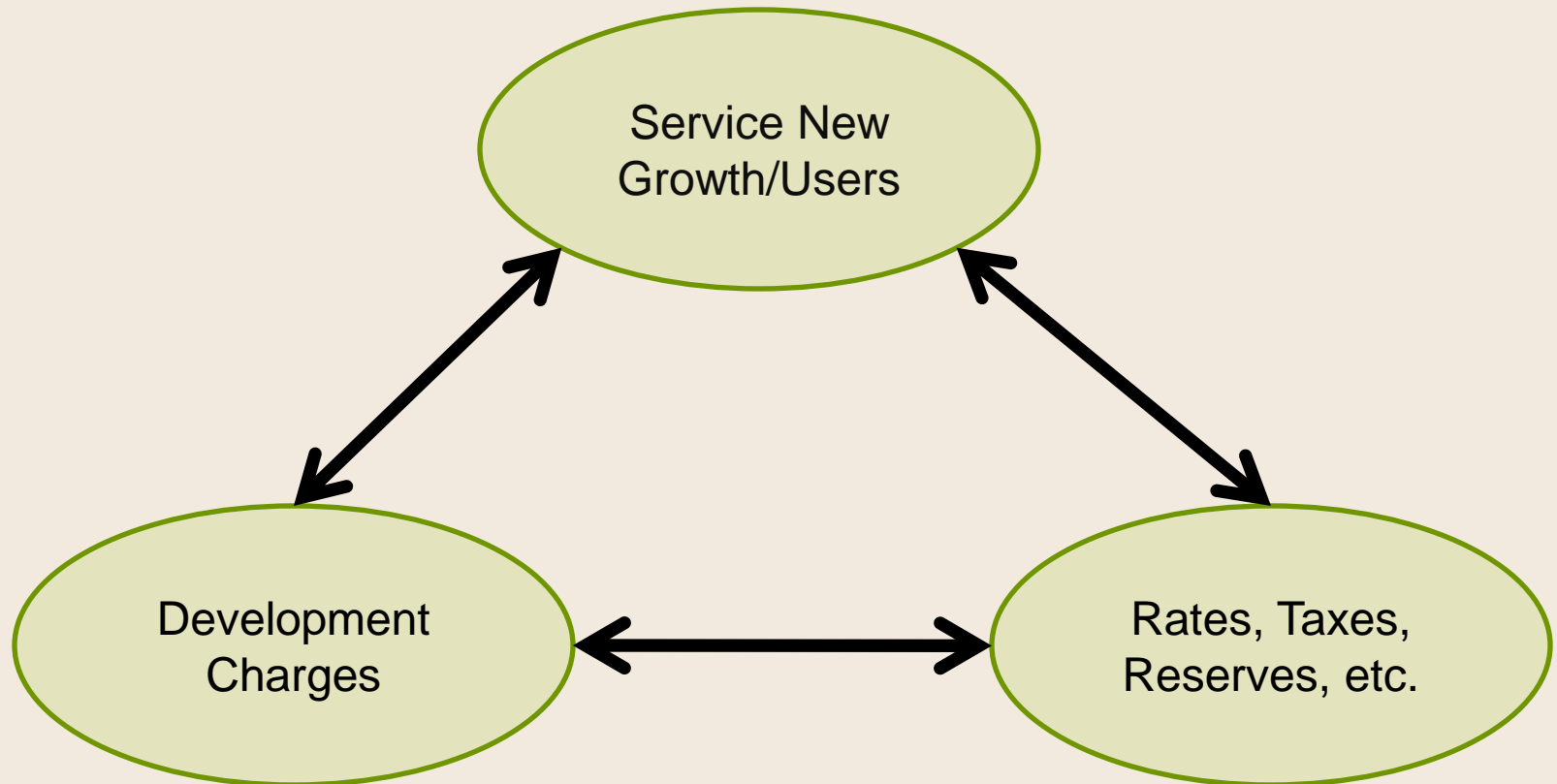
Discretionary

Current By-Law 2013-032 Discounts	Proposed By-Law
- City Centre Planning Area 100% discount for Non-residential and 50% discount for Residential	Removed
- Development of lands by non-profit institutions discount of 50%	No Change
- Industrial uses Development Charge of \$11.11 per sq.ft. of GFA (20% discount of non-retail charge)	Removed
- Accessory building charge of \$2.01 per sq.ft.	No Change

Local Service Policies

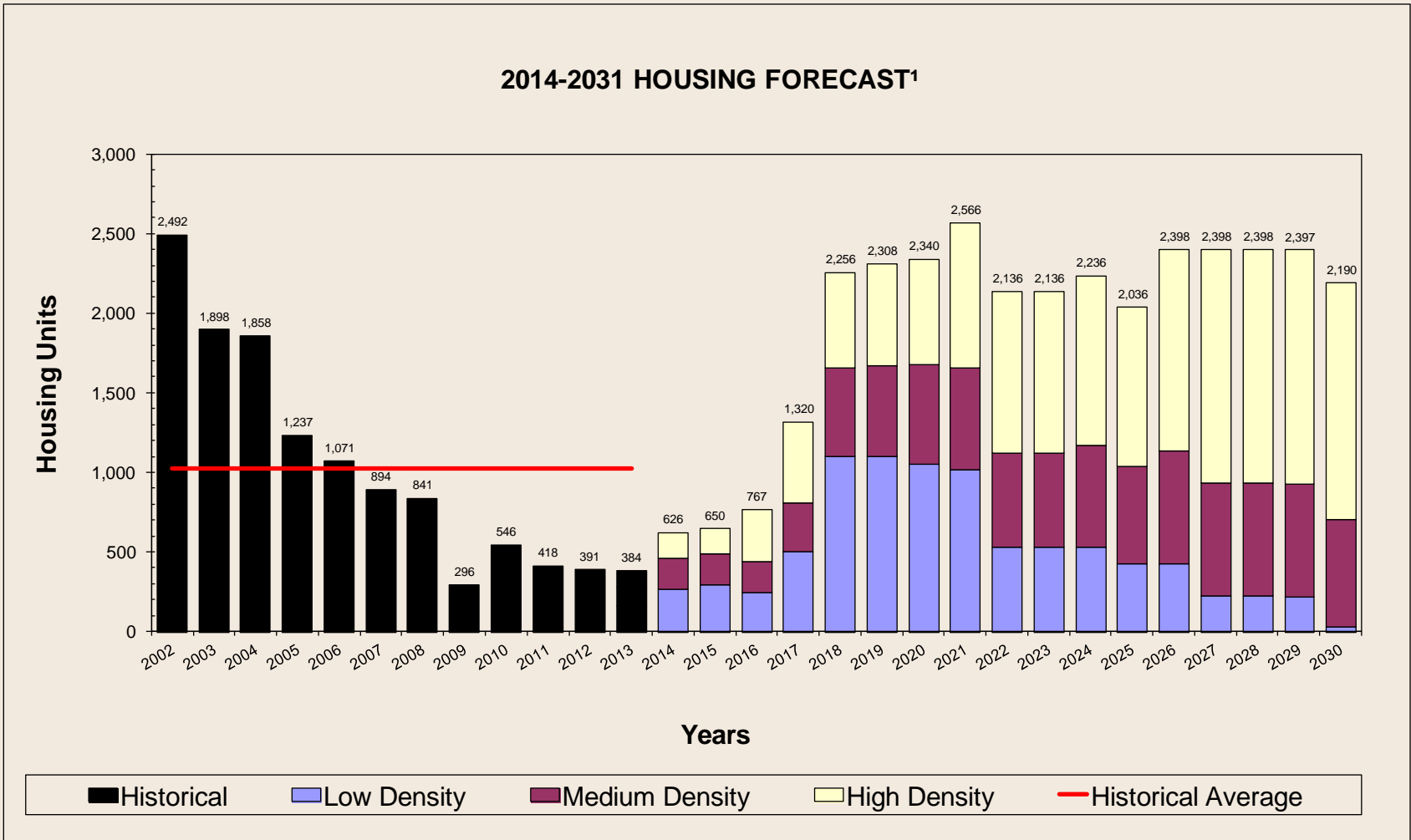
- As part of the DC process, need to define what is included in the DC and what is a developer responsibility
- Generally, a developer is responsible for :
 - Water and Wastewater connections to trunk mains and pumping stations to service specific areas
 - Storm Water Management Quality and Quantity Works, including Downstream or adjacent Erosion Works
 - Internal roads, sidewalks, streetlights, private entrances

Relationship Between Needs to Service Growth vs. Funding



Growth Forecast

2014-2031 HOUSING FORECAST¹



Growth Forecast Summary

Measure	10 Year 2014-2023	18 Year 2014-2031	18 Year 2014-2031 Former City Municipal Boundary Areas	Build out 2014-Build Out Salem & Hewitt's Secondary Plan Areas
(Net) Population Increase	36,700	63,900	24,616	44,672
Residential Unit Increase	17,105	33,158	17,331	18,227
Non-Residential Gross Floor Area Increase (ft ²)	11,255,200	17,889,300	11,612,000	12,313,000

Source: Watson & Associates Economists Ltd. Forecast 2014

Summary of Services Considered (Municipal-Wide)

- 100% Eligible Services:
 - Water Services – Facilities & Related Debt
 - Wastewater Services – Facilities & Related Debt
 - Roads
 - Roads Related
 - Protection

- 90% Eligible Services:
 - Library Services
 - Transit
 - Administration
 - Parks and Recreation
 - Paramedics
 - Parking
 - Social Housing

Summary of Services Considered (Area Specific)

- 100% Eligible Services – Area Specific – Former City Municipal Boundary Areas:
 - Stormwater Drainage and Control Services
 - Water Services – Distribution Systems
 - Wastewater Services – Collection Systems
- 100% Eligible Services – Area Specific – Salem & Hewitt's Secondary Plan Areas:
 - Water Services – Distribution Systems
 - Wastewater Services – Collection Systems

Summary of Calculated Charge - Residential

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
Municipal Wide Services:				
Roads	16,185	9,980	7,136	12,100
Roads Related	534	329	235	399
Protection	626	386	276	468
Transit	514	317	227	384
Parking	221	136	97	165
Parks and Recreation	5,357	3,303	2,362	4,005
Library Services	479	295	211	358
Administration	366	226	161	274
Paramedics	69	43	30	52
Social Housing	187	115	82	140
Wastewater Services - Facilities	1,288	794	568	963
Wastewater Services - Facilities Related Debt	3,780	2,331	1,667	2,826
Water Services - Facilities	573	353	253	428
Water Services - Facilities Related Debt	6,502	4,009	2,867	4,861
Total Municipal Wide Services	36,681	22,617	16,172	27,423
Area Specific Services				
Former City Municipal Boundary Areas:				
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624
Wastewater Services - Collection Systems	1	1	-	1
Water Services - Distribution Systems	667	411	294	499
Total Area Specific Services Former City Municipal Boundary Areas	4,178	2,576	1,842	3,124
Total Services - Former City Municipal Boundary Areas	40,859	25,193	18,014	30,547
Salem & Hewitt's Secondary Plan Areas:				
Wastewater Services - Collection Systems	2,373	1,463	1,046	1,774
Water Services - Distribution Systems	2,460	1,517	1,085	1,839
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	4,833	2,980	2,131	3,613
Total Services - Salem & Hewitt's Secondary Plan Areas	41,514	25,597	18,303	31,036

Summary of Calculated Charge – Non-Residential

Service	NON-RESIDENTIAL		
	Blended Charge (per ft ² of Gross Floor Area)	Retail (per ft ² of Gross Floor Area)	Non-Retail (per ft ² of Gross Floor Area)
Municipal Wide Services:			
Roads	11.59	15.81	10.45
Roads Related	0.38	0.52	0.34
Protection	0.31	0.42	0.28
Transit	0.25	0.33	0.21
Parking	0.11	0.14	0.09
Parks and Recreation	0.33	0.46	0.30
Library Services	0.03	0.04	0.03
Administration	0.17	0.24	0.16
Paramedics	0.03	0.05	0.03
Social Housing	0.00	0.00	0.00
Wastewater Services - Facilities	0.62	0.86	0.56
Wastewater Services - Facilities Related Debt	1.85	2.52	1.67
Water Services - Facilities	0.28	0.38	0.25
Water Services - Facilities Related Debt	3.18	4.34	2.87
Total Municipal Wide Services	19.13	26.11	17.25
Area Specific Services			
Former City Municipal Boundary Areas:			
Stormwater Drainage and Control Services	1.34	1.00	1.20
Wastewater Services - Collection Systems	0.00	0.00	0.00
Water Services - Distribution Systems	0.40	0.30	0.36
Total Area Specific Services Former City Municipal Boundary Areas	1.74	1.30	1.56
Total Services - Former City Municipal Boundary Areas	20.87	27.41	18.81
Salem & Hewitt's Secondary Plan Areas:			
Wastewater Services - Collection Systems	1.01	1.52	0.94
Water Services - Distribution Systems	0.87	1.30	0.80
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	1.88	2.82	1.74
Total Services - Salem & Hewitt's Secondary Plan Areas	21.01	28.93	18.99

Comparison of Current and Calculated Charges – Residential (Single Detached)

Residential (Single Detached) Comparison

Service	Current	Calculated
Municipal Wide Services:		
Roads	11,990	16,185
Roads Related	564	534
Protection	741	626
Transit	361	514
Parking	-	221
Parks and Recreation	4,345	5,357
Library Services	424	479
Administration	159	366
Paramedics	95	69
Social Housing	-	187
Wastewater Services - Facilities	3,444	1,288
Wastewater Services - Facilities Related Debt	710	3,780
Water Services - Facilities	4,922	573
Water Services - Facilities Related Debt	781	6,502
Total Municipal Wide Services	28,537	36,681
Area Specific Services:		
Former City Municipal Boundary Areas:		
Stormwater Drainage and Control Services	1,295	3,510
Wastewater Services - Collection Systems	186	1
Water Services - Distribution Systems	769	667
Total Area Specific Services Former City Municipal Boundary Areas	2,251	4,178
Total Services - Former City Municipal Boundary Areas	30,788	40,859
Salem & Hewitt's Secondary Plan Areas:		
Wastewater Services - Collection Systems	-	2,373
Water Services - Distribution Systems	-	2,460
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	-	4,833
Total Services - Salem & Hewitt's Secondary Plan Areas	-	41,514

Comparison of Current and Calculated Charges – Non-Residential (per ft² of Gross Floor Area)

Non-Residential Retail (per ft².) Comparison

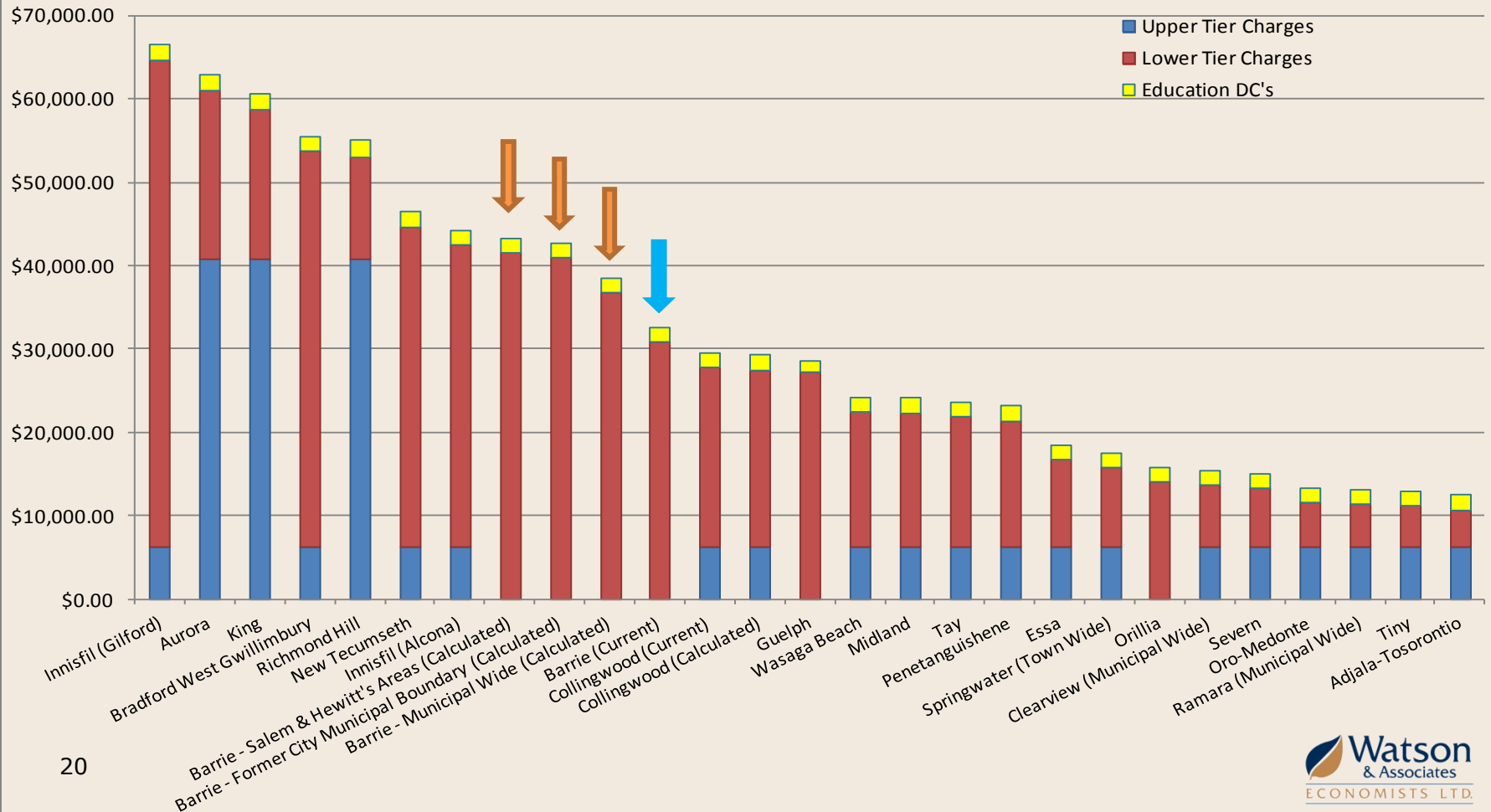
Service	Current	Calculated
Municipal Wide Services:		
Roads	6.05	15.81
Roads Related	0.28	0.52
Protection	0.43	0.42
Transit	0.09	0.33
Parking	-	0.14
Parks and Recreation	0.16	0.46
Library Services	0.01	0.04
Administration	0.09	0.24
Paramedics	0.02	0.05
Social Housing	-	-
Wastewater Services - Facilities	2.65	0.86
Wastewater Services - Facilities Related Debt	0.55	2.52
Water Services - Facilities	3.68	0.38
Water Services - Facilities Related Debt	0.58	4.34
Total Municipal Wide Services	14.59	26.11
Area Specific Services:		
Former City Municipal Boundary Areas:		
Stormwater Drainage and Control Services	1.50	1.00
Wastewater Services - Collection Systems	0.14	-
Water Services - Distribution Systems	0.57	0.30
Total Area Specific Services Former City Municipal Boundary Areas	2.22	1.30
Total Services - Former City Municipal Boundary Areas	16.81	27.41
Salem & Hewitt's Secondary Plan Areas:		
Wastewater Services - Collection Systems	-	1.52
Water Services - Distribution Systems	-	1.30
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	-	2.82
Total Services - Salem & Hewitt's Secondary Plan Areas	-	28.93

All Other Non-Residential (per ft².) Comparison

Service	Current	Calculated
Municipal Wide Services:		
Roads	3.03	10.45
Roads Related	0.14	0.34
Protection	0.43	0.28
Transit	0.09	0.21
Parking	-	0.09
Parks and Recreation	0.16	0.30
Library Services	0.01	0.03
Administration	0.09	0.16
Paramedics	0.02	0.03
Social Housing	-	-
Wastewater Services - Facilities	2.65	0.56
Wastewater Services - Facilities Related Debt	0.55	1.67
Water Services - Facilities	3.68	0.25
Water Services - Facilities Related Debt	0.58	2.87
Total Municipal Wide Services	11.42	17.25
Area Specific Services:		
Former City Municipal Boundary Areas:		
Stormwater Drainage and Control Services	1.50	1.20
Wastewater Services - Collection Systems	0.14	-
Water Services - Distribution Systems	0.57	0.36
Total Area Specific Services Former City Municipal Boundary Areas	2.22	1.56
Total Services - Former City Municipal Boundary Areas	13.65	18.81
Salem & Hewitt's Secondary Plan Areas:		
Wastewater Services - Collection Systems	-	0.94
Water Services - Distribution Systems	-	0.80
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	-	1.74
Total Services - Salem & Hewitt's Secondary Plan Areas	-	18.99

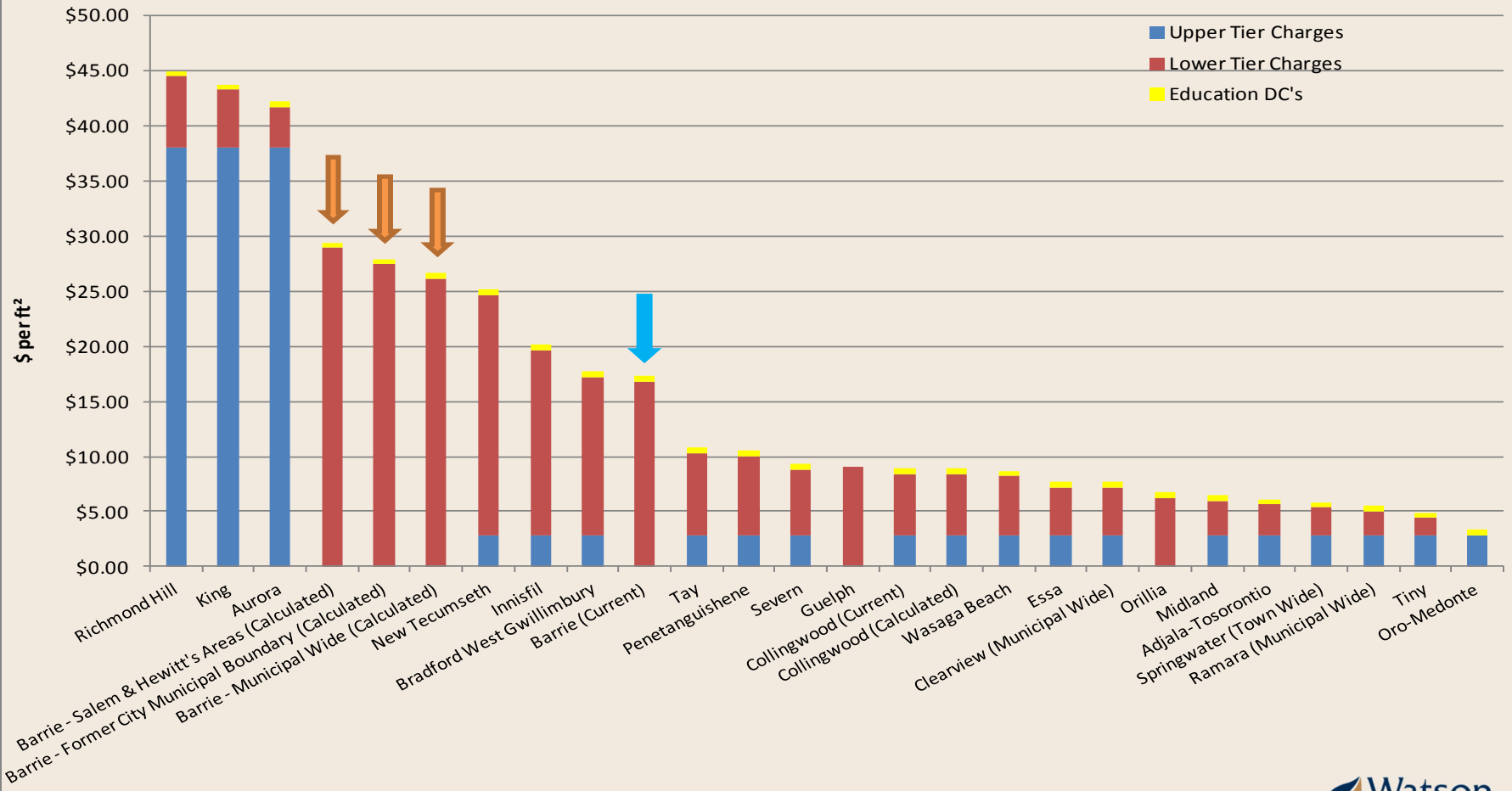
Development Charge Rates for Barrie, Simcoe County and Select Municipalities - Single Detached Dwelling (As of June 1, 2014)

Residential Development Charges
Per Single Detached Dwelling for Barrie, Simcoe County and Select Municipalities
as of June 1, 2014



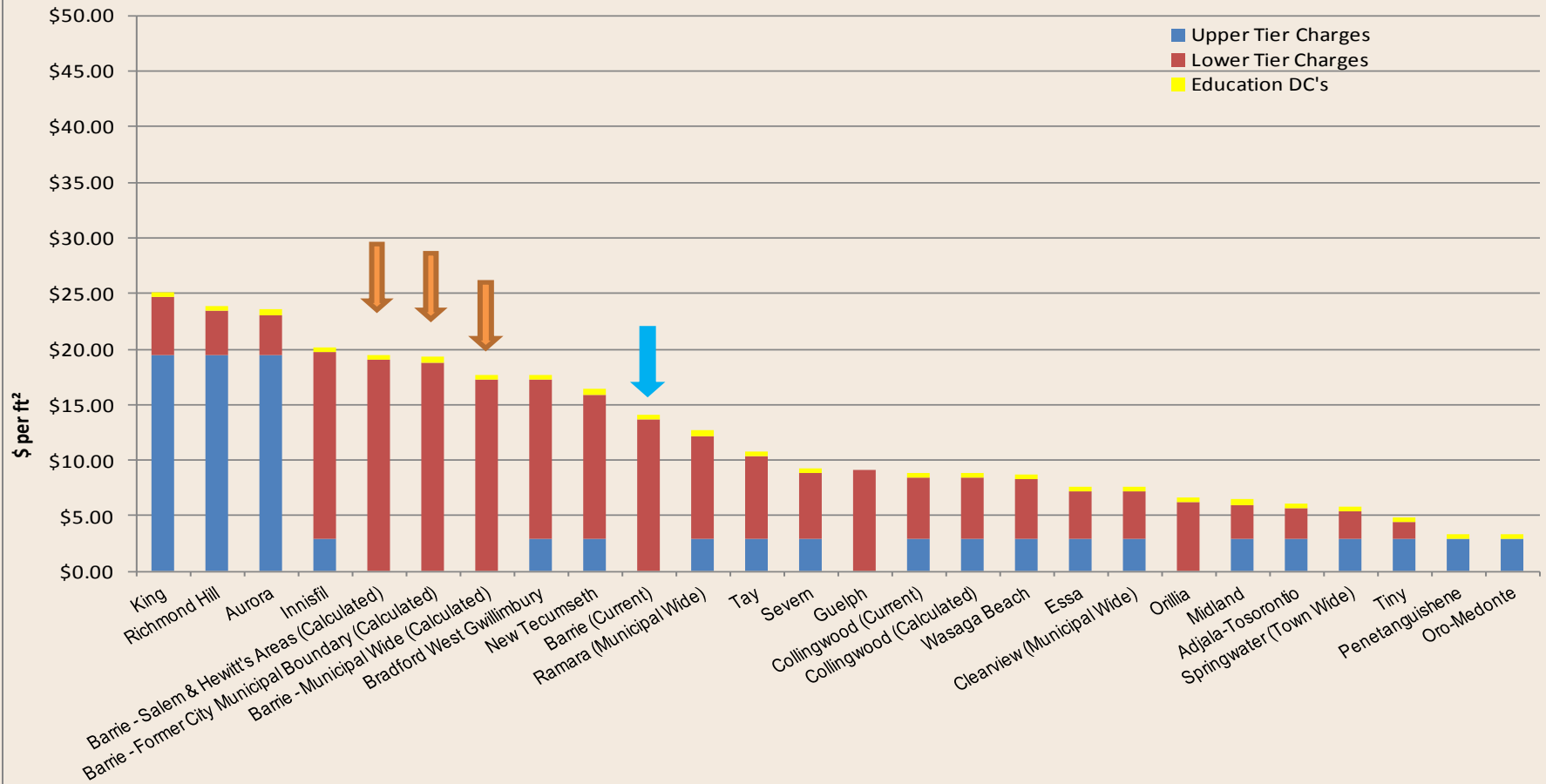
Development Charge Rates for Barrie, Simcoe County and Select Municipalities - Non-Residential Development Charges (Retail/Commercial) Per Fully Serviced ft² of GFA (As of June 1, 2014)

Non-Residential Development Charges
Per Retail/Commercial ft² for Barrie, Simcoe County and Select Municipalities
as of June 1, 2014



Development Charge Rates for Barrie, Simcoe County and Select Municipalities - Non-Residential Development Charges (Non-Retail/Industrial) Per Fully Serviced ft² of GFA (As of June 1, 2014)

Non-Residential Development Charges
Per Non-Retail/Industrial for Barrie, Simcoe County and Select Municipalities
as of June 1, 2014



Next Steps

- Council will then review all public input and consider policies, charges and adopt a bylaw (August, 2014).